



KENNEDALE CITY COUNCIL AGENDA
REGULAR MEETING | NOVEMBER 18, 2025 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

II. PRESENTATIONS

A. Proclamation Designating November as Native American Heritage Month

III. 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.

IV. 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 Mayor & City Council
2. Updates from the City of Kennedale City Manager
 - a. New Hope Road Update
 - b. Ground Storage Update
 - c. Elevated Water Storage Tank Update

3. Financial Reports for the City of Kennedale

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. October 21, 2025 City Council Meeting Minutes

2. **PZ CASE #25-16** To consider a replat of the properties located at 121 E Kennedale Pkwy, Parcel 42549785, Hammack Creek, BLOCK 1, LOT 2; 129 E Kennedale Pkwy, Parcel 42549840, Hammack Creek BLOCK 1, LOT 3; 109 E Kennedale Pkwy, Parcel 04105273, Renfro, Jesse B Survey Abstract 1260 Tract 3G01; 109 E Kennedale Pkwy, Parcel 04105303, Renfro, Jesse B Survey Abstract 1260 Tract 3G02A; 111 E Kennedale Pkwy, Parcel 04105397, Renfro, Jesse B Survey Abstract 1260 Tract 3G09; 113 E Kennedale Pkwy, Parcel 04105362, Renfro, Jesse B Survey Abstract 1260 Tract 3G06; 125 E Kennedale Pkwy, Parcel 42549793, Hammack Creek BLOCK 2, LOT 2; 131 E Kennedale Pkwy, Parcel 42549858, Hammack Creek BLOCK 2, LOT 3; 133 E Kennedale Pkwy, Parcel 04105206, Renfro, Jesse B Survey Abstract 1260 Tract 3E01; 406 Crestview Dr, Parcel 42549823, Hammack Creek BLOCK 1, LOT 1; 410 Crestview Dr., Parcel 42549831, Hammack Creek BLOCK 2, LOT 1; 220 Kennedale Sublett, Parcel 42549866, Hammack Creek BLOCK 1, LOT 4; 224 Kennedale Sublett, Parcel 42549874, Hammack Creek BLOCK 2, LOT 4 of the City of Kennedale, Tarrant County, Texas 76060.

3. Development Agreement for 439 Mansfield Cardinal

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

1. Animal Control Services, City of Everman
2. Resolution #R640 Tarrant Appraisal District 2026 Board of Directors
3. M & R Quality Janitorial Services

V. EXECUTIVE SESSION

IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. If, during the course of the meeting and discussion of any items covered by this notice, the Kennedale City Council determines that a Closed or Executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the Kennedale City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

PURSUANT TO SECTION 551.087 - to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations. PURSUANT TO SECTION 551.071 consultation with counsel on legal matters;

A. PURSUANT TO SECTION 551.087 - to discuss or deliberate regarding commercial or financial information that the governmental body has

received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

PURSUANT TO SECTION 551.071 consultation with counsel on legal matters;

Description: YMCA Agreement

- B. PURSUANT TO SECTION 551.087 to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.**

PURSUANT TO SECTION 551.071 consultation with counsel on legal matters;

Description: Property located at 3100 Joplin Road

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

VII. ADJOURNMENT



CERTIFICATION: I DO HEREBY CERTIFY THAT THE NOVEMBER 18, 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.

PROCLAMATION

Declaring November 2025 as Native American Heritage Month in the City of Kennedale November 2025

WHEREAS, Native Americans are descendants of the original, indigenous inhabitants of what is now the United States whose roots are deeply embedded in this land; and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout Texas and the United States, keeping their ancestors' memories, traditions, cultures, and languages alive; and

WHEREAS, the City of Kennedale affirms its commitment to working toward a society that fosters a deeper understanding and appreciation for the diversity of culture and history of the 574 federally recognized American Indian and Alaska Native nations in our country, three of which are located in Texas; and

WHEREAS, Native American contributions and values have shaped the social, political, environmental, and economic fabric of our nation, while also enhancing freedom, prosperity, and cultural diversity; and

WHEREAS, during the month of November, we honor our native peoples and recognize their continued contributions in strengthening the diversity of our community and society.

NOW, THEREFORE, I, BRAD HORTON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, DO HEREBY PROCLAIM NOVEMBER 2025 AS:

~ Native American Heritage Month ~

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 18 day of October 2025.

MAYOR , Brad Horton

Attest;

CITY SECRETARY, Barbara Dahl

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT

Updates from Mayor & City Council

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT

Updates from the City of Kennedale City Manager

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT

New Hope Road Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.b.

SUBJECT

Ground Storage Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.c.

SUBJECT

Elevated Water Storage Tank Update

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT
Financial Reports for the City of Kennedale

ORIGINATED BY
Jonathan Horton, Finance Director

SUMMARY

RECOMMENDATION
No Action Required

ATTACHMENTS		
1.	01 October	01 October.pdf



**CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended October 2025
EXECUTIVE OVERVIEW**

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

FROM Jon Horton, Finance Director

DATE November 18, 2025

SUBJECT Monthly Financial Report for October 2025

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

Fiscal Year 2026 Actual for Year totals are estimated as indicated.

Results through October represent 8.3% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$77,226; 1.3% of total budget; prior year receipts through October were 2.7% of budget
- ◇ Sales tax revenues received year-to-date \$720; 0.1% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◇ General Fund expenditures year-to-date \$1,411,436; 10.0% of total budget
- ◇ Fund Balance year-to-date is \$3,498,243; 89.35 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ *Water service sales year-to-date \$0; 0.0% of budget
- ◇ *Sewer service sales year-to-date \$0; 0.0% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$646,390; 12.2% of total budget

STORMWATER FUND (07)

- ◇ *Drainage fees year-to-date \$0; 0% of budget
- ◇ Stormwater Fund expenditures year-to-date \$20,339, 5.2% of total budget

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$237; 0.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◇ *Rental fees for the Shopping Center year-to-date \$0; 0% of budget
- ◇ EDC Operations expenditures year-to-date \$260,183; 21.5% of budget
- ◇ *EDC Town Shopping Center expenditures year-to-date \$21,229; 2.1% of budget

*Indicates October activity was not available at time of publish



City of Kennedale, TX

Budget Report Group Summary

For Fiscal: 2025-2026 Period Ending: 10/31/2025

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 01 - GENERAL FUND						
Revenue						
00 - REVENUE	13,738,754.00	13,738,754.00	291,435.09	291,435.09	-13,447,318.91	2.12%
Revenue Total:	13,738,754.00	13,738,754.00	291,435.09	291,435.09	-13,447,318.91	2.12%
Expense						
01 - CITY MANAGER	868,803.00	868,803.00	63,196.16	63,196.16	805,606.84	7.27%
02 - MAYOR AND COUNCIL	211,550.00	211,550.00	4,227.89	4,227.89	207,322.11	2.00%
03 - CITY SECRETARY	0.00	0.00	13,210.52	13,210.52	-13,210.52	0.00%
04 - MUNICIPAL COURT	332,256.00	332,256.00	33,371.60	33,371.60	298,884.40	10.04%
05 - HUMAN RESOURCES	0.00	0.00	17,622.48	17,622.48	-17,622.48	0.00%
07 - FINANCE	663,130.00	663,130.00	42,968.36	42,968.36	620,161.64	6.48%
09 - POLICE	4,002,396.00	4,002,396.00	353,090.05	353,090.05	3,649,305.95	8.82%
10 - FIRE	3,303,998.00	3,303,998.00	360,106.72	360,106.72	2,943,891.28	10.90%
12 - COMMUNITY DEVELOPMENT	695,939.00	695,939.00	25,708.91	25,708.91	670,230.09	3.69%
16 - SENIOR CITIZEN CENTER	60,850.00	60,850.00	2,895.89	2,895.89	57,954.11	4.76%
17 - LIBRARY	560,637.00	560,637.00	49,664.92	49,664.92	510,972.08	8.86%
18 - COMMUNICATIONS	19,900.00	19,900.00	0.00	0.00	19,900.00	0.00%
20 - PUBLIC WORKS	2,087,877.00	2,087,877.00	104,537.36	104,537.36	1,983,339.64	5.01%
71 - IMPACT FEE	0.00	0.00	0.00	0.00	0.00	0.00%
90 - NON DEPARTMENTAL	1,483,723.00	1,483,723.00	340,886.81	340,886.81	1,142,836.19	22.98%
Expense Total:	14,291,059.00	14,291,059.00	1,411,487.67	1,411,487.67	12,879,571.33	9.88%
Fund: 01 - GENERAL FUND Surplus (Deficit):	-552,305.00	-552,305.00	-1,120,052.58	-1,120,052.58	-567,747.58	202.80%
Fund: 02 - GENERAL DEBT SERVICE FUND						
Revenue						
00 - REVENUE	2,946,276.00	2,946,276.00	34,021.12	34,021.12	-2,912,254.88	1.15%
Revenue Total:	2,946,276.00	2,946,276.00	34,021.12	34,021.12	-2,912,254.88	1.15%
Expense						
21 - DEBT SERVICE	2,732,972.00	2,732,972.00	0.00	0.00	2,732,972.00	0.00%
Expense Total:	2,732,972.00	2,732,972.00	0.00	0.00	2,732,972.00	0.00%
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	213,304.00	213,304.00	34,021.12	34,021.12	-179,282.88	15.95%
Fund: 04 - CAPITAL PROJECTS FUND						
Revenue						
00 - REVENUE	127,950.00	127,950.00	14,810.65	14,810.65	-113,139.35	11.58%
Revenue Total:	127,950.00	127,950.00	14,810.65	14,810.65	-113,139.35	11.58%
Expense						
00 - REVENUE	104,475.00	104,475.00	0.00	0.00	104,475.00	0.00%
Expense Total:	104,475.00	104,475.00	0.00	0.00	104,475.00	0.00%
Fund: 04 - CAPITAL PROJECTS FUND Surplus (Deficit):	23,475.00	23,475.00	14,810.65	14,810.65	-8,664.35	63.09%
Fund: 05 - CAPITAL REPLACEMENT FUND						
Revenue						
00 - REVENUE	154,200.00	154,200.00	11,948.66	11,948.66	-142,251.34	7.75%
Revenue Total:	154,200.00	154,200.00	11,948.66	11,948.66	-142,251.34	7.75%
Expense						
30 - VEHICLE/COMPUTER REPLACEMENT	4,650.00	4,650.00	390.00	390.00	4,260.00	8.39%
Expense Total:	4,650.00	4,650.00	390.00	390.00	4,260.00	8.39%
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):	149,550.00	149,550.00	11,558.66	11,558.66	-137,991.34	7.73%

Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 07 - STORMWATER UTILITY FUND						
Revenue						
00 - REVENUE	345,200.00	345,200.00	1,152.80	1,152.80	-344,047.20	0.33%
Revenue Total:	345,200.00	345,200.00	1,152.80	1,152.80	-344,047.20	0.33%
Expense						
35 - STORMWATER UTILITY FEE	389,872.00	389,872.00	20,339.33	20,339.33	369,532.67	5.22%
Expense Total:	389,872.00	389,872.00	20,339.33	20,339.33	369,532.67	5.22%
Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):	-44,672.00	-44,672.00	-19,186.53	-19,186.53	25,485.47	42.95%
Fund: 10 - WATER/SEWER FUND						
Revenue						
00 - REVENUE	19,004,691.00	19,004,691.00	42,923.50	42,923.50	-18,961,767.50	0.23%
Revenue Total:	19,004,691.00	19,004,691.00	42,923.50	42,923.50	-18,961,767.50	0.23%
Expense						
36 - WATER/SEWER	17,981,739.00	17,981,739.00	643,001.67	643,001.67	17,338,737.33	3.58%
90 - NON DEPARTMENTAL	889,139.00	889,139.00	93,650.52	93,650.52	795,488.48	10.53%
Expense Total:	18,870,878.00	18,870,878.00	736,652.19	736,652.19	18,134,225.81	3.90%
Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	133,813.00	133,813.00	-693,728.69	-693,728.69	-827,541.69	-518.43%
Fund: 12 - COURT SECURITY FUND						
Revenue						
00 - REVENUE	0.00	0.00	645.61	645.61	645.61	0.00%
Revenue Total:	0.00	0.00	645.61	645.61	645.61	0.00%
Expense						
00 - REVENUE	18,146.00	18,146.00	0.00	0.00	18,146.00	0.00%
Expense Total:	18,146.00	18,146.00	0.00	0.00	18,146.00	0.00%
Fund: 12 - COURT SECURITY FUND Surplus (Deficit):	-18,146.00	-18,146.00	645.61	645.61	18,791.61	-3.56%
Fund: 13 - CAPITAL BOND FUND						
Revenue						
00 - REVENUE	356,600.00	356,600.00	25,050.28	25,050.28	-331,549.72	7.02%
Revenue Total:	356,600.00	356,600.00	25,050.28	25,050.28	-331,549.72	7.02%
Expense						
11 - CAPITAL PROJ-FIRE STATION	5,089,549.00	5,089,549.00	1,115,510.09	1,115,510.09	3,974,038.91	21.92%
46 - 3 CTY ROAD/CIP 2008 & PRIOR	900,000.00	900,000.00	0.00	0.00	900,000.00	0.00%
51 - SONORA PARK	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00	0.00%
Expense Total:	7,989,549.00	7,989,549.00	1,115,510.09	1,115,510.09	6,874,038.91	13.96%
Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	-7,632,949.00	-7,632,949.00	-1,090,459.81	-1,090,459.81	6,542,489.19	14.29%
Fund: 14 - PARK DEDICATION FUND						
Revenue						
00 - REVENUE	16,000.00	16,000.00	385.71	385.71	-15,614.29	2.41%
Revenue Total:	16,000.00	16,000.00	385.71	385.71	-15,614.29	2.41%
Expense						
51 - SONORA PARK	160,000.00	160,000.00	0.00	0.00	160,000.00	0.00%
Expense Total:	160,000.00	160,000.00	0.00	0.00	160,000.00	0.00%
Fund: 14 - PARK DEDICATION FUND Surplus (Deficit):	-144,000.00	-144,000.00	385.71	385.71	144,385.71	-0.27%
Fund: 15 - EDC4B FUND						
Revenue						
00 - REVENUE	1,438,223.00	1,438,223.00	25,278.88	25,278.88	-1,412,944.12	1.76%
Revenue Total:	1,438,223.00	1,438,223.00	25,278.88	25,278.88	-1,412,944.12	1.76%
Expense						
06 - ADMINISTRATION	1,210,257.00	1,210,257.00	260,182.50	260,182.50	950,074.50	21.50%
53 - TOWN SHOPPING CENTER	1,025,765.00	1,025,765.00	21,299.32	21,299.32	1,004,465.68	2.08%
Expense Total:	2,236,022.00	2,236,022.00	281,481.82	281,481.82	1,954,540.18	12.59%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	-256,202.94	-256,202.94	541,596.06	32.11%

Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

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	0.00	0.00	526.94	526.94	526.94	0.00%
Revenue Total:	0.00	0.00	526.94	526.94	526.94	0.00%
Expense						
00 - REVENUE	13,202.00	13,202.00	0.00	0.00	13,202.00	0.00%
Expense Total:	13,202.00	13,202.00	0.00	0.00	13,202.00	0.00%
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	-13,202.00	-13,202.00	526.94	526.94	13,728.94	-3.99%
Fund: 18 - LOCAL YOUTH DIVERSION FUND						
Revenue						
00 - REVENUE	550.00	550.00	14.56	14.56	-535.44	2.65%
Revenue Total:	550.00	550.00	14.56	14.56	-535.44	2.65%
Expense						
56 - LOCAL YOUTH DIVERSION	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Expense Total:	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Fund: 18 - LOCAL YOUTH DIVERSION FUND Surplus (Deficit):	-9,450.00	-9,450.00	14.56	14.56	9,464.56	-0.15%
Fund: 19 - MUNICIPAL COURT BUILDING SECURITY&TECHNOLOGY ...						
Revenue						
00 - REVENUE	16,825.00	16,825.00	0.00	0.00	-16,825.00	0.00%
Revenue Total:	16,825.00	16,825.00	0.00	0.00	-16,825.00	0.00%
Expense						
04 - MUNICIPAL COURT	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Expense Total:	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Fund: 19 - MUNICIPAL COURT BUILDING SECURITY&TECHNOLOGY ...	6,825.00	6,825.00	0.00	0.00	-6,825.00	0.00%
Fund: 21 - TIF #1 (NEW HOPE) FUND						
Revenue						
00 - REVENUE	297,715.00	297,715.00	1,276.54	1,276.54	-296,438.46	0.43%
Revenue Total:	297,715.00	297,715.00	1,276.54	1,276.54	-296,438.46	0.43%
Expense						
06 - ADMINISTRATION	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Expense Total:	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Fund: 21 - TIF #1 (NEW HOPE) FUND Surplus (Deficit):	147,715.00	147,715.00	1,276.54	1,276.54	-146,438.46	0.86%
Fund: 30 - HOTEL/MOTEL TAX FUND						
Revenue						
00 - REVENUE	29,750.00	29,750.00	136.02	136.02	-29,613.98	0.46%
Revenue Total:	29,750.00	29,750.00	136.02	136.02	-29,613.98	0.46%
Expense						
06 - ADMINISTRATION	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00%
Expense Total:	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00%
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	9,750.00	9,750.00	136.02	136.02	-9,613.98	1.40%
Fund: 31 - POLICE SEIZURE FUND						
Revenue						
00 - REVENUE	9,150.00	9,150.00	5.59	5.59	-9,144.41	0.06%
Revenue Total:	9,150.00	9,150.00	5.59	5.59	-9,144.41	0.06%
Expense						
06 - ADMINISTRATION	32,000.00	32,000.00	0.00	0.00	32,000.00	0.00%
Expense Total:	32,000.00	32,000.00	0.00	0.00	32,000.00	0.00%
Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):	-22,850.00	-22,850.00	5.59	5.59	22,855.59	-0.02%
Fund: 32 - LIBRARY BUILDING FUND						
Revenue						
00 - REVENUE	241.00	241.00	1.45	1.45	-239.55	0.60%

Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

Department;Progra...		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget			Favorable (Unfavorable)	
	Revenue Total:	241.00	241.00	1.45	1.45	-239.55	0.60%
	Fund: 32 - LIBRARY BUILDING FUND Total:	241.00	241.00	1.45	1.45	-239.55	0.60%
Fund: 34 - LEOSE FUND							
Revenue							
	00 - REVENUE	3,790.00	3,790.00	2.70	2.70	-3,787.30	0.07%
	Revenue Total:	3,790.00	3,790.00	2.70	2.70	-3,787.30	0.07%
Expense							
	09 - POLICE	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00%
	Expense Total:	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00%
	Fund: 34 - LEOSE FUND Surplus (Deficit):	-1,710.00	-1,710.00	2.70	2.70	1,712.70	-0.16%
Fund: 35 - DISASTER RECOVERY FUND							
Revenue							
	00 - REVENUE	1,295,000.00	1,295,000.00	838.39	838.39	-1,294,161.61	0.06%
	Revenue Total:	1,295,000.00	1,295,000.00	838.39	838.39	-1,294,161.61	0.06%
Expense							
	06 - ADMINISTRATION	1,250,000.00	1,250,000.00	862.50	862.50	1,249,137.50	0.07%
	Expense Total:	1,250,000.00	1,250,000.00	862.50	862.50	1,249,137.50	0.07%
	Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	45,000.00	45,000.00	-24.11	-24.11	-45,024.11	-0.05%
Fund: 41 - PARK REC/OTHER DONATION FUND							
Revenue							
	00 - REVENUE	2,550.00	2,550.00	36.65	36.65	-2,513.35	1.44%
	Revenue Total:	2,550.00	2,550.00	36.65	36.65	-2,513.35	1.44%
Expense							
	09 - POLICE	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00%
	63 - BARK AT THE PARK	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00%
	Expense Total:	9,500.00	9,500.00	0.00	0.00	9,500.00	0.00%
	Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	-6,950.00	-6,950.00	36.65	36.65	6,986.65	-0.53%
Fund: 45 - ROADWAY IMPACT FEE FUND							
Revenue							
	00 - REVENUE	34,000.00	34,000.00	1,630.88	1,630.88	-32,369.12	4.80%
	Revenue Total:	34,000.00	34,000.00	1,630.88	1,630.88	-32,369.12	4.80%
Expense							
	71 - IMPACT FEE	357,525.00	357,525.00	8,960.27	8,960.27	348,564.73	2.50%
	Expense Total:	357,525.00	357,525.00	8,960.27	8,960.27	348,564.73	2.50%
	Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	-323,525.00	-323,525.00	-7,329.39	-7,329.39	316,195.61	2.27%
Fund: 61 - WATER IMPACT FUND							
Revenue							
	00 - REVENUE	19,000.00	19,000.00	3,194.28	3,194.28	-15,805.72	16.81%
	Revenue Total:	19,000.00	19,000.00	3,194.28	3,194.28	-15,805.72	16.81%
Expense							
	00 - REVENUE	30,000.00	30,000.00	2,500.00	2,500.00	27,500.00	8.33%
	Expense Total:	30,000.00	30,000.00	2,500.00	2,500.00	27,500.00	8.33%
	Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	-11,000.00	-11,000.00	694.28	694.28	11,694.28	-6.31%
Fund: 62 - SEWER IMPACT FUND							
Revenue							
	00 - REVENUE	20,000.00	20,000.00	91.21	91.21	-19,908.79	0.46%
	Revenue Total:	20,000.00	20,000.00	91.21	91.21	-19,908.79	0.46%
Expense							
	00 - REVENUE	60,000.00	60,000.00	5,000.00	5,000.00	55,000.00	8.33%
	Expense Total:	60,000.00	60,000.00	5,000.00	5,000.00	55,000.00	8.33%
	Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	-40,000.00	-40,000.00	-4,908.79	-4,908.79	35,091.21	12.27%

Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 83 - TREE REFORESTATION FUND						
Revenue						
00 - REVENUE	4,500.00	4,500.00	123.71	123.71	-4,376.29	2.75%
Revenue Total:	4,500.00	4,500.00	123.71	123.71	-4,376.29	2.75%
Fund: 83 - TREE REFORESTATION FUND Total:	4,500.00	4,500.00	123.71	123.71	-4,376.29	2.75%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
Revenue Total:	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	205.73	205.73	-6,294.27	3.17%
Report Surplus (Deficit):	-8,877,885.00	-8,877,885.00	-3,127,446.92	-3,127,446.92	5,750,438.08	35.23%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
01 - GENERAL FUND	-752,305.00	-752,305.00	-1,120,052.58	-1,120,052.58	-367,747.58
02 - GENERAL DEBT SERVICE FUND	213,304.00	213,304.00	34,021.12	34,021.12	-179,282.88
04 - CAPITAL PROJECTS FUND	23,475.00	23,475.00	14,810.65	14,810.65	-8,664.35
05 - CAPITAL REPLACEMENT FUND	149,550.00	149,550.00	11,558.66	11,558.66	-137,991.34
07 - STORMWATER UTILITY FUND	-44,672.00	-44,672.00	-19,186.53	-19,186.53	25,485.47
10 - WATER/SEWER FUND	133,813.00	133,813.00	-693,728.69	-693,728.69	-827,541.69
12 - COURT SECURITY FUND	-18,146.00	-18,146.00	645.61	645.61	18,791.61
13 - CAPITAL BOND FUND	-7,632,949.00	-7,632,949.00	-1,090,459.81	-1,090,459.81	6,542,489.19
14 - PARK DEDICATION FUND	-144,000.00	-144,000.00	385.71	385.71	144,385.71
15 - EDC4B FUND	-797,799.00	-797,799.00	-256,202.94	-256,202.94	541,596.06
16 - COURT TECHNOLOGY FUND	-13,202.00	-13,202.00	526.94	526.94	13,728.94
18 - LOCAL YOUTH DIVERSION FUND	-9,450.00	-9,450.00	14.56	14.56	9,464.56
19 - MUNICIPAL COURT BUILDING	6,825.00	6,825.00	0.00	0.00	-6,825.00
21 - TIF #1 (NEW HOPE) FUND	147,715.00	147,715.00	1,276.54	1,276.54	-146,438.46
30 - HOTEL/MOTEL TAX FUND	9,750.00	9,750.00	136.02	136.02	-9,613.98
31 - POLICE SEIZURE FUND	-22,850.00	-22,850.00	5.59	5.59	22,855.59
32 - LIBRARY BUILDING FUND	241.00	241.00	1.45	1.45	-239.55
34 - LEOSE FUND	-1,710.00	-1,710.00	2.70	2.70	1,712.70
35 - DISASTER RECOVERY FUND	45,000.00	45,000.00	-24.11	-24.11	-45,024.11
41 - PARK REC/OTHER DONATION	-6,950.00	-6,950.00	36.65	36.65	6,986.65
45 - ROADWAY IMPACT FEE FUND	-123,525.00	-123,525.00	-7,329.39	-7,329.39	116,195.61
61 - WATER IMPACT FUND	-11,000.00	-11,000.00	694.28	694.28	11,694.28
62 - SEWER IMPACT FUND	-40,000.00	-40,000.00	-4,908.79	-4,908.79	35,091.21
83 - TREE REFORESTATION FUND	4,500.00	4,500.00	123.71	123.71	-4,376.29
95 - EDC4B BOND RESERVE FUND	6,500.00	6,500.00	205.73	205.73	-6,294.27
Report Surplus (Deficit):	-8,877,885.00	-8,877,885.00	-3,127,446.92	-3,127,446.92	5,750,438.08



**CITY OF KENNEDALE
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH OCTOBER 31, 2025**

Fund	**Beginning Balance as of 10/1/2025	FYTD Fiscal Activity	Ending Balance	Average Daily Annual Exp	Days of Fund Balance	Reserve %
01 - GENERAL FUND*	4,618,295	(1,120,053)	3,498,243	39,153.59	89.35	24%
02 - GENERAL DEBT SERVICE FUND	1,193,169	34,021	1,227,190			
04 - CAPITAL PROJECTS FUND	287,152	14,811	301,962			
05 - CAPITAL REPLACEMENT FUND	(47,238)	11,559	(35,679)			
07 - STORMWATER UTILITY FUND*	874,176	(19,187)	854,989	1,068.14	800.44	
10 - WATER/SEWER FUND*	18,959,298	(693,729)	18,265,569	51,187.27	356.84	98%
12 - COURT SECURITY FUND	19,767	646	20,413			
13 - CAPITAL BOND FUND	17,438,940	(1,090,460)	16,348,480			
14 - PARK DEDICATION FUND	280,168	386	280,553			
15 - EDC4B FUND*	2,325,542	(256,203)	2,069,339	6,126.09	337.79	108%
16 - COURT TECHNOLOGY FUND	16,655	527	17,182			
18 - LOCAL YOUTH DIVERSION FU	10,191	15	10,206			
19 - COURT BUILDING SECURITY & TECH	-	-	-			
21 - TIF #1 (NEW HOPE) FUND	249,818	1,277	251,095			
30 - HOTEL/MOTEL TAX FUND	93,152	136	93,288			
31 - POLICE SEIZURE FUND	2,441	6	2,446			
32 - LIBRARY BUILDING FUND	(816)	1	(814)			
34 - LEOSE FUND	1,889	3	1,892			
35 - DISASTER RECOVERY FUND	(1,260,448)	(24)	(1,260,472)			
40 - GRANT FUND	(183,152)	-	(183,152)			
41 - PARK REC/OTHER DONATION	5,840	37	5,877			
45 - ROADWAY IMPACT FEE FUND	357,888	(7,330)	350,559			
61 - WATER IMPACT FUND	95,571	694	96,266			
62 - SEWER IMPACT FUND	66,326	(4,909)	61,417			
83 - TREE REFORESTATION FUND	86,555	124	86,678			
85 - UNCLAIMED PROPERTY FUND	334	-	334			
95 - EDC4B BOND RESERVE FUND	143,938	206	144,143			
Report Surplus (Deficit):	45,635,451	(3,127,447)	42,508,003			

**Unaudited

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT
October 21, 2025 City Council Meeting Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	October 21, 2025 City Council Regular Meeting Minutes	October 21, 2025 City Council Regular Meeting Minutes.docx
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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | OCTOBER 21, 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 5:31pm

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.

Barbara Boettger- Spoke in appreciation for the City Council and Public Safety (Police and Fire) for the support offered to the Cub Scouts. Ms Boettger also updated the Council on current events and happenings with the Scouts.

III. PRESENTATIONS

The Mayor read the Proclamation for Municipal Court Week beginning November 3, 2025, followed by photos with each of the Municipal Court Staff and City Council members.

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.

Financial Reports for the City and/or the EDC. Finance Director Jon Horton gave a detailed financial report:

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$6,439,164; 103.7% of total budget; prior year receipts through September were 102.2% of budget.
- ◇ Sales tax revenues received year-to-date \$2,560,420.63; 105.8% 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 September were 91.4% of budget.
- ◇ General Fund expenditures year-to-date \$12,277,620; 92.8% of total budget
- ◇ Fund Balance year-to-date is \$4,658,287; 131 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ *Water service sales year-to-date \$3,082,868; 92% of budget
- ◇ *Sewer service sales year-to-date \$2,240,480.18; 97% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$4,609,629; 97.6% of total budget

STORMWATER FUND (07)

- ◇ *Drainage fees year-to-date \$255,653; 91.3% of budget
- ◇ Stormwater Fund expenditures year-to-date \$255,247; 96.5% of total budget
- ◇ Working Capital year-to-date is \$851,061; 1,175 days of total budgeted expenditures and transfers out

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$842,953.13; 85.2% 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 \$289,556; 93.1% of total budget
- ◇ EDC Operations expenditures year-to-date \$966,055; 71.7% of total budget
- ◇ *EDC Town Shopping Center expenditures year-to-date \$74,726; 27.6% of total budget
- ◇ Fund Balance year-to-date is \$2,465,866; 740 days of total budgeted expenditures and transfers out.

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

Moving on to the Investment Report for Quarter ended Sept 30, 2025; The fiscal year to date the realized income is \$1.9 million compared to \$1.7 million last year. We did better with less cash in hand. Every 90 days we have T- bills that mature and we need to decide either to reinvest, or not. We are in the process of reinvesting those funds. The account with Baird will likely have a \$0 balance before November 30, 2025. By moving our Baird funding to BV Private Wealth it will allow us to explore new products offered on the Fidelity Platform. The timing of fund availability will align with our current Baird plan.

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. September 16, 2025 City Council Minutes
2. 2026 ERCOT Membership Renewal
3. Texas Coalition for Affordable Power (TCAP) Contract

Council Member Michels moved to approve the Consent Agenda

Council Member Kobeck 2nd the motion.

No opposition, No Abstention

The motion passed 4-0 unanimously

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

1. Approval of Application for Participation in the Local Government Investment Cooperative (LOGIC)

Finance Director Horton briefly touched on the reasoning for this. LOGIC is currently part of our investments policies. The standards of this company are extremely high.

Lance Flores- with Hill Top Securities & Represents TexStar Logic are both Local government investment pools. Very similar to a Money Market account that is only for Local governments. Mr. Flores gave a brief presentation and clarified the difference between the pools. JP Morgan actually is the participant who is holding the funds. Rates are coming down. We will have access to 100% of all funds at all time. The funds are protected and professionally managed and can weather any type of economic situation.

Council Member Nevarez moved to approve the Application for participation in the Local Government Investment Cooperative (LOGIC)

Council Member Kobeck 2nd the motion.

No opposition

The motion **passed** 3-0-1 with Council Member Glover; Abstaining

2. Land Purchase at 811 W Kennedale Parkway

The City of Kennedale is considering purchasing property located at 811 W Kennedale Parkway, real property in the Oak Crest Addition. This is in a flood way vs a flood plain. This will increase our park land area. This is also consistent with our future land use plan. There is a potential trail that will allow people to ride bikes from Kennedale to Downtown Dallas, Fort Worth and even as far as Carrollton. This would be connected to the Arlington system. This is just under ten acres. Council Member Nevarez

asked that this vote is so the EDC can purchase this property. City Manager Hull clarified that it was.

Council Member Michels moved to approve the Land purchase at 811 W Kennedale Parkway

Council Member Glover 2nd the motion.

No opposition, No Abstention

The motion **passed** 4-0 unanimously

3. Consider a resolution to DENY Oncor Electric Delivery Company LLC's proposed increase in revenue and its proposed changes to rates. Council Member Glover asked what would be the next step if the City was to deny this proposed rate. City Attorney Adkins, stated that this would allow for renegotiations for possibly a better lower rate. City Manager Hull stated that we do belong to ERCOT who is encouraging us to deny the Oncor Electric Rates. Council Member Kobeck asked if there were any other municipalities to our knowledge, who are supporting this. City Manager Hull answered "no". Council Member Nevarez stated that his understanding is that this rate would increase their revenue by \$8 billion.

Council Member Glover moved to approve the Resolution to Deny Oncor Electric Rates

Council Member Michels 2nd the motion.

No opposition, No Abstention

The motion **passed** 4-0 unanimously

The Mayor stated that they were going to jump ahead to item 5.

5. Storm Water Management Program (SWMP) Professional Services Agreement. Kristian Sugrim, Public Works Director presented a brief presentation for the need for an update to stay in compliance per our contract. Council Member Kobeck asked if we didn't use this company, could the City provide this for ourselves. Mr. Sugrim stated no we do not have the staff or the expertise to take on this project. This is the same company that we have used for years. Since the renewal of our existing permit in August 2024, there has been some new Texas Commission on Environmental Quality (TCEQ) requirements for Phase 11 permit compliance. Therefore, to remain compliant with these new requirements, the City has retained the services of Halff Associates, Inc. to develop the necessary best management practices. The cost for this agreement is \$72,400.

Council Member Nevarez moved to approve the Storm Water Management Program (SWMP)

Council Member Glover 2nd the motion.

No opposition, No Abstention
The motion **passed** 4-0 unanimously

4. Animal Control Services, City of Everman- Craig Spencer

City Manager Hull stated that he was unable to obtain the contract agreement from the City of Everman for the meeting tonight. City Manager Hull requested that it be discussed in Executive Session as he does have some questions to ask. City Attorney clarified that we are allowed to discuss in Executive Session only if there are specific legal questions to ask regarding the contract. City Manager Hull stated that there were legal questions to ask. City Attorney Adkins stated that they are able to discuss specific legal questions under Consultation with the City Attorney, but they can not go into executive session just to discuss the actual contract. This is pursuant to section 551.0171

Council Member Kobeck made a motion to go into executive session
Council Member Michels 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

It was clarified, by the City Attorney, that the council will also go into executive session to discuss the other scheduled items on the executive session agenda, as well pursuant to section 551.0171 and 551-074.

For clarification purposes, Council Member Kobeck made another motion to go into executive session to include the legal questions, Investigation as well as the Board and Commissions Appointments.

Council Member Michels 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

The City Council exited into executive session at 6:12pm.

V. EXECUTIVE SESSION

- A. PURSUANT TO SECTION 551.0171 - consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act.**

Description: Consult with the City Attorney regarding the Investigation

B. PURSUANT TO SECTION 551.074 personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee;

Board & Commission Appointments

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

Mayor Horton reconvened back into regular session at 8:27pm

Council member Kobeck made a motion to wave the attorney client privilege and release the initial report regarding the Investigation in its entirety; to the public, including the submental investigative report and inform the investigator to close the file.

Council member Glover 2nd the motion

No opposition, No Abstention

The motion ***passed*** 4-0 unanimously

Council Member Nevarez stated that he is resigning for the Economic Development Board effective immediately.

Council Member Glover motioned to appoint/reappoint;

EDC- Economic Development Corporation

Place 1 Tyson Eubanks

Place 3 Kenneth Michels

Place 4 Ryon Ray

Place 5 Dustin Verona

Place 7 David Glover

EDC Chair:

Mark Yeary

EDC Vice Chair:

Marcel Terry

KKB- Keep Kennedale Beautiful

Place 1 Vanshdeep Singh

Place 3 Stephani Yori

Place 5 Kimberly Courtney

KKB Chair:

Kimberly Courtney

KKB Vice Chair:

Laurie Sanders

PARKS & Recreation Board

Place 1 Jasdeep Kaur

Place 3 Develle Coleman

Place 5 Tamiko Sargent

Parks & Rec Chair:

Cory Hines

Parks & Rec Vice Chair:

Develle Coleman

P&Z- Planning & Zoning Board

Place 1 Andrew Malkowski

Place 3 Jeff Madrid

Place 5 Socorro Martinez

P&Z Chair:

Andrew Malkowski

P&Z Vice Chair

Michael Brown

BOA-Board of Adjustments & Appeals

Place 1 Tiffany Murokozi

Place 3 Kelli Rod

Place 5 Pat Vader

Alternate James Connor

BOA Chair:

Kelly Rod

BOA Vice Chair

Pat Vader

Library

Place 1 Jonathan Scheffrahn

Place 2 Nichole Malkowski

Place 3 Jasdeep Kaur

Place 5 Tamiko Sargent

Council Member Nevarez 2nd the motion

No opposition, No Abstention

The motion ***passed*** 4-0 unanimously

Council Member Kobeck motioned to Adjourn the meeting

Council Member Nevarez 2nd the motion.

Meeting Adjourned @ 8:33pm

VIII. ADJOURNMENT

APPROVED:

ATTEST:

MAYOR -BRAD HORTON

CITY SECRETARY- BARBARA DAHL

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT

PZ CASE #25-16 To consider a replat of the properties located at 121 E Kennedale Pkwy, Parcel 42549785, Hammack Creek, BLOCK 1, LOT 2; 129 E Kennedale Pkwy, Parcel 42549840, Hammack Creek BLOCK 1, LOT 3; 109 E Kennedale Pkwy, Parcel 04105273, Renfro, Jesse B Survey Abstract 1260 Tract 3G01; 109 E Kennedale Pkwy, Parcel 04105303, Renfro, Jesse B Survey Abstract 1260 Tract 3G02A; 111 E Kennedale Pkwy, Parcel 04105397, Renfro, Jesse B Survey Abstract 1260 Tract 3G09; 113 E Kennedale Pkwy, Parcel 04105362, Renfro, Jesse B Survey Abstract 1260 Tract 3G06; 125 E Kennedale Pkwy, Parcel 42549793, Hammack Creek BLOCK 2, LOT 2; 131 E Kennedale Pkwy, Parcel 42549858, Hammack Creek BLOCK 2, LOT 3; 133 E Kennedale Pkwy, Parcel 04105206, Renfro, Jesse B Survey Abstract 1260 Tract 3E01; 406 Crestview Dr, Parcel 42549823, Hammack Creek BLOCK 1, LOT 1; 410 Crestview Dr., Parcel 42549831, Hammack Creek BLOCK 2, LOT 1; 220 Kennedale Sublett, Parcel 42549866, Hammack Creek BLOCK 1, LOT 4; 224 Kennedale Sublett, Parcel 42549874, Hammack Creek BLOCK 2, LOT 4 of the City of Kennedale, Tarrant County, Texas 76060.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1. Approved Replat	Approved Replat.pdf
2. AutoZone Kennedale TX10658 Replat Application 9-9-25	AutoZone Kennedale TX10658 Replat Application 9-9-25.pdf
3. KENNDAL_PARKWAY_TGX_TaxCert_1757624024239	KENNDAL_PARKWAY_TGX_TaxCert_1757624024239.pdf
4. PZ Case 25-16 200' Buffer Letter	PZ Case 25-16 200' Buffer Letter.docx
5. Address Labels	Address Labels.docx
6. 200' Buffer Addresses	200' Buffer Addresses.xlsx
7. 200' Buffer Map	200' Buffer Map.png
8. 10.23.2025 - Publisher's Affidavit (1)	10.23.2025 - Publisher's Affidavit (1).pdf
9. 129 E Kennedale Pkwy - Owner's Affidavit	129 E Kennedale Pkwy - Owner's Affidavit.pdf

City of Kennedale Replat Application

APPLICANT NAME: AutoZone Parts, Inc. DATE: 9-9-25
CURRENT LEGAL DESCRIPTION: Part of: Lot 2 and Lot 3, Block 1, Hammack Creek ACRES: 1.4+/-
CURRENT ZONING: C-2, BUSINESS 287 CCOD PROPOSED ZONING: No change
BEING PLATTED AS: SUBDIVISION NAME AutoZone #10658 Subdivision
LOTS: 2 BLOCKS: 1 PHASES: 1
PROPERTY ADDRESS: 129 E. Kennedale Parkway
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: AutoZone Parts, Inc.
123 S. Front Street, 3rd Floor, Memphis TN 38103

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Larry Walther
ADDRESS: 222 Lincoln Drive PHONE: _____
(mailing)
CITY: Streetman STATE: TX ZIP: 75859

SURVEYOR: US Surveyor
ADDRESS: 4929 Riverwind Point Drive PHONE: 812-402-7001
(mailing)
CITY: Evansville STATE: IN ZIP: 47715

ENGINEER: Wesley R Berlin, PE, for Spartan Engineering Solution, LLC
ADDRESS: 2583 Pine Bluffs Court PHONE: 810-746-9928
(mailing)
CITY: Highland STATE: MI ZIP: 48357

DEVELOPER: AutoZone Parts, Inc. C/O Jason Meserve
ADDRESS: 123 S. Front Street, 3rd Floor PHONE: 901-495-8916
(mailing)
CITY: Memphis STATE: TN ZIP: 38103

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

- ☐ Owner Phone _____ Email _____
- ☐ Developer Phone _____ Email _____
- ☐ Surveyor Phone _____ Email _____
- ☒ Engineer Phone 810-746-9928 Email wberlin@spartan-es.com

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

Proposed replat is for development of a new AutoZone auto parts retail sales store.

APPLICANT SIGNATURE: Jason Meserwe For AutoZone Parts, Inc. DATE: 9-9-25

OWNER SIGNATURE: _____ DATE: _____

SURVEYOR SIGNATURE: _____ DATE: _____

ENGINEER SIGNATURE: Wesley R. Berlin DATE: 9-9-25

DEVELOPER SIGNATURE: _____ DATE: _____

Issue Date : 09/11/2025	Order Information
GF# : KENNDAL_PARKWAY	Branch : Micro Title Navarro County

Order Notes
ONE OR MORE ACCOUNTS REPORTED BELOW IS ASSESSED AS LAND ONLY. IF YOU KNOW OF ANY IMPROVEMENTS TO THIS PROPERTY, THEN PLEASE BE AWARE THAT THIS PROPERTY MAY BE SUBJECT TO A SUPPLEMENTAL OR TRANSFER OF TAXES.

Multi-Parcel Total Taxes Summary for CAD Accounts (3)

04105206	42549785	42549840				
Collector	Entity	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025
Tarrant County P O Box 961018, Fort Worth,TX, 76161-0018 Phone: 817-884-1100	City of Kennedale	2024	\$571.01	\$0.00	\$0.00	\$0.00
	Kennedale ISD	2024	\$917.90	\$0.00	\$0.00	\$0.00
	Tarrant County	2024	\$151.61	\$0.00	\$0.00	\$0.00
	Tarrant County College	2024	\$90.79	\$0.00	\$0.00	\$0.00
	Tarrant County Hospital	2024	\$147.56	\$0.00	\$0.00	\$0.00
	Subtotal:		\$1,878.87	\$0.00	\$0.00	\$0.00
	Total Taxes :		\$1,878.87	\$0.00	PAID	PAID

Property Information		Assessment Information		
			2024 Values	2025 Values
Geographic ID	: A1260-3E01	Land	: \$28,314	\$28,314
Property ID	: 04105206	Improvement	: \$0	\$0
Situs	: 133 E KENNEDALE PKWY	Appraised	: \$28,314	\$28,314
Assessed Owner(s)	: WALTHER LARRY	Homestead Cap	: Not Available	Not Available
Mailing	: 222 LINCOLN DR STREETMAN TX 75859	Assessed	: \$28,314	\$28,314
Deed Reference	:	Exemptions	: None	None
Subdivision	:	Certified	: Certified	Certified
Subdivision Code	: N/A	Estimate W/O Exemptions	: \$657.92	\$657.92
Acreage	: 0.51990			
State Codes	: C1C			
Legal Description				
RENFRO, JESSE B SURVEY Abstract 1260 Tract 3E01				

Tax Bill Summary

Collector	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025	As Of
Tarrant County Acct # 00004105206 P O Box 961018, Fort Worth,TX, 76161-0018 Phone: 817-884-1100	2024	\$657.92	\$0.00	\$0.00	\$0.00	09/11/25
	Collector Total :	\$657.92	\$0.00	\$0.00	\$0.00	
	Total Taxes :	\$657.92	\$0.00	PAID	PAID	

TAX CERTIFICATE

Issue Date : 09/11/2025	Order Information
GF# : KENNDAL_PARKWAY	Branch : Micro Title Navarro County

Taxing Jurisdictions - Total Tax Rate: 2.32367

Collector	Jurisdiction	Bill Year	Tax Rate	Base Tax	Base Due	Due 09/25	Due 10/25	As Of
Tarrant County	City of Kennedale	2024	0.70619	\$199.95	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Kennedale ISD	2024	1.1352	\$321.42	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County	2024	0.1875	\$53.09	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County College	2024	0.11228	\$31.79	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County Hospital	2024	0.1825	\$51.67	\$0.00	\$0.00	\$0.00	09/11/25
Subtotal:			2.32367	\$657.92	\$0.00	\$0.00	\$0.00	
Total:			2.32367	\$657.92	\$0.00	\$0.00	\$0.00	

Alternate Contact Information

Collector	Name	Contact	Address
Tarrant County	Tarrant County	Phone: 817-884-1100	100 E. Weatherford Street Fort Worth, TX 76196

Issue Date : 09/11/2025	Order Information
GF# : KENNDAL_PARKWAY	Branch : Micro Title Navarro County

Property Information		Assessment Information		
		2024 Values		2025 Values
Geographic ID	: 16957N-1-2	Land	: \$27,873	\$27,873
Property ID	: 42549785	Improvement	: \$0	\$0
Situs	: 121 E KENNEDALE PKWY	Appraised	: \$27,873	\$27,873
Assessed Owner(s)	: WALTHER LARRY	Homestead Cap	: Not Available	Not Available
Mailing	: 222 LINCOLN DR STREETMAN TX 75859	Assessed	: \$27,873	\$27,873
Deed Reference	:	Exemptions	: None	None
Subdivision	:	Certified	: Certified	Certified
Subdivision Code	: N/A	Estimate W/O Exemptions	: \$647.68	\$647.68
Acreage	: 0.85000			
State Codes	: C1C			
Legal Description				
HAMMACK CREEK Block 1 Lot 2				

Tax Bill Summary						
Collector	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025	As Of
Tarrant County Acct # 00042549785 P O Box 961018, Fort Worth, TX, 76161-0018 Phone: 817-884-1100	2024	\$647.68	\$0.00	\$0.00	\$0.00	09/11/25
	Collector Total :	\$647.68	\$0.00	\$0.00	\$0.00	
	Total Taxes :	\$647.68	\$0.00	PAID	PAID	

Taxing Jurisdictions - Total Tax Rate: 2.32367								
Collector	Jurisdiction	Bill Year	Tax Rate	Base Tax	Base Due	Due 09/25	Due 10/25	As Of
Tarrant County	City of Kennedale	2024	0.70619	\$196.84	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Kennedale ISD	2024	1.1352	\$316.41	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County	2024	0.1875	\$52.26	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County College	2024	0.11228	\$31.30	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County Hospital	2024	0.1825	\$50.87	\$0.00	\$0.00	\$0.00	09/11/25
	Subtotal:		2.32367	\$647.68	\$0.00	\$0.00	\$0.00	
	Total:		2.32367	\$647.68	\$0.00	\$0.00	\$0.00	

Alternate Contact Information

Issue Date : 09/11/2025		Order Information
GF# : KENNDAL_PARKWAY		Branch : Micro Title Navarro County

Collector	Name	Contact	Address
Tarrant County	Tarrant County	Phone: 817-884-1100	100 E. Weatherford Street Fort Worth, TX 76196

Issue Date : 09/11/2025	Order Information
GF# : KENNDAL_PARKWAY	Branch : Micro Title Navarro County

Property Information		Assessment Information			
		2024 Values		2025 Values	
Geographic ID	: 16957N-1-3	Land	:	\$24,671	\$24,671
Property ID	: 42549840	Improvement	:	\$0	\$0
Situs	: 129 E KENNEDALE PKWY	Appraised	:	\$24,671	\$24,671
Assessed Owner(s)	: WALTHER LARRY M	Homestead Cap	:	Not Available	Not Available
Mailing	: 222 LINCOLN DR STREETMAN TX 75859	Assessed	:	\$24,671	\$24,671
Deed Reference	:	Exemptions	:	None	None
Subdivision	:	Certified	:	Certified	Certified
Subdivision Code	: N/A	Estimate W/O Exemptions	:	\$573.27	\$573.27
Acreage	: 0.60000				
State Codes	: C1C				
Legal Description					
HAMMACK CREEK Block 1 Lot 3					

Tax Bill Summary						
Collector	Tax Year	Base Tax	Base Due	If Paid By 09/30/2025	If Paid By 10/31/2025	As Of
Tarrant County Acct # 00042549840 P O Box 961018, Fort Worth,TX, 76161-0018 Phone: 817-884-1100	2024	\$573.27	\$0.00	\$0.00	\$0.00	09/11/25
	Collector Total :	\$573.27	\$0.00	\$0.00	\$0.00	
	Total Taxes :	\$573.27	\$0.00	PAID	PAID	

Taxing Jurisdictions - Total Tax Rate: 2.32367								
Collector	Jurisdiction	Bill Year	Tax Rate	Base Tax	Base Due	Due 09/25	Due 10/25	As Of
Tarrant County	City of Kennedale	2024	0.70619	\$174.22	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Kennedale ISD	2024	1.1352	\$280.07	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County	2024	0.1875	\$46.26	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County College	2024	0.11228	\$27.70	\$0.00	\$0.00	\$0.00	09/11/25
Tarrant County	Tarrant County Hospital	2024	0.1825	\$45.02	\$0.00	\$0.00	\$0.00	09/11/25
	Subtotal:		2.32367	\$573.27	\$0.00	\$0.00	\$0.00	
	Total:		2.32367	\$573.27	\$0.00	\$0.00	\$0.00	

Alternate Contact Information

Issue Date : 09/11/2025		Order Information
GF# : KENNDAL_PARKWAY		Branch : Micro Title Navarro County

Collector	Name	Contact	Address
Tarrant County	Tarrant County	Phone: 817-884-1100	100 E. Weatherford Street Fort Worth, TX 76196

CERTIFICATE CONDITIONS, EXCLUSIONS, AND DISCLAIMERS

This Certificate has been prepared from information obtained by Landover Hills Property Tax Service from the applicable taxing jurisdiction(s) or its appraisal district(s) and is subject to the limitations, restrictions, and exclusions set forth in any service agreement with Landover Hills Property Tax Service, as such agreement now exists or as it may be modified or amended from time to time. The Certificate contains tax, exemption, and valuation information for the respective lot, parcel, or tract up as of the date of the Certificate and does not include any additional assessments, exemptions, changes in taxable value, protest determinations, supplements, payments, or credits which may have been incurred or applied after the date of the Certificate. Prior to closing of the transaction or event for which the Certificate was requested, you are strongly encouraged to order an updated current Certificate.

It is expressly understood that this Certificate does not constitute a report or contain information on any property relating to (a) the status of title, (b) any liens or encumbrances, (c) any mineral interests (whether working or royalty interests), leases, or operating agreements, (d) any personal property including Mobile Homes, or (e) any form of taxes or assessments not relating to real property. Homeowner association assessments or maintenance information that may be included is a courtesy and is not guaranteed. This Certificate is non-transferable and may only be relied upon by the party to whom the Certificate has been issued.



NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION

October 1, 2025

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, October 23, 2025 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #25-16 TO CONDUCT A PUBLIC HEARING AND CONSIDER A REPLAT OF THE PROPERTIES LOCATED AT 121 E KENNEDALE PKWY, PARCEL 42549785, HAMMACK CREEK, BLOCK 1, LOT 2; 129 E KENNEDALE PKWY, PARCEL 42549840, HAMMACK CREEK BLOCK 1, LOT 3; 109 E KENNEDALE PKWY, PARCEL 04105273, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G01; 109 E KENNEDALE PKWY, PARCEL 04105303, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G02A; 111 E KENNEDALE PKWY, PARCEL 04105397, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G09; 113 E KENNEDALE PKWY, PARCEL 04105362, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G06; 125 E KENNEDALE PKWY, PARCEL 42549793, HAMMACK CREEK BLOCK 2, LOT 2; 131 E KENNEDALE PKWY, PARCEL 42549858, HAMMACK CREEK BLOCK 2, LOT 3; 133 E KENNEDALE PKWY, PARCEL 04105206, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3E01; 406 CRESTVIEW DR, PARCEL 42549823, HAMMACK CREEK BLOCK 1, LOT 1; 410 CRESTVIEW DR, PARCEL 42549831, HAMMACK CREEK BLOCK 2, LOT 1; 220 KENNEDALE SUBLETT, PARCEL 42549866, HAMMACK CREEK BLOCK 1, LOT 4; 224 KENNEDALE SUBLETT, PARCEL 42549874, HAMMACK CREEK BLOCK 2, LOT 4 OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

A second public hearing for this case will be held before City Council on Tuesday, November 18, 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 Tina Cox at 817-985-2105 or tc Cox@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,

Tina Cox
Deputy City Secretary
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
tc Cox@cityofkennedale.com
(817)985-2105

WALTHER LARRY
222 LINCOLN DR
KENNEDEALE, TX 76060

KENNEDALE CITY OF
405 MUNICIPAL DR
KENNEDEALE, TX 76060

RAMIREZ RIVERA MARIA ELMA
6804 TRAILWOOD DR
FORT WORTH, TX 76140

CALDEC HOLDINGS LLC
909 BUCKNELL DR
ARLINGTON, TX 76012

VERDUSCO RICARDO J
420 CRESTVIEW DR
KENNEDEALE, TX 76060

PREMIUM MERCHANDISE & SERVICES
100 E KENNEDALE PKWY
KENNEDEALE, TX 76060

BBOX LLC
1117 APACHE LAKE DR
CARROLLTON, TX 75010

WILHELM JASON MICHAEL
504 CRESTVIEW DR
KENNEDEALE, TX 76060

NNN REIT INC
450 S ORANGE AVE SUITE 900
ORLANDO, FL 32801

VRV CORPORATION
PO BOX 425
KENNEDEALE, TX 76060

KD HAMMACK CREEK HOUSING LP
5033 BROOKVIEW DR
DALLAS, TX 75220

MANN HUE TAM THI
6895 MANSFIELD CARDINAL RD
KENNEDEALE, TX 76060

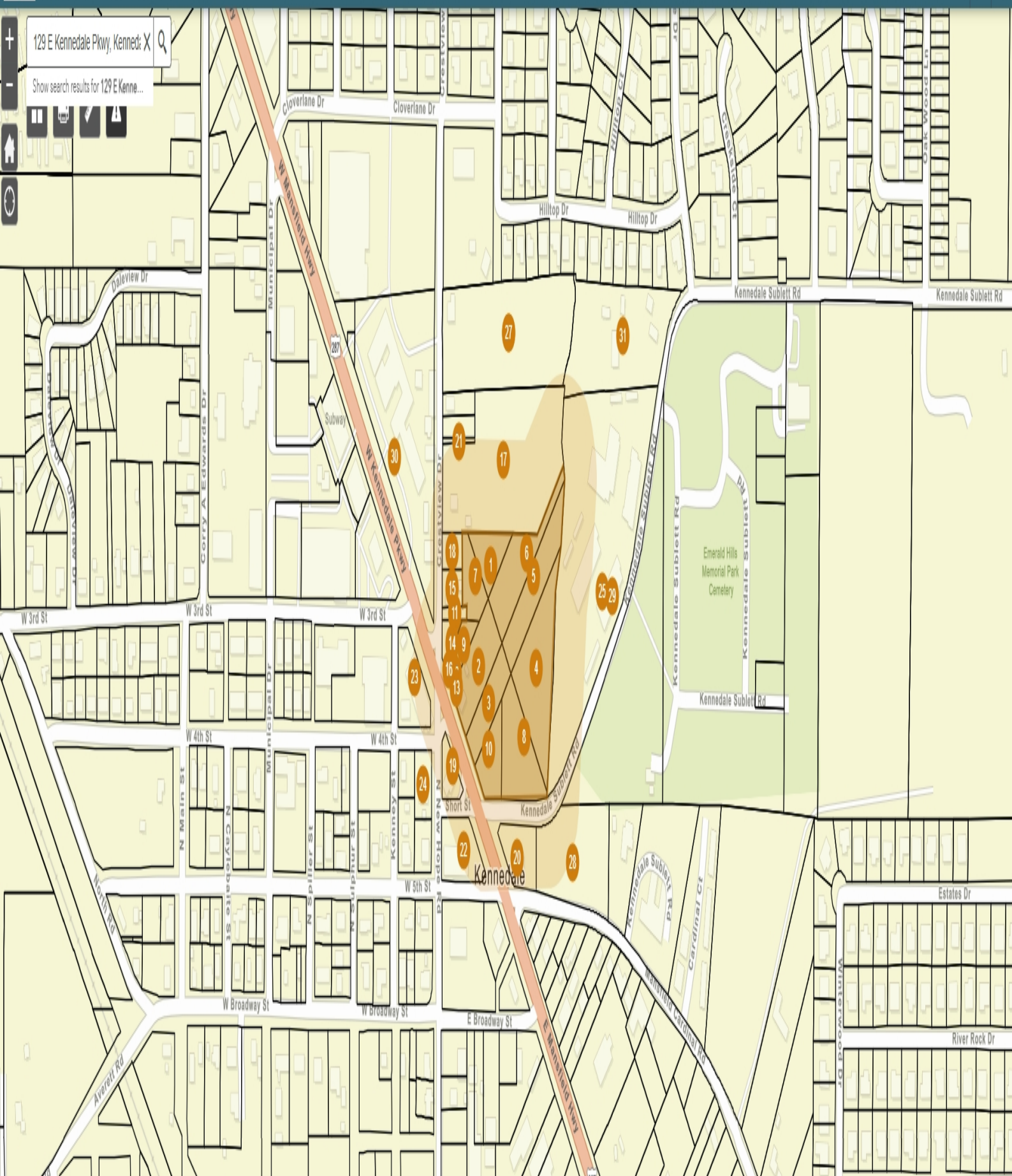
EMERALD HILLS MEMORIAL PARK
909 FANNIN ST STE 2300
HOUSTON, TX 77010

KENNEDALE ISD
120 W KENNEDALE PKWY
KENNEDEALE, TX 76060

ELAM LINDA
349 KENNEDALE SUBLETT RD
KENNEDEALE, TX 76060

DISTANCE	displayname	owner address
170.2038	WALTHER LARRY	222 LINCOLN DR
317.893	KENNEDALE CITY OF	405 MUNICIPAL DR
330.8397	RAMIREZ RIVERA MARIA ELMA	6804 TRAILWOOD DR
342.9061	CALDEC HOLDINGS LLC	909 BUCKNELL DR
370.4936	VERDUSCO RICARDO J	420 CRESTVIEW DR
434.1001	PREMIUM MERCHANDISE & SERVICES LLC	100 E KENNEDALE PKWY
489.6861	BBOX LLC	1117 APACHE LAKE DR
501.8174	WILHELM JASON MICHAEL	504 CRESTVIEW DR
533.2343	NNN REIT INC	450 S ORANGE AVE SUITE 900
572.5658	VRV CORPORATION	PO BOX 425
614.8169	KD HAMMACK CREEK HOUSING LP	5033 BROOKVIEW DR
641.8131	MANN HUE TAM THI	6895 MANSFIELD CARDINAL RD
676.0192	EMERALD HILLS MEMORIAL PARK HOLDINGS LLC	909 FANNIN ST STE 2300
786.2297	KENNEDALE ISD	120 W KENNEDALE PKWY
972.1442	ELAM LINDA	349 KENNEDALE SUBLETT RD

city	state	zip	situsaddress
KENNEDALE	TX	76060	410 CRESTVIEW DR
KENNEDALE	TX	76060	404 CRESTVIEW DR
FORT WORTH	TX	76140	400 CRESTVIEW DR
ARLINGTON	TX	76012	408 CRESTVIEW DR
KENNEDALE	TX	76060	420 CRESTVIEW DR
KENNEDALE	TX	76060	100 E KENNEDALE PKWY
CARROLLTON	TX	75010	201 E KENNEDALE PKWY
KENNEDALE	TX	76060	500 CRESTVIEW DR
ORLANDO	FL	32801	104 SHORT ST
KENNEDALE	TX	76060	105 W KENNEDALE PKWY
DALLAS	TX	75220	KENNEDALE SUBLETT RD
KENNEDALE	TX	76060	516 CRESTVIEW DR
HOUSTON	TX	77010	330 KENNEDALE SUBLETT RD
KENNEDALE	TX	76060	100 W KENNEDALE PKWY
KENNEDALE	TX	76060	349 KENNEDALE SUBLETT RD

[DOWNLOAD CSV](#)

1 Feet: 170.2

WALTHER LARRY
410 CRESTVIEW DR

2 Feet: 181.6

WALTHER LARRY
121 E KENNEDALE PKWY

3 Feet: 185.01

WALTHER LARRY M
129 E KENNEDALE PKWY

4 Feet: 209.57

WALTHER LARRY
224 KENNEDALE SUBLETT RD

5 Feet: 214.18

WALTHER LARRY M
131 E KENNEDALE PKWY

6 Feet: 215.05

WALTHER LARRY
125 E KENNEDALE PKWY

7 Feet: 221.47

WALTHER LARRY
406 CRESTVIEW DR

8 Feet: 255.7

WALTHER LARRY
220 KENNEDALE SUBLET

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
42572	IPL0277904	Legal Ad - IPL0277904		1.0	79.0L

ATTENTION: CITY OF KENNEDALE IP
405 MUNICIPAL DR
KENNEDEALE, TX 76060-2249
citysecretary@cityofkenneale.com;bdahl@cityofkenneale.com;tcx@cityofkenneale.com

**CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING**
The Kennedale PLANNING AND ZON-
ING COMMISSION will hold a public
hearing ON THURSDAY, October 23,
2025 AT 6:00 PM for the following
caseS in the City Council Chambers,
located at 405 Municipal Drive, Ken-
nedale, Tarrant County, Texas 76060,
WITH A SUBSEQUENT PUBLIC HEAR-
ING for the caseS WILL BE HELD
BY THE CITY OF KENNEDALE CITY
COUNCIL ON november 18, 2025
AT 5:30 PM ALSO LOCATED AT 405
MUNICIPAL DRIVE, KENNEDALE, TAR-
RANT COUNTY, TEXAS 76060.

PZ CASE #25-15 to conduct a public
hearing and consider a replat of the
propertIES located at 836 VALLEY
LN, PARCEL 06021670, TRIANGLE
BUSINESS PARK ADDN, BLOCK 1,
LOT 3R AND 838 VALLEY LN, PAR-
CEL 06021689, TRIANGLE BUSINESS
PARK BLOCK 1, LOT 4-R OF THE CITY
OF KENNEDALE, TARRANT COUNTY,
TEXAS, 76060.

PZ CASE #25-16 to conduct a public
hearing and consider a replat of the
propertIES located at 121 E KEN-
NEDEALE PKWY, PARCEL 42549785,
HAMMACK CREEK, BLOCK 1, LOT
2; 129 E KENNEDALE PKWY, PAR-
CEL 42549840, HAMMACK CREEK
BLOCK 1, LOT 3; 109 E KENNEDALE
PKWY, PARCEL 04105273, RENFRO,
JESSE B SURVEY ABSTRACT 1260
TRACT 3G01; 109 E KENNEDALE
PKWY, PARCEL 04105303, RENFRO,
JESSE B SURVEY ABSTRACT 1260
TRACT 3G02A; 111 E KENNEDALE
PKWY, PARCEL 04105397, RENFRO,
JESSE B SURVEY ABSTRACT 1260
TRACT 3G09; 113 E KENNEDALE
PKWY, PARCEL 04105362, RENFRO,
JESSE B SURVEY ABSTRACT 1260
TRACT 3G06; 125 E KENNEDALE
PKWY, PARCEL 42549793, HAMMACK
CREEK BLOCK 2, LOT 2; 131 E KEN-
NEDEALE PKWY, PARCEL 42549858,
HAMMACK CREEK BLOCK 2, LOT
3; 133 E KENNEDALE PKWY, PAR-
CEL 04105206, RENFRO, JESSE B
SURVEY ABSTRACT 1260 TRACT
3E01; 406 CRESTVIEW DR, PARCEL
42549823, HAMMACK CREEK BLOCK
1, LOT 1; 410 CRESTVIEW DR, PAR-
CEL 42549831, HAMMACK CREEK
BLOCK 2, LOT 1; 220 KENNEDALE
SUBLETT, PARCEL 42549866, HAM-
MACK CREEK BLOCK 1, LOT 4; 224
KENNEDEALE SUBLETT, PARCEL
42549874, HAMMACK CREEK BLOCK
2, LOT 4 OF THE CITY OF KEN-
NEDEALE, 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) 985-2105.
IPL0277904
Oct 1 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. The Fort Worth Star-Telegram
is generally circulated in Tarrant County.

1.0 insertion(s) published on:
10/01/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before
me on Oct 1, 2025, 9:42 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication
technology. Notarization facilitated by SIGNIX®

**CITY OF KENNEDALE
NOTICE OF PUBLIC HEARING**

The Kennedale PLANNING AND ZONING COMMISSION will hold a public hearing ON THURSDAY, October 23, 2025 AT 6:00 PM for the following caseS in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060, WITH A SUBSEQUENT PUBLIC HEARING for the caseS WILL BE HELD BY THE CITY OF KENNEDALE CITY COUNCIL ON november 18, 2025 AT 5:30 PM ALSO LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

PZ CASE #25-15 to conduct a public hearing and consider a replat of the propertIES located at 836 VALLEY LN, PARCEL 06021670, TRIANGLE BUSINESS PARK ADDN, BLOCK 1, LOT 3R AND 838 VALLEY LN, PARCEL 06021689, TRIANGLE BUSINESS PARK BLOCK 1, LOT 4-R OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, 76060.

PZ CASE #25-16 to conduct a public hearing and consider a replat of the propertIES located at 121 E KENNEDALE PKWY, PARCEL 42549785, HAMMACK CREEK, BLOCK 1, LOT 2; 129 E KENNEDALE PKWY, PARCEL 42549840, HAMMACK CREEK BLOCK 1, LOT 3; 109 E KENNEDALE PKWY, PARCEL 04105273, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G01; 109 E KENNEDALE PKWY, PARCEL 04105303, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G02A; 111 E KENNEDALE PKWY, PARCEL 04105397, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G09; 113 E KENNEDALE PKWY, PARCEL 04105362, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3G06; 125 E KENNEDALE PKWY, PARCEL 42549793, HAMMACK CREEK BLOCK 2, LOT 2; 131 E KENNEDALE PKWY, PARCEL 42549858, HAMMACK CREEK BLOCK 2, LOT 3; 133 E KENNEDALE PKWY, PARCEL 04105206, RENFRO, JESSE B SURVEY ABSTRACT 1260 TRACT 3E01; 406 CRESTVIEW DR, PARCEL 42549823, HAMMACK CREEK BLOCK 1, LOT 1; 410 CRESTVIEW DR, PARCEL 42549831, HAMMACK CREEK BLOCK 2, LOT 1; 220 KENNEDALE SUBLETT, PARCEL 42549866, HAMMACK CREEK BLOCK 1, LOT 4; 224 KENNEDALE SUBLETT, PARCEL 42549874, HAMMACK CREEK BLOCK 2, LOT 4 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) 985-2105.
IPL0277904
Oct 1 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 25-15

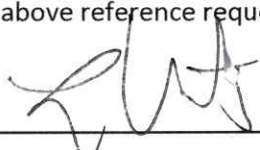
Property Address: 129 E. Kennedale Parkway

Legal Description: _____

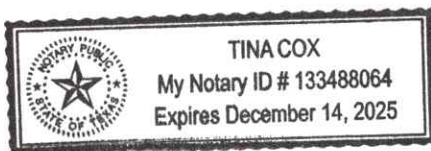
Applicant: AutoZone Parts, Inc.

Type of PZ request: Replat

I, LARRY WALTHER, 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: 5-21-25







STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT
Development Agreement for 439 Mansfield Cardinal

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	439 Mansfield Cardinal - Development Agreement	439 Mansfield Cardinal - Development Agreement.pdf
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**CITY OF KENNEDALE
DEVELOPER'S AGREEMENT**

FOR

KENNEDALE OAKS, 439 MANSFIELD CARDINAL RD

STATE OF TEXAS

§

COUNTY OF TARRANT

§

§

THIS AGREEMENT is entered into on the 23rd day of October, 2025, between the City of Kennedale, Texas, hereinafter referred to as the "CITY", and Pioneer Realty Capital, LLC, whose address is 701 Highlander Blvd., Suite 350, Arlington, Texas 76015 hereinafter referred to as the "DEVELOPER".

WHEREAS, the DEVELOPER has requested the CITY to permit the platting and/or development of a tract of land known as the RMC Business Park Addition (the "Addition"); and

WHEREAS, the Planning & Zoning Commission approved the preliminary plat on February 29, 2024, and the City has approved the civil plans submitted, which require the construction of community facilities and improvements to serve the Addition as provided herein; and

WHEREAS, this Agreement shall operate as a covenant running with the land and shall be binding upon the DEVELOPER and its representatives, officers, agents, servants, employees, successors, and assigns.

NOW, THEREFORE, the CITY and the DEVELOPER, in consideration of the mutual covenants and agreements contained herein, do mutually agree as follows:

A. ZONING, PLATTING and ADDITION PLANNING

All property owned by the DEVELOPER and located within the limits of the Addition shall be zoned and platted in accordance with the Zoning Ordinance and the Subdivision Ordinance of the CITY before a any Building Permit will be issued, although a Foundation Permit can be requested. The DEVELOPER shall dedicate, at no cost to the CITY, all easements and other dedications as required by CITY regulations at the time of platting.

The DEVELOPER shall comply with all requirements in this Agreement as a condition of approval of the Addition.

B. PUBLIC IMPROVEMENTS

All public and private infrastructure improvements, including streets, utilities, drainage, sidewalks, street lighting, street signage, and all other required improvements, shall be provided by the DEVELOPER, at no cost to the CITY, in accordance with the Subdivision Regulations of the Unified Development Code of the CITY and other Regulations of the CITY, and as approved by the City Engineer or his agent. Such improvements shall be installed within all applicable time frames in accordance with the Unified Development Code of the CITY, other Regulations of the CITY, and this Agreement.

The DEVELOPER shall employ a civil engineer, licensed to practice in the State of Texas,

for the design and preparation of plans and specifications for the construction of the public improvements. The DEVELOPER shall assume all responsibility for the adequacy and accuracy of the design, plans and specifications. Engineering studies, plan/profile sheets, and other construction documents (hereinafter referred to as the "Construction Plans") prepared by the licensed engineer shall be provided by the DEVELOPER at the time of platting as required by the Subdivision Ordinance. Such documents shall be approved by the City Engineer or his agent prior to approval and filing of a Final Plat. Construction of such improvements shall not be initiated until a Pre-Construction Conference has been conducted regarding the proposed construction.

In accordance with the Subdivision Ordinance of the CITY, construction of all public improvements shall be subject to routine review by the City Engineer or his agent to evaluate conformance with the construction plans, project specifications and CITY standards. However, such review and evaluation shall not relieve the DEVELOPER, his engineer and/or agent of responsibility for the design, construction and maintenance of the improvements as set out in this Agreement and relevant ordinances of the CITY.

Upon completion of construction of public improvements, as required by this Agreement and the Subdivision Ordinance, the DEVELOPER shall deliver to the CITY the following As-Built construction plans for the public improvements constructed or engineered by the DEVELOPER:

1. One FULL set in AutoCAD 14 (or the City's most recent version);
2. One FULL MYLAR set;
3. One FULL Blue-Line set;
4. One Blue-Line copy of the executed ("filed") Final Plat sheet;
5. One 11" X 17" copy of the Final Plat Sheet;
6. Two (2) Blue-Line copies of the Water and Sanitary Sewer Layout sheet at a scale of 1:200; and
7. One Blue-Line copy of the Storm Drain Layout sheet at a scale of 1:200.
8. Shapefiles (GIS) providing the location of water and sanitary sewer layout, storm drain layout, and street layout reflecting the correct right-of-way width. The shapefiles shall be provided in the Texas NAD83 State Plane coordinate system for North Central Texas.

No building permits will be issued for the Addition until all public improvements have been installed and inspected, and a Letter of Acceptance has been issued by the City. As stated previously, a Foundation Permit can be requested before the Letter of Acceptance by the City.

C. CONSTRUCTION BONDS

Prior to initiating any construction for the Addition, the construction contractor(s) for the

DEVELOPER shall provide the CITY with one original and one quality copy of the following construction bonds:

1. PERFORMANCE BOND

A good and sufficient Performance Bond in an amount equal to one hundred percent (100%) of the total contract price of the contract between the DEVELOPER and the Prime Contractor for the construction of public improvements (and any private improvements constructed in lieu thereof), guaranteeing the full and faithful execution of the work and performance of this contract and for the protection of the CITY against any improper execution of the work or the use of inferior materials. The Performance Bond shall guarantee completion of the improvements within one year of execution of this Agreement.

2. PAYMENT BOND

A good and sufficient Payment Bond in an amount equal to one hundred percent (100%) of the total contract price of the contract between the DEVELOPER and the Prime Contractor for the construction of public improvements (and any private improvements constructed in lieu thereof), guaranteeing payment for all labor, materials and equipment used in the construction of the improvements.

3. MAINTENANCE BOND

A good and sufficient Maintenance Bond in an amount equal to one hundred percent (100%) of the total cost of the public improvements (and any private improvements constructed in lieu thereof), guaranteeing the maintenance in good condition of the facilities for a period of two (2) years from and after the date that a Letter of Acceptance is issued by the CITY indicating that the public improvements have been completed by the DEVELOPER and accepted by the CITY.

Each of the above bonds shall be in a form acceptable to the CITY. Any surety company through which a bond is written shall be duly authorized to do business in the State of Texas, provided that the CITY, through its Mayor, shall retain the right to reject any surety company for any work under this Agreement, regardless of such company's authorization to do business in the State of Texas. Approval by the City shall not be unreasonably withheld or delayed.

D. STREETS

1. In conjunction with the platting and development of the Addition, all required on-site and off-site street improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by

the DEVELOPER's engineer and accepted by the CITY prior to the issuance of a Building Permit. A Foundation Permit can be requested before acceptance by the City. Streets and drive lanes within the development shall be considered a fire apparatus access road, providing mutual access to all passersby, property owners, tenants, and emergency personnel, and shall be maintained by the DEVELOPER.

2. Street lighting shall be installed by TXU Delivery Company or its agent ("TXU") in accordance with a street lighting layout plan provided by TXU and approved by the City Engineer or his agent. The DEVELOPER shall be responsible for the installation costs of any required street lighting as provided herein.

E. SIDEWALKS

Sidewalks are required to be installed by the DEVELOPER in accordance with the CITY's Subdivision Ordinance and construction standards. Sidewalks shall be installed at the following locations:

Lots 1-17 sidewalks are to be installed on one side of the street

Lots 32-39 sidewalks are to be installed behind the curb

F. FENCES

The DEVELOPER shall be required to install and maintain a fence meeting the requirements of City ordinances and approved plans. The DEVELOPER shall retain ownership of the fence and the DEVELOPER shall be responsible to properly maintain the fence in a neat and presentable condition and to replace the fence as necessary.

G. UTILITIES

1. WATER

All required on-site and off-site water mains, valves, fire hydrants and other improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any building permit. The CITY shall assume maintenance responsibilities of the water system once the two-year maintenance bond is released.

2. SANITARY SEWER

All required on-site and off-site sanitary sewer mains, manholes and other improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the

DEVELOPER's engineer and accepted by the CITY prior to the issuance of any building permit. The CITY shall assume maintenance responsibilities of the sewer system once the two-year maintenance bond is released.

3. DRAINAGE

All required on-site and off-site drainage improvements shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any building permit. The DEVELOPER agrees to comply with all applicable EPA, TCEQ and other Federal, State, and local requirements relating to the planning, permitting, and management of storm water. The DEVELOPER agrees to construct the necessary drainage facilities within the Addition. These facilities shall be designed and constructed in accordance with the CITY's Subdivision Ordinance and the Construction Plans. The DEVELOPER agrees to comply with all provisions of the Texas Water Code. The CITY shall assume maintenance responsibilities of the drainage facilities once the two-year maintenance bond is released.

I. PUBLIC FACILITIES TO BE PROVIDED BY THE CITY

1. The CITY makes no guarantee that water supply or wastewater treatment capacity will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the CITY to supply water and wastewater services is subject to the CITY's water and wastewater system capacity. The CITY shall be the sole judge of the availability of such capacity to supply such water and/or wastewater services, provided, however, that the CITY will use its best efforts to insure that said water supply and wastewater treatment capacity is available.
2. The CITY does note to the DEVELOPER that in and along Mansfield Cardinal Rd of the proposed Addition, a 10-inch diameter water main exists for connections.
3. The CITY does note to the DEVELOPER that in and along Mansfield Cardinal Rd on the west side of the Addition, a 6-inch diameter sanitary sewer main exists for connections, but may require utility extensions at the DEVELOPER'S cost to service the development. A sanitary sewer manhole is required for 6-inch connections and larger.

J. FEES TO BE PAID BY THE DEVELOPER

1. PLAT FEES

The DEVELOPER hereby agrees to pay the CITY a plat application fee of \$300 + \$10 per lot and, plus any additional engineering fees incurred by the CITY for review of plans. Payment is due at the time of submittal for Final Plat approval.

2. CONSTRUCTION INSPECTION FEES

The DEVELOPER hereby agrees to pay the CITY construction inspection fees equal to four percent (4%) of the construction costs of water and sanitary sewer infrastructure improvements and four percent (4%) of the construction costs of street and drainage improvements for the Addition. Payment is due prior to initiating construction of these infrastructure improvements.

3. STREET NAME SIGNS and TRAFFIC CONTROL DEVICE SIGNAGE

The DEVELOPER is responsible for material costs, installation costs and maintenance costs of all street name signs, traffic control devices and school zone signs, including flashing light school zone signs as required by the City Engineer. All street name signs and traffic control device signs shall meet the current CITY standards and comply with the requirements of the Texas Manual on Uniform Traffic Control Devices at the time of installation. Installation must be completed prior to CITY acceptance of the Addition's infrastructure improvements. Traffic Control or regulatory signs shall be installed by the DEVELOPER where required.

4. IMPACT FEES

It is understood and agreed that impact fees will be assessed by the CITY at the time of final platting of the Addition, including the applicable sanitary sewer and water impact fees assessed by both the CITY and the City of Fort Worth. These fees must be paid prior to obtaining building permits for lots in the Addition.

5. PUBLIC UTILITIES

The DEVELOPER agrees to pay the public utility companies (Charter Communications Cable Company, SBC Telephone Company, TXU Energy Company, TXU Gas Company and TXU Delivery Company) for their required costs of main installations, for street lighting, etc. for the Addition.

K. GENERAL CONDITIONS

1. LAW COMPLIANCE

The DEVELOPER agrees to comply with all federal, state and local laws that are applicable to development of the Addition.

2. EROSION CONTROL

During construction of the Addition and after the streets have been installed, the DEVELOPER agrees to keep the streets free from soil build-up. The DEVELOPER agrees to use soil control measures such as silt screening, hydromulch, etc., to prevent soil erosion. It will be the DEVELOPER'S responsibility to present to the City Engineer a soil control development plan that will be implemented for the Addition. When, in the opinion of the City Engineer or his agent, there is sufficient soil build-up on the streets or other drainage areas and notification has been given to the DEVELOPER, the DEVELOPER will have twenty-four (24) hours to clear the soil from the streets or affected areas. If the DEVELOPER does not remove the soil from the streets within the twenty-four (24) hours, the CITY may cause the soil to be removed either by contract or CITY forces and place the soil within the Addition at the DEVELOPER'S expense. All expenses must be paid to the CITY prior to acceptance of the Addition.

3. PRIVATE AMENITIES

It is understood that the Addition may incorporate a number of unique amenities and aesthetic improvements such as ponds, aesthetic lakes, unique landscaping, fences and walls, street furniture, etc. and may incorporate specialty signage and accessory facilities. The DEVELOPER agrees to accept responsibility for the construction and maintenance of all such aesthetic or specialty items. The CITY shall not be responsible for the maintenance or replacement of these items under any circumstances.

4. AMENITIES WITHIN PUBLIC RIGHT-OF-WAY

Only those amenities or specialty items listed in this section may be constructed within the public right-of-way. The CITY shall not be responsible for the replacement of these items under any circumstances. The DEVELOPER, its successors and assignees, agrees to accept responsibility for the installation and maintenance of all landscaping and irrigation, as specified on the approved Construction Plans, within any open spaces or other public right-of-way within the Addition and agrees to indemnify and hold harmless the CITY from any and all damage, loss or liability of any kind whatsoever by reason of injury to property or third persons occasioned by the location of these amenities within the public right-of-way, and the DEVELOPER, its successors and assigns, shall defend and protect the CITY against all such claims and demands. The DEVELOPER shall replace any plants, trees, or grass that die with the same type of plant, tree, or grass that is the same size and in the same stage of growth as the landscaping that died.

5. VENUE

Venue for any action brought hereunder shall be in Tarrant County, Texas.

6. ASSIGNMENT

This Agreement or any part hereof or any interest herein shall not be assigned by the DEVELOPER without the express written consent of the Mayor, which consent shall not be unreasonably withheld.

L. FINAL ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE

The CITY will not issue a Letter of Acceptance until the Addition's public improvements are completely constructed (Final Completion) to the satisfaction of the City Engineer or his agent. However, upon Substantial Completion, a "punch list" of outstanding items shall be presented to the DEVELOPER'S contractor(s) indicating those outstanding items and their deficiencies that need to be addressed for Final Completion of the Addition.

The DEVELOPER agrees to deliver to the CITY clear and unencumbered title to all public improvements. Upon issuance of a Letter of Acceptance, title to all public improvements mentioned herein shall be vested in the CITY and the DEVELOPER hereby relinquishes any right, title or interest in and to such improvements or any part thereof. It is understood and agreed that the CITY shall have no liability or responsibility in connection with such public improvements until the Letter of Acceptance is issued.

M. NON-WAIVER

The DEVELOPER expressly acknowledges that by entering into this Agreement, the DEVELOPER, its successors, heirs, assigns, grantees, trustees, and/or representatives, shall never construe this Agreement as waiving any of the requirements of the Zoning Ordinance or Subdivision Ordinance or any other ordinance of the CITY.

N. HOLD HARMLESS AGREEMENT

THE DEVELOPER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT APPROVAL BY THE CITY ENGINEER OR OTHER CITY EMPLOYEE OF THE CONSTRUCTION PLANS OR ANY OTHER PLANS, DESIGNS OR SPECIFICATIONS SUBMITTED BY THE DEVELOPER PURSUANT TO THIS AGREEMENT SHALL NOT CONSTITUTE OR BE DEEMED TO BE A RELEASE OF THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER, HIS ENGINEER, EMPLOYEES, OFFICERS OR AGENTS FOR THE ACCURACY AND COMPETENCY OF THEIR DESIGN AND SPECIFICATIONS. SUCH APPROVAL SHALL NOT BE DEEMED TO BE AN ASSUMPTION OF SUCH RESPONSIBILITY AND LIABILITY BY THE CITY FOR ANY DEFECT IN THE DESIGN AND SPECIFICATIONS PREPARED BY THE DEVELOPER'S ENGINEER, HIS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, IT BEING THE INTENT OF THE PARTIES THAT APPROVAL BY THE CITY ENGINEER SIGNIFIES THE CITY'S

APPROVAL ON ONLY THE GENERAL DESIGN CONCEPT OF THE IMPROVEMENTS TO BE CONSTRUCTED. IN THIS CONNECTION, THE DEVELOPER SHALL, FOR A PERIOD OF TWO (2) YEARS AFTER THE ACCEPTANCE BY THE CITY OF THE COMPLETED CONSTRUCTION OF INFRASTRUCTURE FOR THE ADDITION, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM ANY LOSS, DAMAGE, LIABILITY OR EXPENSE ON ACCOUNT OF DAMAGE TO PROPERTY AND INJURIES, INCLUDING DEATH, TO ANY AND ALL PERSONS WHICH MAY ARISE OUT OF ANY DEFECT, DEFICIENCY OR NEGLIGENCE OF THE DEVELOPER'S ENGINEER'S DESIGNS AND SPECIFICATIONS INCORPORATED INTO ANY IMPROVEMENTS CONSTRUCTED IN ACCORDANCE THEREWITH, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES, AND THE DEVELOPER SHALL DEFEND AT HIS OWN EXPENSE ANY SUITS OR OTHER PROCEEDINGS BROUGHT AGAINST THE CITY, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES OR ANY OF THEM, ON ACCOUNT THEREOF, AND SHALL PAY ALL EXPENSES (INCLUDING WITHOUT LIMITATION REASONABLE FEES AND EXPENSES OF ATTORNEYS) AND SATISFY ALL JUDGMENTS WHICH MAY BE INCURRED BY OR RENDERED AGAINST THEM OR ANY OF THEM IN CONNECTION THEREWITH.

THE DEVELOPER, ITS SUCCESSORS, ASSIGNS, VENDORS, GRANTEES, AND/OR TRUSTEES DO HEREBY FULLY RELEASE AND AGREE TO, INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM ALL CLAIMS, SUITS, JUDGMENTS, AND DEMANDS OF ANY NATURE WHATSOEVER, FOR PROPERTY DAMAGE OR PERSONAL INJURY, INCLUDING DEATH, RESULTING FROM OR IN ANYWAY CONNECTED WITH THIS AGREEMENT OR THE CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS AND FACILITIES IN THE ADDITION OR THE FAILURE TO SAFEGUARD THE CONSTRUCTION WORK, OR ANY OTHER ACT OR OMISSION OF THE DEVELOPER RELATED THERETO, WHICH ACCRUE PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS OR EMPLOYEES.

0. AMENDMENTS

This Agreement may be changed or modified only with the written consent of both the DEVELOPER and the City Council of the CITY.

P. ASSESSMENT

In the event the DEVELOPER fails to comply with any of the provisions of this Agreement, the CITY shall be authorized to cease issuance of any further Certificates of Occupancy

or building permits on property owned by the DEVELOPER, and the CITY shall be further authorized to file this Agreement in the Mechanic's Lien/Deed Records of Tarrant County as a mechanic's lien against the DEVELOPER'S property; and in the alternative, the CITY shall be authorized to levy an assessment against the DEVELOPER'S property for public improvements in accordance with applicable state law.

Q. CONTINUITY

This Agreement shall be a covenant running with the land and shall be binding upon the DEVELOPER, its successors, heirs, assigns, grantees, trustees and/or representatives.

R. SEVERABILITY

The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, section or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

S. TERMINATION AND RELEASE

Upon the satisfactory completion by the DEVELOPER and final acceptance by the CITY of all requirements of this Agreement, this Agreement shall terminate and if this Agreement has been filed in the county records, the CITY will execute a release of covenant to the DEVELOPER, its assigns, successors, grantees, trustees and/or representatives and the CITY shall file said release in the county records.

In Witness whereof, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date herein above first mentioned.

Pioneer RealtyCapital, LLC

By: Charles Williams

(Name, Signature)

Name: Charles Williams

(Printed or typed)

Title: Managing Member

CITY OF KENNEDALE

By: _____

Brad Horton, Mayor

ATTEST:

By: _

Barbara Dahl, City Secretary

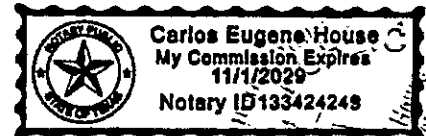
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared Charles Williams known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is the Managing Member of Pioneer Realty Capital, LLC and that he/she executed the same on behalf of Pioneer Realty Capital, LLC for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of October 2025.



Notary Public in and for the State of Texas

Carlos House

Type or Print Notary's Name

My Commission Expires: _

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.1.

SUBJECT

Animal Control Services, City of Everman

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Animal Services Presentation - Kennedale	Animal Services Presentation - Kennedale.pptx
2.	EVERMAN Agre ILA with Kennedale Animal Control Officer Services 2025.clean	EVERMAN Agre ILA with Kennedale Animal Control Officer Services 2025.clean.docx
3.	Everman Animal Control Law Enforcement Jurisdiction.clean	Everman Animal Control Law Enforcement Jurisdiction.clean.docx



A Regional Partnership between the cities of Everman & Forest Hill

OUR MISSION

*Working together with compassion to ensure
healthy and safe pets and people through
education and community outreach.*

Craig W. Spencer - City Manager (Everman)
Ray Rentschler - Animal Services Manager (MAS)

Our Passion



perfect



Who are we?

Regionalized
partnership

Shared
Resources

Reduced
Cost

Reduced
duplication

Improved
Services

Current Staffing Model

Animal
Services
Manager

Animal
Control
Officers (2)

Community
Outreach
Coordinator

Meet our Manager

Ray Rentschler

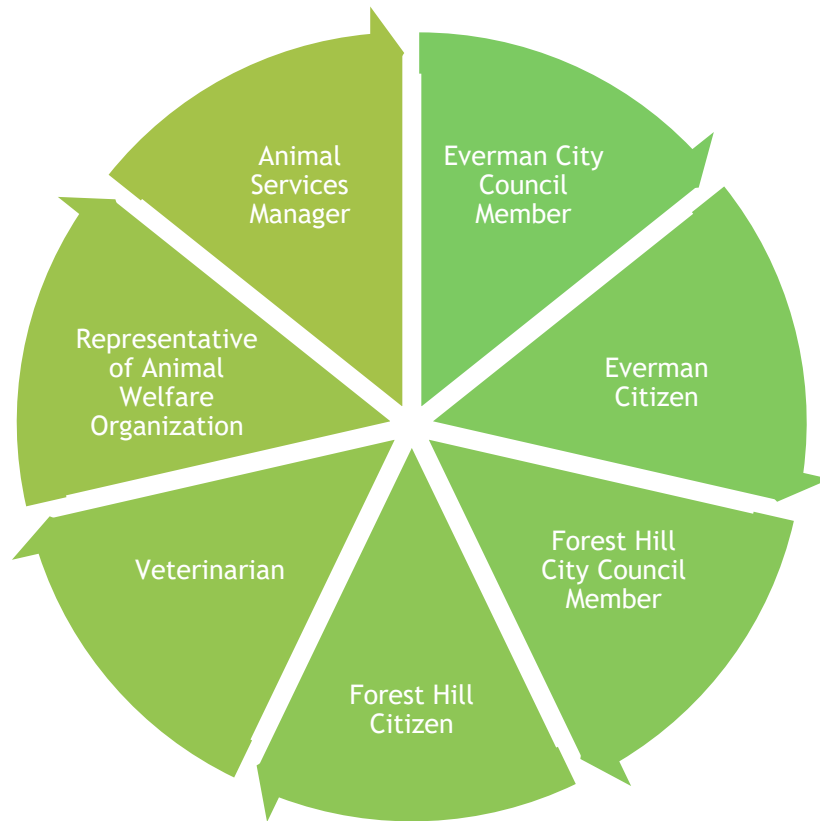
- ◆ Served in Animal Services for more than 25 years
- ◆ Avid animal lover, wildlife enthusiast and subject matter expert
- ◆ Instructor for Basic Animal Control Certification, Euthanasia, Rabies Control, and much more.
- ◆ Certified Animal Cruelty Investigation with the University of Missouri at Columbia
- ◆ Great public speaker!



Statistics

- ◆ Population served: ~22,000
- ◆ Past 12 Months:
 - ◆ More than 1,100 Calls for Service
 - ◆ Answered more than 16,000 telephone calls
 - ◆ More than 600 dogs & 175 cats through intake

Oversight Structure



Responsibilities:

- Approves Standard Operating Procedures
- Compliance oversight
- Advising on community outreach
- Makes budgetary recommendations
- Makes ordinance recommendations to municipalities
- Forum for public concerns or citizen input specifically about Animal Services

Regulated by Texas Health & Safety Code Chapter 823

Why does Regionalization Work?

A

- ◆ 4 Employees - \$400,000
- ◆ Computer Equipment - \$100,000
- ◆ Communications Equipment - \$150,000
- ◆ Infrastructure - \$200,000
- ◆ Total: \$850,000
- ◆ Pop – 10,000

B

- ◆ 4 Employees - \$400,000
- ◆ Computer Equipment - \$100,000
- ◆ Communications Equipment - \$150,000
- ◆ Infrastructure - \$200,000
- ◆ Total: \$850,000
- ◆ Pop – 10,000

C

- ◆ 4 Employees - \$400,000
- ◆ Computer Equipment - \$100,000
- ◆ Communications Equipment - \$150,000
- ◆ Infrastructure - \$200,000
- ◆ Total: \$850,000
- ◆ Pop – 10,000

Total: \$2,550,000

Regionalized

- **8 Employees - \$800,000**
- **Computer Equipment - \$300,000**
- **Communications Equipment - \$250,000**
- **Infrastructure - \$200,000**
- **Total: \$1,500,000**
- **Pop – 30,000**

Because we are able to share infrastructure, share investments, hold collective bargaining power, we are able to reduce overall expenditures significantly. Enhancing services for each participating jurisdiction while also significantly reducing costs.

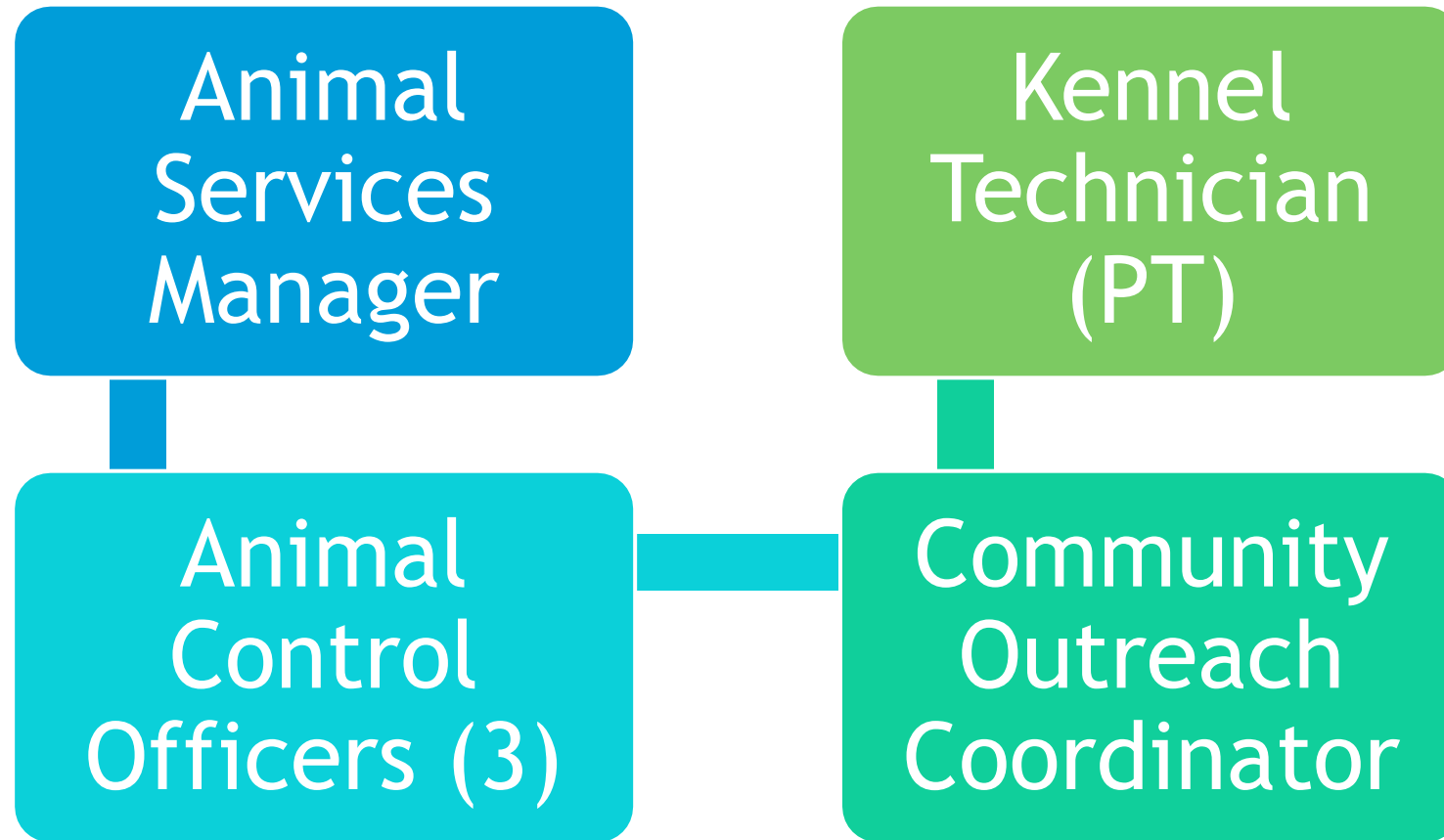
Regionalization Works!

Recently recognized by the North Central Texas Council of Governments for the William J. Pitstick Regional Excellence Award



**North Central Texas
Council of Governments**

Proposed Staffing with Full Consolidation



Oversight Structure

Everman City Council Member

Everman Citizen

Forest Hill City Council Member

Forest Hill Citizen

Edgecliff Village Alderman

Edgecliff Village Citizen

Kennedale City Council Member

Kennedale Citizen

Veterinarian

Representative of Animal Welfare Organization

Animal Services Manager

Responsibilities:

- Approves Standard Operating Procedures
- Compliance oversight
- Advising on community outreach
- Makes budgetary recommendations
- Makes ordinance recommendations to municipalities
- Forum for public concerns or citizen input specifically about Animal Services

What we do:

Code Compliance

Patrol

Response to Calls for Service

24/7 Emergency Response

Community Engagement

Public Education

Free microchipping

Proposal...

CITY	POPULATION	PER CAPITA COST
Edgecliff Village	3,742	\$42,344.97
Everman	7,000	\$179,212.94
Forest Hill	14,157	\$160,202.51
Kennedale	10,052	\$113,749.78
TOTAL	34,951	\$495,510.19

Account Number	Description	Total Budget
100-50103-350-000	EXP - ANIMAL CONTROL SUPPLIES	\$ 5,000.00
100-50108-350-000	EXP - BIO WASTE DISPOSAL	\$ 2,000.00
100-50114-350-000	EXP - COMPUTER PROG & M/A	\$ 2,000.00
100-50115-350-000	EXP - DRUG SUPPLIES	\$ 2,500.00
100-50121-350-000	EXP - EMPLOYEE UNIFORMS	\$ 2,000.00
100-50132-350-000	EXP - JANITORIAL SUPPLIES	\$ 5,000.00
100-50144-350-000	EXP - MINOR EQUIPMENT	\$ 5,000.00
100-50150-350-000	EXP - OFFICE SUPPLIES	\$ 2,000.00
100-50172-350-000	EXP - TRAVEL/TRAINING/SCHOOLS	\$ 3,000.00
100-50185-350-000	EXP - MEDICAL EXPENSE	\$ 30,000.00
100-52700-350-000	EXP - LONGEVITY	\$ 500.00
100-52901-350-000	EXP - WORKERS COMPENSATION	\$ 8,500.00
100-54100-350-000	EXP - BUILDING MAINTENANCE	\$ 2,000.00
100-56113-350-000	EXP - PROFESSIONAL SERVICES	\$ -
100-56117-350-000	EXP - MEDICAL DIRECTION	\$ 5,000.00
100-58100-350-000	EXP - CAPITAL EXPENDITURES	\$ -
----	FLEET	\$ 31,445.28
----	FUEL	\$ 7,000.00
----	PERSONNEL COSTS	\$ 382,564.91
	TOTAL	\$ 495,510.19

Full Proposed Budget for Consolidation

What you get...

- ◆ Monthly Reports reflecting activity and performance
- ◆ Regular and direct communication between city administration, city staff, and animal services staff
- ◆ Heavy involvement with public events, community engagement, and public education
- ◆ Free microchipping for residents of Edgecliff Village
- ◆ Animal Service Manager will work directly with citizens to address concerns, complaints, or issues
- ◆ True partnership - not just paying for a service

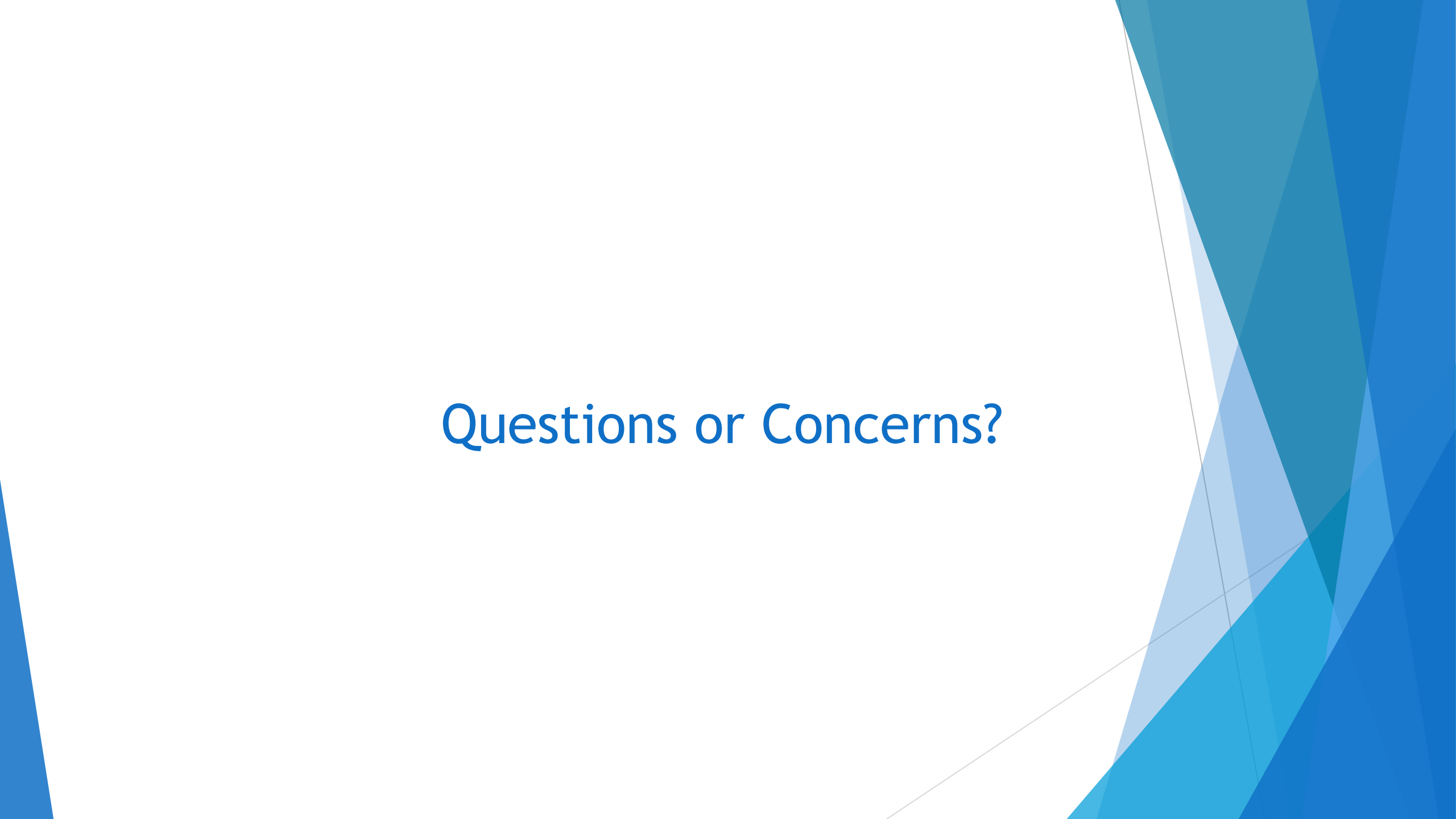
Check us out...



Municipal Animal Services



www.municipalanimalservices.net

The background features abstract, overlapping geometric shapes in various shades of blue, primarily on the right side of the slide. The shapes include triangles and polygons, creating a modern, layered effect. The text is centered on the left side of the slide.

Questions or Concerns?

INTERLOCAL AGREEMENT FOR ANIMAL CONTROL OFFICER SERVICES

THIS INTERLOCAL AGREEMENT FOR ANIMAL CONTROL OFFICER SERVICES ("Agreement") is made and entered into by the City of Everman, Texas ("Everman") and the City of Kennedale, Texas ("Kennedale"), both Texas home rule municipalities. (Everman and Kennedale may hereafter be referred to collectively as "the Parties" or individually as "the Party".)

RECITALS:

WHEREAS, Kennedale is desirous of obtaining animal control officer services; and

WHEREAS, Everman is desirous of furnishing these desired additional resources to Kennedale, and

WHEREAS, the Parties hereto desire to enter into this Agreement to provide said resources at the highest level possible to Kennedale in accordance with the terms and conditions set forth herein, and

WHEREAS, the Parties have concluded that this Agreement fairly compensates the performing Party for the services being provided hereunder, and is in the best interest of each Party.

NOW THEREFORE, in consideration of the mutual promises and consideration provided for herein, the receipt and sufficiency of which are hereby confirmed, the Parties agree to the following:

Section 1. Term. This Agreement shall be for a term commencing on October 1, 2025, and ending September 30, 2026, unless terminated earlier as provided herein (the "Initial Term"). This Agreement will automatically renew annually on October 1 for unlimited additional one-year renewal terms (each a "Renewal Term") unless either Party provides written notice of nonrenewal to the other party no less than ninety (90) days in advance of the expiration of the then-current term (whether the initial term or a renewal term).

Section 2. Scope of Services. Everman hereby agrees to provide Kennedale the following services and personnel:

a. Daily Patrol Services. Monday through Friday during the hours of 8:00 a.m. to 5:00 p.m., Everman will provide daily Animal Control Officer (ACO) patrol service to Kennedale. By separate agreement Everman shall have the ability to lease the Kennedale-designated Animal Control Vehicle and all related equipment as needed.

b. On-Call Services. Everman will provide on-call Animal Control Officer ("ACO") services to address non-routine matters such as aggressive animals and injured animals. All service calls shall be dispatched through Kennedale's Police Department directly to Everman. The Everman ACO shall respond to any such call from Kennedale within 45 minutes.

c. Monthly Reports. Everman will deliver a written report to Kennedale's Police Department

no later than 12:00 p.m. on the 1st Monday of each month. The report shall summarize all activity within Kennedale performed or observed by the Everman ACO during the previous on-call period.

d. Impoundment and Boarding. The Everman ACO is authorized to capture and impound any animal in accordance with applicable state law and local ordinances, which the Everman ACO believes to be in violation of any provision of the Kennedale City Code or state or federal law. The boarding of all animals impounded for Kennedale shall occur pursuant to Kennedale's contract with the City of Everman relating to the use of City of Everman Animal Services Facilities and shall be subject to the following:

(1) If, by identification tag, the owner of an impounded animal can be identified, the Everman ACO will make a reasonable attempt to return the animal to its home and notify the owner of any violations witnessed by the Everman ACO; and

(2) Any animal, whether licensed or unlicensed, which in the professional judgment of Everman and its employees, is in great pain and suffering due to injury from which the animal probably will not recover, which appears to have rabies, and/or which is at large and posing an imminent danger to human beings or to other animals, may be destroyed by the Everman ACO on scene in a humane manner.

Section 3. Kennedale's Fees. Kennedale agrees to pay the following fees for Everman's services provided under this Agreement:

a. Daily Patrol Service Charges: For daily patrol services for the Initial Term, Kennedale agrees to pay One Hundred, Thirteen Thousand, Seven Hundred, Forty-Nine and 78/100 Dollars (\$113,749.78) annually (the "Annual Rate"), with payment to be made weekly in the amount of \$2,187.50 per week from October 1, 2025 to September 30, 2026, to be prorated for any portions of weeks, and with the last weekly payment modified as necessary to ensure a total annual payment of \$113,749.78. For any Renewal Terms, the Annual Rate may increase by an amount up to eight percent (8%) of the then-current Annual Rate if Everman provides notice of such rate increase by May 1 of the then-current term. Kennedale may reject the annual rate increase and terminate this Agreement by providing written notice thereof to Everman no later than July 1 of the then-current term. All payments for the performance of governmental functions or services must be made from current revenues available to the paying party.

Section 4. Termination.

a. Termination at Will. This Agreement may be terminated at any time by either Party by giving written notice to the other Party not less than ninety (90) days prior to the proposed date of termination. In the event of termination pursuant to this Section 4.a., Everman will be compensated for all services performed up to the termination date, together with any payments then due and as authorized by this Agreement.

b. Termination for Non-Payment. If Kennedale fails to make payment to Everman within thirty (30) days after the receipt of invoice for amounts due pursuant to this Agreement, Everman may suspend services to Kennedale on a date identified in a written notice delivered to the

Kennedale City Manager and Chief of Police, which date shall not be earlier than the fifth (5th) day following delivery of said notice.

c. Termination for Everman Non-Performance. Kennedale's recourse for failure of Everman to furnish any services under this Agreement will be the right to make a mutually agreed upon, proportionate reduction in the fee to be paid or to terminate this Agreement by giving notice not later than five (5) days prior to the date of termination established by Kennedale in the notice. This does not limit Kennedale's options to invoke any other forms of termination available in the Agreement.

Section 5. Notices and Payments. All written notices, payments, or refunds shall be sent to the following addresses:

If to Everman:

Everman City Manager
212 N. Race Street
Everman, Texas 76140

If to Kennedale:

Kennedale City Manager
405 Municipal Drive
Kennedale, Texas 76060

Section 6. Jurisdiction. Kennedale grants full and complete authorization and jurisdiction to Everman for all services provided by Everman pursuant to this Agreement. Said jurisdiction shall apply to Kennedale's incorporated limits.

Section 7. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any legal dispute arising between the Parties pursuant to this Agreement shall be in a state court in Tarrant County, Texas. Without waiving any immunities or other legal defenses, the Parties agree to submit to the subject matter and personal jurisdiction of said court(s).

Section 8. Supervision/Certification. At all times during the term of this Agreement, the Everman ACO shall be under the supervision and control of a representative of Everman. Everman warrants, represents, and agrees that the Everman ACO shall be certified and/or licensed as required by applicable state law in the ACO's areas of expertise to carry out the ACO's duties.

Section 9. Independent Contractor. It is understood and agreed by and between the Parties that Everman, in performing the services and other obligations pursuant to this Agreement, is acting independently, and that Kennedale assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Everman and its officers and employees pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of Kennedale. In supervising the performance of its employees,

Everman shall at all times have exclusive control of the manner and means by which the services provided pursuant to this Agreement are to be performed.

Section 10. Indemnification. To the extent allowed by law, Everman agrees to indemnify and hold harmless Kennedale and its Officers, employees and agents from and against any and all claims for damages, personal injury and/or death that may be asserted against Kennedale arising from the intentional or negligent acts of omissions of Everman, its officers, employees, and agents, save and except the extent such damages, injury, or death are the result of acts or omissions of Kennedale, its officers, or employees, including but not limited to actions that arise from the use of the Animal Control Vehicle. The foregoing notwithstanding, the Parties reserve the right to all available legal defenses and all protections and limitations of liability provided by the Texas Tort Claims Act and the Texas Constitution relative to the Parties. The provisions of this indemnification agreement are solely for the benefit of the Parties and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

Section 11. Insurance.

a. Everman shall during the term of this Agreement maintain in full force and effect the following insurance:

(1) A commercial general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Everman's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage;

(2) An automobile liability insurance policy covering any vehicles owned and/or operated by Everman, its officers, agents, and employees, and used in the performance of this Agreement, with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; and

(3) Statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all Everman's employees, if any, involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

b. All insurance and certificate(s) of insurance shall contain the following provisions:

(1) Name Kennedale, its officers, and employees as additional insureds as to all applicable coverage (not including the Workers Compensation Insurance);

(2) Provide for at least thirty (30) days prior written notice to Kennedale for cancellation or non-renewal of the insurance or reduction in coverage limits; and

(3) Provide for a waiver of subrogation against Kennedale for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance (not including the Professional Liability Insurance).

c. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

d. A certificate of insurance evidencing the required insurance and all endorsements shall be delivered to Kennedale prior to commencement of services.

Section 12. Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties regarding this subject matter and supersedes any prior understandings, written or oral agreements between the Parties with respect to this subject matter.

Section 13. Assignment. Neither Party may assign this Agreement in whole or in part without the prior written consent of the other Party. In the event of an assignment by one Party to which the other Party has consented, the assignee shall agree in writing to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

Section 14. Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties and their respective successors and assigns.

Section 15. Amendments. This Agreement may be amended only by the mutual written agreement of the Parties.

Section 16. Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 17. Counterparts. This Agreement may be executed by the Parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties.

Section 18. Force Majeure. The performance of a Party shall be subject to any event of Force Majeure, but only for so long as the event reasonably prevents the Party's performance, and then only if the Party not performing as a result of the event of Force Majeure provides written notice to the other Party not later than two (2) business days after the onset of the event. For purposes of this Agreement, "Force Majeure" shall mean any contingency or cause beyond the reasonable control of a Party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction (unless caused by negligence or omissions of such Party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor.

Section 19. Attorney Fees. The Parties expressly covenant and agree that in the event of any litigation arising between the Parties to this Agreement, that each Party shall be solely responsible

for payment of its attorneys and that in no event shall either Party be responsible for the other Party's attorneys' fees, regardless of the outcome of the litigation.

Section 20. Effective Date. This Agreement shall be effective on the date it is signed by authorized representatives of the Parties.

(Signatures on Following Page)

Executed this the ____ day of October, 2025

City of Everman, Texas

Craig Spencer, City Manager

Attest:

Mindi Parks, City Secretary

Executed this the ____ day of October, 2025.

City of Kennedale, Texas

Darrell Hull, City Manager

Attest:

Barbara Dahl, City Secretary

4920-1008-0885, v. 1

STATE OF TEXAS § INTERLOCAL COOPERATION AGREEMENT
 § ESTABLISHING EVERMAN CODE
COUNTY OF TARRANT § ENFORCEMENT JURISDICTION FOR ANIMAL
 CONTROL AND WELFARE LAWS IN THE CITY
 OF KENNEDALE

This Interlocal Cooperation Agreement Establishing Everman’s Code Enforcement Jurisdiction for Animal Control and Welfare Laws in the City of Kennedale (“Agreement”) is made and entered into by the City of Everman, Texas (“Everman”), a home rule municipality of the State of Texas, and the City of Kennedale, Texas (“Kennedale”), a home rule municipality of the State of Texas acting by and through their respective duly appointed and authorized representatives. Everman and Kennedale may each be referred to herein as “Party” and collectively as “Parties.”

WHEREAS, Section 791 of the Texas Government Code provides that governmental entities of the State may contract with each other to provide governmental functions and services to protect public health; and

WHEREAS, Everman has territorial jurisdiction over territory that is contiguous to the jurisdictional limits of Kennedale, and Kennedale has territorial jurisdiction over territory that is contiguous to the jurisdictional limits of Everman; and

WHEREAS, Everman and Kennedale have entered into an Interlocal Agreement for Animal Control Officer Services, whereby Everman Code Enforcement and Animal Control Officers will provide animal control and welfare services within the jurisdictional limits of Kennedale; and

WHEREAS, as a corollary thereto, Everman and Kennedale desire to provide Everman’s Code Enforcement and Animal Control personnel with jurisdiction for enforcement of all animal control and welfare laws within the jurisdictional limits of the City of Kennedale.

NOW, THEREFORE, in consideration of the mutual promises and consideration provided for herein, the receipt and sufficiency of which are hereby confirmed, Kennedale and Everman hereby agree to the following:

1. TERRITORY

The Territory that constitutes the subject of this Agreement with regard to the City of Everman’s jurisdiction within the corporate boundaries of the City of Kennedale is described in Exhibit A, which is attached hereto and made a part hereof for all purposes (“Territory A”).

2. SERVICES

2.1 Of and from the Effective Date of this Agreement, City of Everman Code Enforcement Officers and Everman Animal Control Officers shall have and assume

jurisdiction within Territory A for the purposes of investigating and enforcing state and local animal control and animal welfare laws including, but not necessarily limited to appropriate City of Kennedale and/or state animal-related rules and laws relating to rabies control, animal registration, dangerous animals, impoundment, stray animals, animal bites, quarantine, animal cruelty, forfeiture or seizure, and the euthanasia of animals as necessary.

- 2.2 Kennedale and Everman agree that adoption or approval of this Agreement, by appropriate resolution, by the City Council of the City of Kennedale, will give Everman Code Enforcement Officers and Everman Animal Control Officers the authority to issue citations for violations of any State of Texas and/or City of Kennedale municipal animal laws and regulations.
- 2.3 The City of Kennedale will be responsible for making arrangements with the City of Everman to provide a copy of any City of Kennedale municipal animal laws and regulations and City of Kennedale municipal citation books.
- 2.4 The City of Everman agrees that any citations issued for the violation of a Texas state or City of Kennedale municipal animal law or regulation within Territory A will be filed with the City of Kennedale Municipal Court. It is agreed that the appropriate personnel from the City of Everman will be administratively directed to be present at such times as court sessions are set and cases involving said citations are on the court's docket, without the necessity for the issuance of a subpoena. The City of Kennedale Municipal Court will provide reasonable notice of any case settings to the City of Everman Code Enforcement and Animal Control Departments.

3. TERM

This Agreement shall take effect on October 1, 2025, and the initial term shall terminate on September 30, 2026. The Agreement will automatically renew each year, for successive one (1) year renewal terms, with the first such automatic renewal to occur on October 1, 2026, unless sooner terminated.

4. TERMINATION

Either Party may terminate this Agreement upon ninety (90) days' written notice to the other, provided, however, that termination shall not apply to any case pending on the effective date of termination.

5. INDEPENDENT CONTRACTOR

The Parties agree that this Agreement is not a joint enterprise, and neither is a contractor, independent or otherwise, partner, or agent of the other for purposes of this Agreement.

6. FUNDING

Either Party paying for the performance of governmental functions or services under this Agreement will make those payments from current revenues available to the paying Party. This Agreement does not require an expenditure of the City of Everman; however, the Parties agree that the Party paying for the performance of governmental functions or services under this Agreement has been fairly compensated.

7. RIGHT TO AUDIT

Each Party agrees that the other Party shall, until the expiration of three (3) years after final payment under or the expiration of this Agreement (whichever is later), or the final conclusion of any audit commenced during the said three (3) years, have access to and the right to examine at reasonable times any directly pertinent books, documents, papers and records of the other Party involving transactions relating to this Agreement at no additional cost to the inspecting Party. The Parties further agree that each Party shall have reasonable access during normal working hours to all necessary facilities of the other Party and that each Party shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The Party desiring to conduct an audit shall give the other Party reasonable advance notice of intended audits. Kennedale and Everman acknowledge and agree that such access under this section is subject to the limitations and requirements of the Texas Public Information Act.

8. NOTICES

Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (1) hand-delivered to the other Party, c/o the designated person listed below; or (2) received by the other Party by United States Mail, registered, return receipt requested, addressed as follows:

City of Kennedale
ATTN: City Manager
405 Municipal Drive
Kennedale, Texas 76060

City of Everman
ATTN: City Manager
212 N Race Street
Everman, Texas 76140

9. LIABILITY

Each Party shall be liable for any and all costs, claims, liens, damages, causes of action, liability, and suits of any kind and nature arising out of, resulting from, or related to the acts or omissions of such Party's agents, officers, directors, representatives, employees, consultants, or subcontractors. In the event the Parties are found jointly liable by a court of competent jurisdiction, liability shall be apportioned comparatively in accordance with the laws of the State of Texas, subject to Section 10 of this Agreement.

10. GOVERNMENTAL POWERS/IMMUNITIES

It is understood and agreed that by execution of this Agreement, neither the City of Kennedale nor the City of Everman nor the officers or employees thereof waives or surrenders any of their governmental powers or immunities.

11. NOTICE OF CLAIM

Each Party shall promptly advise the other Party in writing of any claim or demand against either Party known to the advising Party and related to or arising out of action or omissions under this Agreement within five (5) business days of becoming aware of the claim.

12. NO WAIVER

The failure of Kennedale or Everman to insist upon the performance of any term or provision of this Agreement or to exercise any right granted herein shall not constitute a waiver of Kennedale's or Everman's respective right to insist upon appropriate performance or to assert any such right on any future occasion.

13. GOVERNING LAW/VENUE

This Agreement shall be construed in accordance with the laws of the State of Texas. If any action, whether real or asserted, at law or in equity, is brought pursuant to this Agreement, venue for such action shall lie in state district courts located in Tarrant County, Texas.

14. SEVERABILITY

If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

15. FORCE MAJEURE

Kennedale and Everman shall exercise their best efforts to meet their respective duties and obligations as set forth in this Agreement, but shall not be held liable for any delay or omission in performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any government law, ordinance or regulation, acts of God, acts of the public enemy, fires, strikes, lockouts, natural disasters, wars, riots, material or labor restrictions by any governmental authority, transportation problems and/or any other similar causes.

16. ASSIGNMENT

This Agreement is not assignable by either Party.

17. HEADINGS NOT CONTROLLING

Headings and titles used in this Agreement are for reference purposes only, shall not be deemed a part of this Agreement, and are not intended to define or limit the scope of any provision of this Agreement.

18. SEVERABILITY

If any provision of this Agreement is held invalid or unenforceable under federal, state, or local law, it is the intention of the Parties that any unenforceability shall not affect any other provision of this Agreement and that the remainder of this Agreement shall be construed as if such invalid or unenforceable provision were never included.

19. APPROVAL OF AGREEMENT

The governing bodies of Kennedale and Everman have approved the execution of this Agreement, and the persons signing the Agreement have been duly authorized by their respective governing bodies to sign this Agreement on behalf of the governing bodies.

20. AMENDMENTS

No amendment of this Agreement shall be binding upon a Party hereto unless such amendment is set forth in a written instrument, which is executed by an authorized representative of each Party.

21. ENTIRETY OF AGREEMENT

This Agreement, including Exhibit A, contains the entire understanding and agreement between Kennedale and Everman, their assigns, and successors in interest as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent it conflicts with any provision of this Agreement.

22. COUNTERPARTS

This Agreement may be executed in one or more counterparts, and each counterpart shall, for all purposes, be deemed an original, but all such counterparts shall together constitute one and the same instrument.

(Signature Pages to Follow)

City of Everman Signature Page

SIGNED AND AGREED this ____ day of _____, 2025.

CITY OF EVERMAN

Craig Spencer, City Manager

ATTEST:

Mindi Parks, City Secretary

City of Kennedale Signature Page

SIGNED AND AGREED this ____ day of _____, 2025.

CITY OF KENNEDALE

Darrell Hull, City Manager

ATTEST:

Barbara Dahl, City Secretary

EXHIBIT A

(Territory A – Boundaries of Everman’s Animal Law Enforcement Jurisdiction within Kennedale)

4925-0251-8389, v. 1

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

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

SUBJECT

Resolution #R640 Tarrant Appraisal District 2026 Board of Directors

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	R634 2026 TAD Resolution	R634 2026 TAD Resolution.docx
2.	2024 Vote Allocations Board of Directors	2024 Vote Allocations Board of Directors.pdf
3.	2025-conservation-reclamation-ballot	2025-conservation-reclamation-ballot.pdf
4.	2025-conservation-reclamation-ballot-letter	2025-conservation-reclamation-ballot-letter.pdf
5.	2026-ballot	2026-ballot.pdf
6.	2026-bod-appointment-letter	2026-bod-appointment-letter.pdf
7.	2026-bod-voting-allocation	2026-bod-voting-allocation.pdf
8.	2026-october-letter	2026-october-letter.pdf
9.	2026-september-letter	2026-september-letter.pdf
10.	2026-vote-calculation	2026-vote-calculation.pdf
11.	Sample Vacancy Resolution	Sample Vacancy Resolution.pdf
12.	Tarrant Appraisal District	Tarrant Appraisal District.pdf
13.	eric-crile-bio-acknowledgement-form-redacted	eric-crile-bio-acknowledgement-form-redacted.pdf
14.	michael-alfred-bio-acknowledgement-form-redacted-1_Redacted	michael-alfred-bio-acknowledgement-form-redacted-1_Redacted.pdf
15.	wendy-burgess-bio-acknowledgement-form-redacted	wendy-burgess-bio-acknowledgement-form-redacted.pdf
16.	gary-losada-bio (1)_Redacted	gary-losada-bio (1)_Redacted.pdf
17.	sayed-syed-bio-acknowledgement-form (1)_Redacted	sayed-syed-bio-acknowledgement-form (1)_Redacted.pdf

RESOLUTION NO. R640

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNDAL, TEXAS, ALLOCATING VOTES FOR MEMBERSHIP ON THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNDAL, TEXAS:

- I. That the City Council of the City of Kennedale is authorizing Mayor Brad Horton to execute this resolution on behalf of the City Council CASTING THE City of Kennedale's allocated three (3) votes on the official ballot for the appointment of members to the Tarrant Appraisal District Board of Directors.
- II. A substantial copy of the official ballot is attached hereto and incorporated herein for all intents and purposes.
- III. Further, the City Secretary is hereby directed to forward a certified copy of this resolution to Mr. Joe Don Bobbitt, Chief Appraiser, Tarrant Appraisal District, 2500 Handley Ederville Road, Fort Worth, Texas 76118 or by email to jwooddell@tad.org.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNDAL, TEXAS, on the 18th DAY OF November, 2025, by a vote of __ ayes and __ nays.

Brad Horton, Mayor

Attest:

Approved as to Form:

Barbara Dahl, City Secretary

Carvan E. Atkins, City Attorney



Joe Don Bobbitt
Executive Director
Chief Appraiser

December 19, 2024

Brad Horton
Mayor
City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060

RE: Results of Voting regrading Appointments to Board of Directors for term
beginning January 1, 2025

Dear Mr. Horton:

Following up on my September 10, 2024, letter regarding vote allocations and nominations and the October 25, 2024 letter regarding the ballot and voting for candidates for appointment to Tarrant Appraisal District's Board of Directors, I have counted the votes and now declare the five candidates who received the largest cumulative vote totals. More detailed information regarding this process may be found at [Board Appointment Process - Tarrant Appraisal District](#). The summary spreadsheet is enclosed for your convenience. As required by the Texas Property Tax Code, I now declare the following five candidates appointed are:

Michael Alfred
Alan Blaylock
Wendy Burgess
Fred Campos
Gloria Peña

If you have questions, please do not hesitate to call.

Sincerely,

Joe Don Bobbitt
Executive Director
Chief Appraiser

JDB:jw
Enclosure



2500 Handley Ederville Rd. Ft. Worth, TX 76118 817.284.0024

Entity	Votes	Alfred	Blaylock	Burgess	Campos	Compton	Crile	Davis	Grissom	Henderson	Lindgren	Losada	Pena	Puente	Syed	Votes	Variance	Date Submitted
Aledo ISD	6		1	1	1			1	1				1			6	0	11/25/2024
Arlington ISD	406	1	1	67	70	1	1	70	70	1	1	1	120	1	1	406	0	11/8/2024
Azle ISD	24			6	6			6	6							24	0	11/19/2024
Birdville ISD	161				161											161	0	12/16/2024
Burleson ISD	26				26											26	0	12/10/2024
Carroll ISD	115	115														115	0	12/16/2024
Castleberry ISD	15			3	3			3	3				3			15	0	11/12/2024
Crowley ISD	128				44			50					34			128	0	12/13/2024
Eagle Mountain/Saginaw ISD	178	1	1	87	1								87	1		178	0	12/16/2024
Everman ISD	23	1	1	3	3	1	1	2	3	1	1	1	3	1	1	23	0	11/19/2024
Fort Worth ISD	536	1	1	68	69	1	1	70	69	1	1	1	251	1	1	536	0	11/14/2024
Godley ISD	1				1											1	0	11/19/2024
Grapevine/Colleyville ISD	170	170														170	0	11/20/2024
Hurst/Euless/Bedford ISD	170	1	1	1	165								1	1		170	0	12/16/2024
Keller ISD	252	252														252	0	11/22/2024
Kennedale ISD	23				23											23	0	12/3/2024
Lake Worth ISD	18												18			18	0	11/19/2024
Lewisville ISD	6				6											6	0	11/18/2024
Mansfield ISD	204	70	1	70	30			1	1				30	1		204	0	12/16/2024
Northwest ISD	146	1	1	71	1								71	1		146	0	12/16/2024
White Settlement ISD	36		1	1	9			8	9				8			36	0	11/19/2024
City of Arlington	211	1	1	1	83								124	1		211	0	12/11/2024
City of Azle ²	7														6	6	1	12/6/2024
City of Bedford	26		1		24								1			26	0	12/13/2024
City of Benbrook	16				8										8	16	0	12/5/2024
City of Blue Mound	2			1									1			2	0	11/20/2024
City of Burleson	6											6				6	0	11/19/2024
City of Colleyville	17	9													8	17	0	12/5/2024
City of Crowley	10														10	10	0	11/12/2024

Entity	Votes	Alfred	Blaylock	Burgess	Campos	Compton	Crile	Davis	Grissom	Henderson	Lindgren	Losada	Pena	Puente	Syed	Votes	Variance	Date Submitted
City of Dalworthington Gardens	2			1									1			2	0	11/22/2024
City of Edgecliff Village ¹	1															0	1	
City of Euless	28				28											28	0	12/11/2024
City of Everman	3											3				3	0	12/11/2024
City of Flower Mound ¹	2															0	2	
City of Forest Hill	6						6									6	0	11/6/2024
City of Fort Worth	660		660													660	0	10/30/2024
City of Grand Prairie	64	1	1	1	1	1	26	1	1	1	1	1	1	1	26	64	0	11/21/2024
City of Grapevine	28	7			7									7	7	28	0	12/5/2024
City of Haltom City	21						7				7				7	21	0	12/5/2024
City of Haslet	5											2		1	2	5	0	11/12/2024
City of Hurst	21				21											21	0	12/11/2024
City of Keller	22	10		1									1	10		22	0	12/10/2024
City of Kennedale ³	8	1		2	1							1				5	3	11/26/2024
City of Lakeside	1											1				1	0	11/18/2024
City of Lake Worth	2			2												2	0	11/21/2024
City of Mansfield	57	19		19										19		57	0	12/10/2024
City of N. Richland Hills	37	37														37	0	12/11/2024
City of Pantego	2											2				2	0	11/19/2024
City of Reno ¹	0															0	0	
City of Pelican Bay ¹	1															0	1	
City of Richland Hills	4						2								2	4	0	11/18/2024
City of River Oaks	3			3												3	0	11/14/2024
City of Roanoke ¹	0															0	0	
City of Saginaw	14						14									14	0	11/5/2024
City of Sansom Park	2			2												2	0	12/13/2024
City of Southlake	32	32														32	0	11/21/2024
Town of Trophy Club	1				1											1	0	12/10/2024
City of Watauga	11						11									11	0	12/10/2024

Entity	Votes	Alfred	Blaylock	Burgess	Campos	Compton	Crile	Davis	Grissom	Henderson	Lindgren	Losada	Pena	Puente	Syed	Votes	Variance	Date Submitted
City of Westlake	4	4														4	0	12/10/2024
City of Westover Hills ¹	3															0	3	
City of Westworth Village	2			1			1									2	0	11/14/2024
City of White Settlement	9														9	9	0	11/13/2024
Tarrant County	498													498		498	0	11/19/2024
Tarrant County College	505		141	289									75			505	0	11/15/2024
Grand Total for Votes	4998	734	813	701	793	4	70	212	163	4	11	19	831	544	88	4987	11	

1 N/A = TAD received no resolution.

2 The resolution submitted authorizes casting 6 votes but the number of votes to which the city is entitled is 7. This is not material in context of the final results.

3 The resolution submitted authorizes casting 5 votes but the number of votes to which the city is entitled is 8. This is not material in context of the final results.



OFFICIAL CONSERVATION/RECLAMATION NOMINATING BALLOT

ELECTION OF NOMINEES FOR THE BOARD OF DIRECTORS TARRANT APPRAISAL DISTRICT

Following are the conservation/reclamation district nominees for appointment to the voting position on the Board, listed alphabetically with the taxing unit(s) that timely submitted the nominations for each.

Please indicate your taxing unit's vote(s) by **entering the number of votes to the left of your candidate(s)** of choice. To be the nominee, the candidate must receive at least 10% of the conservation/reclamation votes which is at least 2 this term.

Reminder of your votes:

Far North Ft Worth MUD (1)

Karis MMD (0)

Live Oak Creek MUD (1)

Tarrant Regional Water District (12)

Trophy Club MUD (0)

Viridian MMD (3)

VOTES FOR	Nominees by Entity
	Crile, Eric by Viridian MMD (see attached biography)

IMPORTANT: This ballot must be returned **before August 14, 2025** to Joe Don Bobbitt, Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by email to jwooddell@tad.org.

Please **attach this ballot to the resolution** passed by your taxing unit authorizing this vote.



Joe Don Bobbitt
Executive Director
Chief Appraiser

July 28, 2025

Leah King
Tarrant Regional Water District
800 E. Northside Dr.
Fort Worth, TX 76102

RE: Conservation/Reclamation District Ballot to Nominate for Appointment to TAD Board term 1/1/26

Dear Presiding Officer:

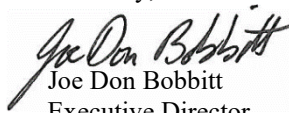
On June 9, 2025, I sent a letter regarding nominating candidates for appointment to Tarrant Appraisal District's Board of Directors. As follow up, I have prepared the enclosed ballot as required by Texas Property Tax Code, Section 6.03. The list of eligible conservation/reclamation districts and the number of votes each is due are outlined in the letter. For your convenience, a sample of the letter is accessible here: [Board Appointment Process - Tarrant Appraisal District](#) (you may also find the nominee's biography at this link by clicking on his name).

The taxing units listed are not required to vote but, if they choose to do so, ***they may cast their votes only by a resolution adopted by the governing body and submitted to me before August 15, 2025 (statute permits acceptance through 11:59pm, August 14th)***. The resolution and completed ballot should be emailed to jdbobbitt@tad.org and copied to jwooddell@tad.org or mailed to Joe Don Bobbitt, Chief Appraiser, Tarrant Appraisal District, P. O. Box 185579, Fort Worth, Texas, 76181-0579. The remaining steps in the appointment process and schedule set out in the Property Tax Code may be summarized as follows:

before August 15, 2025	Governing bodies of Conservation/Reclamation districts determine their votes by resolution and submit votes to Chief Appraiser; the winning nominees becomes the nominee for appraisal district director
before October 01, 2025	Chief Appraiser calculates numbers of votes and notifies taxing units
before October 15, 2025	Governing bodies of taxing units nominate candidates by resolution and send names to Chief Appraiser
before October 30, 2025	Chief Appraiser prepares ballot and sends it to taxing units
before December 15, 2025, for most taxing units but see the different requirements in section 6.03(k-1) that apply only to "each taxing unit entitled to cast at least five percent of the total votes"	Governing bodies of taxing units determine their votes by resolution and submit votes to Chief Appraiser
before December 31, 2025	Chief Appraiser counts votes, determines which candidates received the most votes, and submits results to taxing units
January 01, 2026	new 4-year term begins

If you have questions, please do not hesitate to call Julie Wooddell at 817.595.6006.

Sincerely,


Joe Don Bobbitt
Executive Director
Chief Appraiser

JDB:jw Enclosure (1)





OFFICIAL BALLOT

ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS TARRANT APPRAISAL DISTRICT

The following are the candidates that were timely submitted by nominating resolutions for appointment to the two (2) voting positions on the Board, listed alphabetically by last name.

Please indicate your taxing unit's vote(s) by **entering the number of votes to the left of your candidate(s)** of choice.

VOTES FOR	Nominees
	Mr. Mike Alfred
	Ms. Wendy Burgess
	Mr. Eric Crile
	Ms. Sayeda Syed

The Tarrant Appraisal District has been informed that on October 6, 2025, the City of Burleson City Council rescinded its original resolution CSO#5926-09-2026 nominating Gary Losada.

IMPORTANT: This ballot must be returned to Joe Don Bobbitt, Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by email to jwooddell@tad.org. Because the deadline occurs on a day that TAD is closed this year, statute permits receipt through 11:59pm on Monday, December 15th.

*Please **attach this ballot to the resolution** passed by your taxing unit authorizing this vote.*



Joe Don Bobbitt
Executive Director
Chief Appraiser

June 9, 2025

Presiding Officer
Board President Leah King
Tarrant County
804 E. Northside Drive
Fort Worth, Texas 76196

RE: TAD BOD Overview of Appointment Process and Nomination for 1/1/26, 4-year term

Dear Ms. King:

Two of the five appointed board members of the Tarrant Appraisal District Board of Directors are currently serving one-year terms that will expire on December 31, 2025. As stated in Section 6.03(c) of the Texas Property Tax Code, "Conservation and reclamation districts are not entitled to vote unless at least one conservation and reclamation district in the district delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year. On receipt of a request, the Chief Appraiser shall certify a list by June 15 of all eligible conservation and reclamation districts that are imposing taxes and that participate in the district."

We received written request from the Tarrant Regional Water District on May 23rd, 2025. In addition, the other eligible districts in Tarrant County are Far North Fort Worth MUD, Karis MMD, Live Oak Creek MUD, Trophy Club MUD and Viridian MMD. This letter serves as the "certified list of all eligible conservation and reclamation districts that are imposing taxes and that participate in the district."

The next step is nomination of a conservation and reclamation district candidate. Each conservation and reclamation district entitled to vote may nominate by resolution adopted by its governing body one candidate for the Tarrant Appraisal District's Board of Directors. The presiding officer of the conservation and reclamation district's governing body shall submit the name of its nominee to me before July 15 (by 11:59pm on July 14; any biographies may be sent later). Please email the name of the nominee to jdbobbitt@tad.org and copy jwooddell@tad.org. Before August 1, I will prepare a nominating ballot listing all the nominees of conservation and reclamation districts alphabetically by surname, and I will deliver a copy of the nominating ballot to you.

Your board of directors shall determine its vote by resolution and submit it to me before August 15 to the same email address, jdbobbitt@tad.org and copy jwooddell@tad.org. The nominee on the ballot with the most votes is the nominee of the conservation and reclamation districts in the appraisal district if the nominee received more than 10 percent of the votes

Letter to Conservation/Reclamation Taxing Units
Appointments to Board of Directors
June 9, 2025

entitled to be cast by all of the conservation and reclamation districts in the appraisal district and shall be named on the ballot with the candidates nominated by the other taxing units.

The number of votes the conservation/reclamation districts are eligible to cast are as follows:

Far North Fort Worth MUD (1)
Karis MMD (0)
Live Oak Creek MUD (1)
Trophy Club MUD (0)
Tarrant Regional Water District (12)
Viridian MMD (3)

To be eligible to serve as a voting member of the Board of Directors, an individual must have resided in Tarrant County for at least the two years immediately preceding January 1, 2026. An individual who is otherwise eligible is not ineligible because he or she is a member of the government body of a taxing unit. Texas law restricts eligibility and conduct of members of governmental bodies such as appraisal districts' board of directors. In consultation with your attorneys, please review the Property Tax Code and other applicable laws carefully for the details of those restrictions, including definitions of "substantial interest," "business entity," "deferred," "abated," and other terms used below and for the potential criminal consequences of violating certain restrictions. In summary, the Property Tax Code provides that the following are ineligible to serve as voting members of the Board of Directors:

- An individual who has been an employee of the Tarrant Appraisal District at any time during the preceding three years;
- An individual who has served as a voting member of the Board of Directors for all or part of five terms since January 1, 2022;
- An individual who is an employee of a taxing unit that participates in Tarrant Appraisal District unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the District;
- An individual who, directly or through a business entity in which he or she has a substantial interest, is a party to a contract with Tarrant Appraisal District or a taxing unit that participates in the District, if the contract relates to the performance of any activity governed by the Property Tax Code;
- An individual who has engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code at any time during the preceding three years;



- An individual who has engaged in the business of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County at any time during the preceding three years;
- An individual who is related by blood or marriage to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code or of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County, if the relationship is within the 1st or 2nd degrees on the following chart;

Degrees of Consanguinity and Affinity

1 st DEGREE	2 nd DEGREE	3 rd DEGREE
By Consanguinity • Parents • Children By Affinity • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren	By Consanguinity • Grandparents • Grandchildren • Brothers & sisters By Affinity • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers & sisters	By Consanguinity • Great grandparents • Great grandchildren • Nieces & nephews • Aunts & uncles By Affinity • No prohibitions

- an individual who owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes, penalty, and interest are being paid under an installment plan or a suit to collect the delinquent taxes is deferred or abated.

When submitting nominations, please include not only the full name of each candidate, but also his or her complete residence address and a current biography that will be shared publicly along with the ballot given to the entities.

From timely submitted nominations, I will prepare and distribute before October 30th a ballot to each taxing unit in Tarrant County entitled to participate in the appointment process. The nominee with the most votes from the conservation/reclamation districts will be placed on the ballot that goes to all entities before October 30th.



Letter to Conservation/Reclamation Taxing Units
Appointments to Board of Directors
June 9, 2025

The appointment process and schedule set out in Section 6.03 of the Property Tax Code may be summarized as follows:

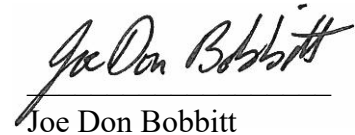
By June 15, 2025	Chief Appraiser certifies list of Conservation/Reclamation districts
Before July 1, 2025	Chief Appraiser delivers written notice of Conservation/Reclamation districts entitlement of votes and authority to nominate one candidate
Before July 15, 2025	Conservation/Reclamation districts submit the name of nominee to Chief Appraiser
Before August 1, 2025	Chief Appraiser prepares ballot and delivers to Presiding Officers of Conservation/Reclamation districts
Before August 15 th	Governing bodies of Conservation/Reclamation districts determine their votes by resolution and submit votes to Chief Appraiser; the winning nominees becomes the nominee for appraisal district director
before October 01, 2025	Chief Appraiser calculates numbers of votes and notifies taxing units
before October 15, 2025	Governing bodies of taxing units nominate candidates by resolution and send names to Chief Appraiser
before October 30, 2025	Chief Appraiser prepares ballot and sends it to taxing units
before December 15, 2025, for most taxing units but see the different requirements in section 6.03(k-1) that apply only to “each taxing unit entitled to cast at least five percent of the total votes”	Governing bodies of taxing units determine their votes by resolution and submit votes to Chief Appraiser
before December 31, 2025	Chief Appraiser counts votes, determines which candidates received the most votes, and submits results to taxing units
January 01, 2026	new 4-year term begins

If you have any questions, please do not hesitate to call.

Sincerely,



Letter to Conservation/Reclamation Taxing Units
Appointments to Board of Directors
June 9, 2025



Joe Don Bobbitt
Executive Director
Chief Appraiser

JDB:jw
Enclosure
CC: Dan Buhman
Kelly Harper



TARRANT APPRAISAL DISTRICT

Calculation of Taxing Entity Votes for Appointment to Board of Directors

Per Section 6.03(d) of Texas Property Tax Code

School Districts:	Votes
Aledo ISD	2
Arlington ISD	160
Azle ISD	10
Birdville ISD	73
Burleson ISD	11
Carroll ISD	46
Castleberry ISD	6
Crowley ISD	52
Eagle Mountain/Saginaw ISD	74
Everman ISD	11
Fort Worth ISD	216
Godley ISD	0
Grapevine/Colleyville ISD	70
Hurst/Euless/Bedford ISD	71
Keller ISD	102
Kennedale ISD	9
Lake Worth ISD	8
Lewisville ISD	2
Mansfield ISD	82
Northwest ISD	61
White Settlement ISD	15
Total Schools	1,082
Cities:	
City of Arlington	91
City of Azle	3
City of Bedford	11
City of Benbrook	7
City of Blue Mound	1
City of Burleson	3
City of Colleyville	8
City of Crowley	5
City of Dalworthington Gardens	1
Edgecliff Village	1
City of Euless	12
City of Everman	1
City of Flower Mound	1
City of Forest Hill	3
City of Fort Worth	281

City of Grand Prairie	27
City of Grapevine	12
City of Haltom City	9
City of Haslet	2
City of Hurst	9
City of Keller	9
City of Kennedale	3
Town of Lakeside	0
City of Lake Worth	1
City of Mansfield	24
City of Newark	0
City of N. Richland Hills	16
Town of Pantego	1
City of Pelican Bay	0
City of Reno	0
City of Richland Hills	2
City of River Oaks	1
City of Roanoke	0
City of Saginaw	6
City of Sansom Park	1
City of Southlake	13
Town of Trophy Club	0
City of Watauga	5
Town of Westlake	2
City of Westover Hills	1
Westworth Village	1
City of White Settlement	4

Total Cities	577
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Other:

Tarrant County Conservation/Reclamation*	17
Tarrant County	198
Tarrant County College	126

Total Other	341
-------------	-----

Total All	2,000
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*Breakdown of Conservation/Reclamation Districts:

Far North Fort Worth MUD (1)
Karis MMD (0)
Live Oak Creek MUD (1)
Tarrant Regional Water District (12)
Trophy Club MUD (0)
Viridian MMD (3)



Joe Don Bobbitt
Executive Director
Chief Appraiser

October 22, 2025

Presiding Officer
Tarrant County Entity

RE: Ballot for Appointments to Board of Directors 4-year term (1/1/26 to 12/31/29) Section 5.13(d)

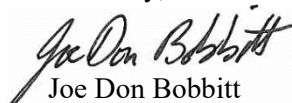
Dear Presiding Officer:

Following up on my September 2, 2025, letter regarding nominating candidates for appointment to Tarrant Appraisal District's Board of Directors, I prepared a ballot as required by the Texas Property Tax Code. That letter listed the number of votes for each conservation/reclamation district, school district, city, and county entity that is entitled to participate in the appointment process. The taxing units listed are not required to vote but, if they choose to do so, ***they may determine their votes only by a resolution adopted by the governing body and they must submit the resolution to me before December 15, 2025. Because the deadline falls on the weekend, statute permits acceptance through 11:59pm Monday, December 15th.*** The resolution and the completed ballot if you wish to include it should be sent by email to jwooddell@tad.org or by mail to Joe Don Bobbitt, Chief Appraiser, Tarrant Appraisal District, P. O. Box 185579, Fort Worth, Texas, 76181-0579. For your convenience, the ballot, the nominee biographies, the vote allocation, and other information can be accessed at <https://www.tad.org/board-appointment-process>. The remaining steps in the appointment process and schedule set out in the Property Tax Code may be summarized as follows:

Before December 15, 2025	Governing bodies of taxing units determine their votes by resolution and submit votes to Chief Appraiser (If your entity represents greater than 5% of vote, please see TX Prop. Tax Sect. 6.03 k-1)
Before December 31, 2025	Chief Appraiser counts votes, determines which two candidates received the most votes, and submits results to taxing units
January 1, 2026	New term begins
First 2026 TAD BOD Meeting	New members to be sworn in

If you have questions, please do not hesitate to call Julie Wooddell at 817.595.6006.

Sincerely,


Joe Don Bobbitt
Executive Director
Chief Appraiser

JDB:jw Enclosure (1)





Joe Don Bobbitt
Executive Director
Chief Appraiser

September 2, 2025

Presiding Officer
Entity in Tarrant County

RE: Nomination and Appointment to TAD Board of Directors

Dear Presiding Officer:

The current terms of two appointed members of the Tarrant Appraisal District Board of Directors will expire on December 31, 2025. As required by Section 6.03 of the Property Tax Code, the first step in appointing voting members for the term beginning January 1, 2026, is calculating the number of votes to which the participating taxing units are entitled (see enclosure).

This year, the Conservation/Reclamation districts are participating according to Section 6.03(c) of the Property Tax Code which states, "Conservation and reclamation districts are not entitled to vote unless at least one conservation and reclamation district in the district delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year."

We received written request from the Tarrant Regional Water District on May 23rd, 2025. The other eligible districts in Tarrant County are Far North Fort Worth MUD, Karis MMD, Live Oak Creek MUD, Trophy Club MUD and Viridian MMD. These nominations are under an earlier timeline, and one nomination has been made. These entities participate in the voting process on the regular timeline.

The **next step** is nomination of other candidates. Taxing units are not required to submit any nominations but, if they choose to do so, the **nominations may be made only by a resolution adopted by the governing body and the presiding officer of the governing body must submit the names of the nominees to TAD BEFORE October 15, 2025, which means the nominations must be received by our office no later than October 14, 2025.**

To be eligible to serve as a voting member of the Board of Directors, an individual must have resided in Tarrant County for at least two years immediately preceding January 1, 2026. An individual who is otherwise eligible is not ineligible because he or she is a member of the government body of a taxing unit. Texas law restricts eligibility and conduct of members of governmental bodies such as appraisal districts' board of directors. In consultation with your attorneys, please review the Property Tax Code and other applicable laws carefully for the details of those restrictions, including definitions of "substantial interest", "business entity", "deferred", "abated", and other terms used below and for the potential criminal consequences of violating certain restrictions. In summary, the Property Tax Code provides that the following are ineligible to serve as voting members of the Board of Directors:

- An individual who has been an employee of the Tarrant Appraisal District at any time during the preceding three years;

Letter to Taxing Units
 Appointments to Board of Directors
 September 2, 2025

- An individual who has served as a voting member of the Board of Directors for all or part of five terms since January 1, 2022
- An individual who is an employee of a taxing unit that participates in Tarrant Appraisal District unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the District;
- An individual who, directly or through a business entity in which he or she has a substantial interest, is a party to a contract with Tarrant Appraisal District or a taxing unit that participates in the District, if the contract relates to the performance of any activity governed by the Property Tax Code;
- An individual who has engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code at any time during the preceding three years;
- An individual who has engaged in the business of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County at any time during the preceding three years;
- An individual who is related by blood or marriage to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code or of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County, if the relationship is within the 1st or 2nd degrees on the following chart;

Degrees of Consanguinity and Affinity

1 st DEGREE	2 nd DEGREE	3 rd DEGREE
By Consanguinity • Parents • Children By Affinity • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren	By Consanguinity • Grandparents • Grandchildren • Brothers & sisters By Affinity • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers & sisters	By Consanguinity • Great grandparents • Great grandchildren • Nieces & nephews • Aunts & uncles By Affinity • No prohibitions

- an individual who owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes, penalty, and interest are being paid under an installment plan or a suit to collect the delinquent taxes is deferred or abated.



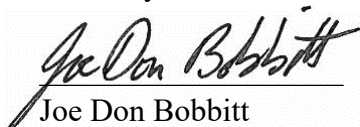
Letter to Taxing Units
Appointments to Board of Directors
September 2, 2025

When submitting nominations to jwooddell@tad.org, please include the full name of each candidate, his or her complete residence address, and a current biography. From timely submitted nominations, the ballot will be distributed before October 30th to each taxing unit entitled to participate in the appointment process, which may be summarized as follows:

<i>before</i> October 01, 2025	Chief Appraiser calculates numbers of votes and notifies taxing units
<i>before</i> October 15, 2025	Governing bodies of taxing units nominate candidates by resolution and send names to Chief Appraiser
<i>before</i> October 30, 2025	Chief Appraiser prepares ballot and sends it to taxing units
<i>before</i> December 15, 2025 for most taxing units but see the different requirements in section 6.03(k-1) that applies only to “each taxing unit entitled to cast at least five percent of the total votes”, which in this appointment cycle means 100 or more votes on the enclosed list	Governing bodies of taxing units determine their votes by resolution and send votes to Chief Appraiser
<i>before</i> December 31, 2025	Chief Appraiser counts votes, determines which 2 candidates received the most votes, and submits results to taxing units
January 01, 2026	new term begins

Copies of the Nomination Letter, the Ballot Letter, and the Results Letter and enclosures will be posted at www.tad.org/Board-Appointment-Process for your convenience. Entity nominations, nominee biographies, and entity votes will be uploaded as submitted. Please bookmark this communication tool in lieu of PIA requests. If you have any questions, please call 817.284.0024.

Sincerely,



Joe Don Bobbitt

Executive Director/Chief Appraiser

JDB:jw

Enclosure: Voting Allotment



TARRANT APPRAISAL DISTRICT
2025 Calculation of Taxing Entity Votes for Board of Directors
Per Section 6.03(d) of Texas Property Tax Code

	2024 TAXES IMPOSED	% OF TOTAL	>5% (k-1) applies 2025 VOTES
School Districts:			
Aledo ISD	6126463	0.11328%	2
Arlington ISD	432839540	8.00323%	160
Azle ISD	26436994	0.48882%	10
Birdville ISD	196630214	3.63570%	73
Burleson ISD	28531420	0.52755%	11
Carroll ISD	123686643	2.28697%	46
Castleberry ISD	17543731	0.32438%	6
Crowley ISD	139472009	2.57884%	52
Eagle Mountain/Saginaw ISD	200310529	3.70375%	74
Everman ISD	29178439	0.53951%	11
Fort Worth ISD	583909030	10.79651%	216
Godley ISD	1119999	0.02071%	0
Grapevine/Colleyville ISD	190275160	3.51820%	70
Hurst/Euless/Bedford ISD	193061065	3.56971%	71
Keller ISD	276036392	5.10393%	102
Kennedale ISD	23865026	0.44127%	9
Lake Worth ISD	21461580	0.39683%	8
Lewisville ISD	6469998	0.11963%	2
Mansfield ISD	221987044	4.10455%	82
Northwest ISD	164866630	3.04839%	61
White Settlement ISD	40922663	0.75666%	15
Total Schools	\$ 2,924,730,569	54.07842%	1082
Cities:			
City of Arlington	246068948	4.54983%	91
City of Azle	8595369	0.15893%	3
City of Bedford	30322513	0.56066%	11
City of Benbrook	18450519	0.34115%	7
City of Blue Mound	1863872	0.03446%	1
City of Burleson	6986138	0.12917%	3
City of Colleyville	20620649	0.38128%	8
City of Crowley	12202751	0.22563%	5
City of Dalworthington Gardens	2797080	0.05172%	1
Edgecliff Village	1451998	0.02685%	1
City of Euless	31823615	0.58842%	12
City of Everman	3878754	0.07172%	1
City of Flower Mound	2244826	0.04151%	1
City of Forest Hill	7568425	0.13994%	3

City of Fort Worth	760923076	14.06951%	281
City of Grand Prairie	72315296	1.33711%	27
City of Grapevine	31213824	0.57715%	12
City of Haltom City	24449399	0.45207%	9
City of Haslet	6284992	0.11621%	2
City of Hurst	24935531	0.46106%	9
City of Keller	24481253	0.45266%	9
City of Kennedale	8884810	0.16428%	3
Town of Lakeside	1278647	0.02364%	0
City of Lake Worth	3794694	0.07016%	1
City of Mansfield	63991986	1.18322%	24
City of Newark	254	0.00000%	0
City of N. Richland Hills	42477295	0.78541%	16
Town of Pantego	2597531	0.04803%	1
City of Pelican Bay	1026616	0.01898%	0
City of Reno	82455	0.00152%	0
City of Richland Hills	5008753	0.09261%	2
City of River Oaks	3877147	0.07169%	1
City of Roanoke	502308	0.00929%	0
City of Saginaw	15691549	0.29014%	6
City of Sansom Park	2682328	0.04960%	1
City of Southlake	35489177	0.65620%	13
Town of Trophy Club	651841	0.01205%	0
City of Watauga	12215503	0.22587%	5
Town of Westlake	4159429	0.07691%	2
City of Westover Hills	3418374	0.06321%	1
Westworth Village	2506916	0.04635%	1
City of White Settlement	10685449	0.19757%	4
Total Cities	\$ 1,560,501,888	28.85376%	577
Other:			
Conservation/ Reclam. Districts*	46255126	0.85526%	17
Tarrant County	535101103	9.89405%	198
Tarrant County College	341725112	6.31851%	126
Total Other	\$ 923,081,341	17.06782%	341
Total All	\$ 5,408,313,798.28	100%	2000

***Breakdown of Conservation/**

Reclamation Districts:

Far North Fort Worth MUD	\$ 2,752,408	5.95049%	1
Karis MMD	\$ 158,009	0.34160%	0
Live Oak Creek MUD	\$ 2,342,816	5.06499%	1
Tarrant Regional Water District	\$ 31,322,671	67.71719%	12
Trophy Club MUD	\$ 459,601	0.99362%	0
Viridian MMD	\$ 9,219,620	19.93211%	3
	\$ 46,255,126	100%	17

From: [Tarrant Appraisal District](#)
To: [Barbara Dahl](#)
Subject: Sample Vacancy Resolution
Date: Wednesday, November 12, 2025 3:58:27 PM

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logo.png



Tarrant Appraisal District Board of Directors Sample Vacancy Resolution

TAD.org Vacancy Page with Sample Nominating Resolution

Dear Entity Representatives:

See the link above; we have added a sample vacancy resolution to the Vacancy page on tad.org for your convenience.

If your governing body decides to nominate a candidate for the TAD Board of Directors position made vacant by Alan Blaylock's 11/10/25 resignation, you may want to review the sample vacancy resolution provided. Of course, please consult your attorney to review any resolution your entity submits. As a reminder, Mr. Blaylock is an appointed member of the TAD Board of Directors whose term ends 12/31/27. **According to Texas Property Tax Code, a vacancy at TAD by an appointed member falls under Section 6.0301(f):**

(f) "If a vacancy occurs in an appointive position on the board of directors, each taxing unit that is entitled to vote under Section **6.03** may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The taxing unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall appoint by majority vote of its members one of the nominees to fill the vacancy."

If your governing body chooses to pass a nominating resolution to fill this vacancy, the deadline will fall on December 25th but as TAD is closed, Section 1.06 determines:

"If the last day for the performance of an act is a Saturday, Sunday, or legal state or national holiday, the act is timely if performed on the next regular business day."

Therefore, **TAD will accept nominations until December 26th at 11:59pm.** The Chief Appraiser will prepare a list of nominees. The Board has planned a called meeting for **December 31st** and shall appoint by majority vote one of the nominees to fill the vacancy.

This process is separate from the already in process, regular board appointment in which two member's terms end on 12/31/25.

Thank you,

Julie Wooddell
Executive Assistant to the Chief Appraiser | Administration Department
Tarrant Appraisal District

817.595.6006 | Jwooddell@tad.org
2500 Handley-Ederville Road | Fort Worth, TX 76118
www.tad.org



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Constant Contact



From: [Tarrant Appraisal District](#)
To: [Barbara Dahl](#)
Subject: Tarrant Appraisal District
Date: Wednesday, November 12, 2025 4:04:08 PM

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Tarrant Appraisal District Board of Directors Vacancy

Dear Entity Representatives:

Today, the Tarrant Board of Directors received the resignation letter of Alan Blaylock, effective immediately.

"Due to recent changes in the demands on my time, I am no longer able to give this position the full attention it deserves. It has been a privilege to serve the taxpayers and taxing entities of Tarrant County in this capacity. I am grateful for the opportunity to contribute to the Board's efforts to ensure fairness, transparency, and integrity in the appraisal process."

Alan Blaylock

We thank Mr. Blaylock for serving the taxpayers of Tarrant County and for the time and dedication he gave to the board during his tenure.

Mr. Blaylock is an appointed member of the TAD Board of Directors whose term ends 12/31/27. According to Texas Property Tax Code, a vacancy at TAD by an appointed member falls under Section 6.0301(f):

(f) "If a vacancy occurs in an appointive position on the board of directors, each taxing unit that is entitled to vote under Section **6.03** may nominate by resolution adopted by its governing body a candidate to fill the vacancy. The taxing unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy, and the chief appraiser shall prepare and deliver to the board of directors within the next five days a list of the nominees. The board of directors shall appoint by majority vote of its members one of the nominees to fill the vacancy."

This email serves as your notification of vacancy and notice of eligibility to nominate one person to fill the vacancy.

If your governing body chooses to pass a nominating resolution to fill this vacancy, the deadline will fall on December 25th but as TAD is closed, Section 1.06 determines:

"If the last day for the performance of an act is a Saturday, Sunday, or legal state or national holiday, the act is timely if performed on the next regular business day."

Therefore TAD will accept nominations until December 26th at 11:59pm. The Chief Appraiser will prepare a list of nominees and the Board shall appoint by majority vote one of the nominees to fill the vacancy.

This process is separate from the already in process, regular board appointment in which two member's terms end on 12/31/25.

Thank you,

Julie Wooddell
Executive Assistant to the Chief Appraiser | Administration Department
Tarrant Appraisal District

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Constant Contact



ERIC CRILE



EXPERIENCE

DRIVER ENGINEER-PARAMEDIC, DALLAS FIRE RESCUE, CITY OF DALLAS 2007-PRESENT

Provide the citizens of Dallas with emergency medicine and emergency response for calls placed to 911. Fast acting and decisive decision making in emergency situations. Adaptable to changing conditions as they arise. Teamwork required to troubleshoot and resolve issues.

SUPERVISOR, BROWARD COUNTY SUPPORT ENFORCEMENT DIVISION. 2005-2007

Responsible for supervision of staff of 5. Four case analysts and administrative assistant responsible for overseeing a caseload of approx. 500 child support cases from inception to court ordered enforcement. Development of policies to achieve stated collection goals. Communication amongst various departments to ensure success. Responsible for development of department wide communications to external stakeholders to continue operational success.

ADMINISTRATOR III, MIAMI-DADE STATE ATTORNEY'S OFFICE. 2002-2005

Employment began as entry level Case Analyst progressively gaining responsibility and promoting to mid-level management of the Child Support Enforcement Division. Responsibilities included personnel evaluation of 5-unit supervisors overseeing a staff of approximately 80 employees. Subject matter expert of the division at state level meetings for software development of statewide system for intake and enforcement activities. Development of in office payment system to meet collection goals.

EDUCATION

BACHELOR OF ARTS, UNIVERSITY OF PITTSBURGH-GREENSBURG

Major: Administration of Justice. Graduation April 2000

EMERGENCY MEDICINE, EL CENTRO-DALLAS COUNTY COMMUNITY COLLEGE

Course work: Emergency Medicine leading to Paramedic License in the State of Texas. 2008

COMMUNITY INVOLVEMENT

THE PARKS AT WILLOW RIDGE HOMEOWNERS' ASSOCIATION.

2022-2024, 2025-PRESENT

Board member served in role of Treasurer and President. Re-elected after a year away to focus on family

FORT WORTH CRIME CONTROL AND PREVENTION DISTRICT- EMERGING PARTNERS.

2023-PRESENT

Appointed position to advisory board to Fort Worth City Council. Evaluate effective crime reduction strategies from strategic partners and award city dollars from a limited pool of available funds.

ACKNOWLEDGMENT OF DUTIES OF MEMBER OF TARRANT APPRAISAL DISTRICT (TAD) BOARD OF DIRECTORS (BOD)

According to Texas Property Tax Code Section 6.0302, an individual may not be appointed to an appointive position on the board of directors and may not file an application for a place on the ballot for an elective position on the board of directors of an appraisal district unless the individual has signed and submitted this acknowledgement to the Chief Appraiser.

I hereby acknowledge that I have read and understand the duties of a member of the board of directors of an appraisal district. I understand that the statutory responsibilities include:

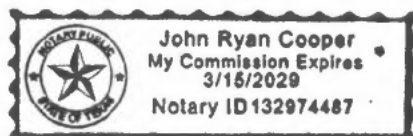
- (1) establishing the appraisal district office;
- (2) hiring a chief appraiser;
- (3) adopting the appraisal district's annual operating budget after filing notice and holding a public hearing;
- (4) adopting a new budget if voting taxing units disapprove of the initial budget;
- (5) determining whether to remove members of the appraisal review board if the board of directors of the appraisal district is the appointing authority and potential grounds for removal arise;
- (6) notifying voting taxing units of any vacancy in an appointive position on the board and electing a replacement from submitted nominees;
- (7) appointing a person to fill a vacancy in an elective position on the board;
- (8) electing a chairman and a secretary of the board at the first meeting each year;
- (9) holding board meetings at least quarterly;
- (10) developing and implementing policies regarding reasonable access to the board;
- (11) preparing information describing the board's functions and complaint procedures and making that information available to the public and to participating taxing units;
- (12) notifying parties to a complaint filed with the board of the status of the complaint, unless otherwise provided;
- (13) in populous counties, appointing a taxpayer liaison officer and deputy taxpayer liaison officers;
- (14) annually evaluating the performance of the taxpayer liaison officer and any deputy taxpayer liaison officers, including reviewing the timeliness of complaint resolution;
- (15) referring matters investigated by a taxpayer liaison officer relating to the appraisal review board's conduct to the local administrative district judge with a recommendation;

- (16) developing a biennial written plan for the periodic reappraisal of all property in the appraisal district, filing notice and holding a public hearing on the plan, approving the plan, and distributing copies of the plan to participating taxing units and the comptroller;
- (17) making agreements with newly formed taxing units on an estimated budget allocation for that taxing unit;
- (18) having an annual financial audit prepared by an independent certified public accountant, delivering a copy of the audit to each voting taxing unit, and making the audit available for inspection at the appraisal district office;
- (19) designating the appraisal district depository biennially;
- (20) receiving resolutions from voting taxing units disapproving of board actions;
- (21) adhering to Local Government Code requirements for purchasing and entering into contracts;
- (22) providing advice and consent to the chief appraiser concerning the appointment of an agricultural appraisal advisory board and determining the number of members of that advisory board;
- (23) adhering to laws concerning the preservation, microfilming, destruction, or other disposition of records; and
- (24) adopting and implementing a policy for the temporary replacement of a member of an appraisal review board who violates ex-parte communication requirements.

"Furthermore, I recognize that the board does not appraise property or review the value of individual properties. I acknowledge that tax rates and tax burdens are determined by applicable taxing jurisdictions, not the appraisal district board of directors."

Board of Director Candidate/Nominee

Printed Name of Board Candidate/Nominee



Notary Signature

Printed Name of Notary

**Michael S.
Alfred**
Attorney



BACKGROUND:

Lived in Tarrant County since 2003, residing in Fort Worth and Arlington for over 10 years, and then living in Colleyville since 2016. Born in Borger, Texas and is a Fifth Generation Texan. Scholarship baseball player at Blinn Junior College in Brenham, Texas from 1990-91. Graduated from University of Texas at Austin in 1995.

PROFESSIONAL EXPERIENCE & QUALIFICATIONS:

Graduated cum laude from Southern Methodist University School of Law in 2000. Law clerk from 2000-2001 for the Honorable John H. McBryde, United States District Court, Northern District of Texas, Fort Worth Division.

From 2001 to 2004, was an associate attorney in Dallas office for Thompson & Knight, LLP. From 2004 to 2019, was an associate and then partner for Hallett & Perrin, PC, specializing in large, complex business cases. In January 2023, started his own law firm, VerisLaw, PLLC, which has offices in Colleyville and Austin, Texas.

Texas Super Lawyer Since 2020. In 2011, was a Texas Super Lawyers – Rising Star. Designated by Martindale-Hubbel as BV Distinguished and Peer Review Rated for having the highest ethical standards.

COMMUNITY INVOLVEMENT:

Tarrant Appraisal District Board Member – 2024-2025

Board Member for Tarrant County Bar Association, Construction Division 2025
Attends both Legacy Church of Christ in North Richland Hills and The Hills Church in Keller, Texas. Actively involved with youth sports in Colleyville since

2017. Was a candidate in the May 2024 election for Place 2 on the Board of Trustees for the Grapevine Colleyville Independent School District.

ACKNOWLEDGMENT OF DUTIES OF MEMBER OF TARRANT APPRAISAL DISTRICT (TAD) BOARD OF DIRECTORS (BOD)

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[Redacted]

Board of Director Candidate/Nominee

[Redacted]

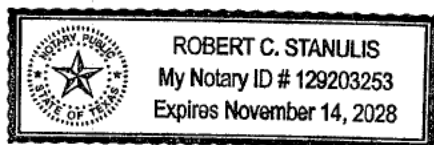
Printed Name of Board Candidate/Nominee

[Redacted]

Notary Signature

[Redacted]

Printed Name of Notary





Wendy Burgess – Executive Bio

Wendy Burgess is a transformational executive leader with over 25 years of progressive experience spanning public service, private enterprise, and information technology. She is currently serving as a consultant for an Executive Services Company, performing an audit for an appraisal district in the region. She most recently served as the elected Tax Assessor-Collector for Tarrant County, Texas, overseeing \$6.5 billion in annual collections and leading a staff of 215 across eight offices. Wendy has also built and sold successful businesses, including a multi-location auto repair enterprise and an IT and government services company with \$15M in revenue. With deep expertise in fiscal management, public trust leadership, and strategic innovation, Wendy brings a unique blend of operational excellence and

visionary thinking. She is almost complete with her Master's in Organizational Leadership and is actively pursuing executive roles in government, civic tech, and mission-driven enterprises.

Career Highlights

Board Member

Term: 1/1/19- 12/31/25

- 7-year member of Tarrant Appraisal District Board of Directors, 6 years as ex officio member as Tarrant Tax Assessor-Collector. In 2024, I was proudly nominated and elected to the Board by the taxing entities for a term that runs until December 31, 2025. I hope to serve the municipalities, school districts, hospital districts, special districts, and water districts as the subject matter expert in this field.
- Elected Tax Assessor-Collector, Tarrant County, TX – Oversaw \$6.5B in collections on behalf of 86 entities, led 215 staff, implemented technology reforms to benefit the entities, and managed \$19M budget.
- Co-Owner & Managing Partner, Innovative Services & Solutions – Scaled IT firm to \$15 M+ revenue, held Top Secret Clearance, led all operations.
- City Council Member, Mansfield, TX – Two-term public servant, achieved AAA bond rating, and chaired strategic planning committees.
- Entrepreneur – Founded, built, and sold a successful auto repair business focused on customer service and community leadership.

Core Competencies

- Strategic Leadership & Vision
- Government Relations & Public Finance
- Organizational Transformation
- Civic Engagement & Legislative Affairs
- Revenue Optimization & Risk Oversight
- Technology Integration & Innovation
- Entrepreneurship & Business Operations
- Team Building & Talent Development

Education

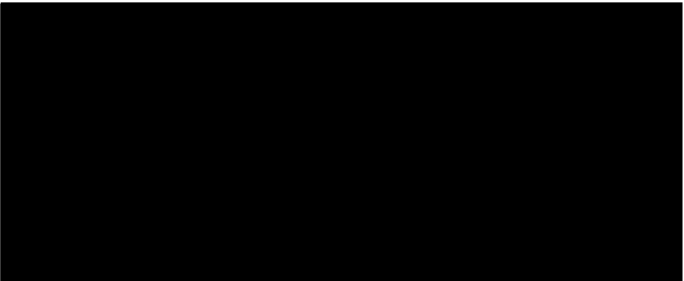
- Master of Organizational Leadership (Expected Completion Fall 2025), University of Maine at Presque Isle
- Bachelor of Liberal Studies (B.L.S.), Summa Cum Laude
- Triple Minor: Management, Business Administration, Project Management, University of Maine at Presque Isle
- Associate of Arts (A.A.), Tarrant County College

ACKNOWLEDGMENT OF DUTIES OF MEMBER OF APPRAISAL DISTRICT BOARD OF DIRECTORS

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- "(24) adopting and implementing a policy for the temporary replacement of a member of an appraisal review board who violates ex parte communication requirements.

"Furthermore, I recognize that the board does not appraise property or review the value of individual properties. I acknowledge that tax rates and tax burdens are determined by applicable taxing jurisdictions, not the appraisal district board of directors."



Gary M. Losada

EXPERIENCE:

- Testified before Texas Senate Property Tax Reform Committee Hearing April 27, 2016
- Tarrant County Appraisal Review Board
- President of Office Liquidation Center and Aztec Glass
- Served on Blue Chip Review Committees for Arlington Independent School District
- Director of Human Resources, LTV Kentron International
- Assistant to Superintendent, Santa Rosa City Schools, Santa Rosa, California
- Assistant to city Manager Palo Alto, California

EDUCATION:

- M.A. Degree Education/Organization Administration, Stanford University 1974
- B.A. Degree Sociology/Business Minor, University of San Francisco 1973

Residences:

North Richland Hills, Texas 2025 – Present

Southlake, Texas 2013 – 2025

Arlington, Texas 1990 – 2013

Tarrant Appraisal District – Board of Directors

2024 and 2020-2021

Governing body for Central Appraisal District

Tarrant Co. Appraisal Review Board

2019 – 2015

Served as Hearings Committee Chair all six years. Responsible for conducting hearings between Tarrant Appraisal District and taxpayers. Included residential, commercial and personal property taxes. Opined on various exemptions and valuations for real estate.

President – GMPL Corporation

Purchased raw land for development. Presented various planned developments to city government/council and planning and zoning

President – Office Liquidation Center/Aztec Glass Company

Purchased and sold new and used office furniture. Purchased and distributed wholesale glass imported from Mexico to florists and grocery chains.

Director of Administration – Dallas Area Rapid Transit

Hired in second year of operation in order to organize and establish various departments such as human resources, purchasing, data processing, building and office management as well as policy development.

Director of Human Resources – LTV Kentron International//Oil States Ind.

Chief Labor Negotiator, Responsible for corporate-wide staffing and training.

Assistant to Superintendent – Santa Rosa City Schools, Santa Rosa, California

Responsible for pupil transportation, data processing, Board policy implementation and labor relations.

Assistant to City Manager – Palo Alto, California

Responsible for budget preparation, policy implementation, public relations, special assignments by City Manager.

Saveda Bilqees Syed

Experience:

- **Tarrant County Appraisal Review Board (TARB)**, Member (January 2019 – March 2021). Served as a full board member, conduct protest hearing between Tarrant Appraisal District (TAD) and property owners including residential, commercial and business personal property and Mineral accounts.
- **Flood Control Engineer**, Trinity Watershed Management, City of Dallas.
- **Executive Engineer**, Progressive Manufacturing Department, Hino Motors Limited, Pakistan.
- **Program Engineer**, Army vehicle project for United Nations.
- **Lecturer, Visiting Faculty Member**, Mechanical and Manufacturing Engineering Department, N.E.D. UET.

Education:

- **ME, Mechanical Engineering** (Specialization in Manufacturing Engineering); (2005) N.E.D. University of Engineering & Technology.
- **BE, Mechanical Engineering** (2002) N.E.D. University of Engineering & Technology.

Residence:

- Colleyville, TX 2013 ~ Present
- Fort Worth, TX 2009 ~ 2013
- Bedford, TX 2007 ~ 2009

Professional Association:

- Member, American Society of Mechanical Engineers (ASME), West Texas Division, since 2012.
- Member, Society of American Engineers (SAE) International, Since 2012.

Colleyville Community Volunteer Experience:

- Planning & Zoning Commission / Capital Improvement Advisory Committee (Sept 2019 ~ Present).
- Metroport Teen Court Advisory Board (Nov 2017 ~ Present).
- Architectural Review Commission (Feb 2018 ~ Nov 2020, Commission dissolved by Colleyville City Council)
- Zoning Board of Adjustment / Sign Board of Appeals (Oct 2018 ~ Oct 2019).

Personal Information:

Born in Pakistan, migrated to United States in 2007 and proudly became US Citizen in 2011. My husband of 18 years, New York native Dr. Adnan Syed, who is a Clinical Pharmacist, he moved to Texas in 2005. Our two children, 11 years old Son Senan Syed and 9 years old daughter Safa Syed are enrolled in Grapevine Colleyville ISD.

ACKNOWLEDGMENT OF DUTIES OF MEMBER OF TARRANT APPRAISAL DISTRICT (TAD) BOARD OF DIRECTORS (BOD)

According to Texas Property Tax Code Section 6.0302, an individual may not be appointed to an appointive position on the board of directors and may not file an application for a place on the ballot for an elective position on the board of directors of an appraisal district unless the individual has signed and submitted this acknowledgement to the Chief Appraiser.

I hereby acknowledge that I have read and understand the duties of a member of the board of directors of an appraisal district. I understand that the statutory responsibilities include:

- (1) establishing the appraisal district office;
- (2) hiring a chief appraiser;
- (3) adopting the appraisal district's annual operating budget after filing notice and holding a public hearing;
- (4) adopting a new budget if voting taxing units disapprove of the initial budget;
- (5) determining whether to remove members of the appraisal review board if the board of directors of the appraisal district is the appointing authority and potential grounds for removal arise;
- (6) notifying voting taxing units of any vacancy in an appointive position on the board and electing a replacement from submitted nominees;
- (7) appointing a person to fill a vacancy in an elective position on the board;
- (8) electing a chairman and a secretary of the board at the first meeting each year;
- (9) holding board meetings at least quarterly;
- (10) developing and implementing policies regarding reasonable access to the board;
- (11) preparing information describing the board's functions and complaint procedures and making that information available to the public and to participating taxing units;
- (12) notifying parties to a complaint filed with the board of the status of the complaint, unless otherwise provided;
- (13) in populous counties, appointing a taxpayer liaison officer and deputy taxpayer liaison officers;
- (14) annually evaluating the performance of the taxpayer liaison officer and any deputy taxpayer liaison officers, including reviewing the timeliness of complaint resolution;
- (15) referring matters investigated by a taxpayer liaison officer relating to the appraisal review board's conduct to the local administrative district judge with a recommendation;

- (16) developing a biennial written plan for the periodic reappraisal of all property in the appraisal district, filing notice and holding a public hearing on the plan, approving the plan, and distributing copies of the plan to participating taxing units and the comptroller;
- (17) making agreements with newly formed taxing units on an estimated budget allocation for that taxing unit;
- (18) having an annual financial audit prepared by an independent certified public accountant, delivering a copy of the audit to each voting taxing unit, and making the audit available for inspection at the appraisal district office;
- (19) designating the appraisal district depository biennially;
- (20) receiving resolutions from voting taxing units disapproving of board actions;
- (21) adhering to Local Government Code requirements for purchasing and entering into contracts;
- (22) providing advice and consent to the chief appraiser concerning the appointment of an agricultural appraisal advisory board and determining the number of members of that advisory board;
- (23) adhering to laws concerning the preservation, microfilming, destruction, or other disposition of records; and
- (24) adopting and implementing a policy for the temporary replacement of a member of an appraisal review board who violates ex-parte communication requirements.

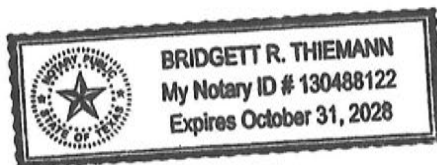
"Furthermore, I recognize that the board does not appraise property or review the value of individual properties. I acknowledge that tax rates and tax burdens are determined by applicable taxing jurisdictions, not the appraisal district board of directors."

Bilqees

Board of Director Candidate/Nominee

Sayed Bilqees Syed

Printed Name of Board Candidate/Nominee



Bridgett Renee Thiemann

Notary Signature

Bridgett Renee Thiemann

Printed Name of Notary



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.3.

SUBJECT
M & R Quality Janitorial Services

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	M & R Quality Janitorial Services	M & R Quality Janitorial Services.pdf
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M&R Quality Janitorial Services November 10, 2025

1225 Clearbrook Dr.

Kennedale, Texas 76060

(817)721-2738- office

Professional Janitorial Cleaning Service

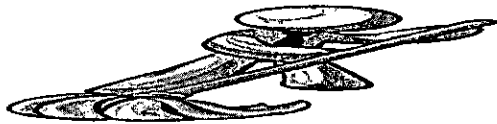
Amendent cleaning Proposal

City Of Kennedale

405 Municipal Dr

Kennedale, Texas 76060

(817) 985-2105



- Purpose: The purpose of our janitorial service is to provide you with top of the line janitorial cleaning service, with affordable prices.
- Work to be preformed: work to be performed by M&R Janitorial Services our service will be all labor necessary for the completion.Schedule days of the building.

Schedule days for the bulidings: Monday,Tuesday,Wednesday,Thursday and Friday.

City of Kennedale Municipal Court Building-Mondays and Thursdays.

This will include, taking out all trash in the building, cleaning all restrooms in all the building, cleaning tables and chairs, high and low dusting, dust sweep the floors, cleaning off all counter tops, we will also mop all wet areas, vacuum all floors with carpet, we will clean the front and back entry door ways.We will restock all restrooms, and the two outside restrooms will be clean. clean the kicthen and microwave out everytime we clean the building and the kicthen sink.

Restore the Red Brick Floors -twice a year \$775.00 this amount will be on the next month invoice., Breakroom tile floor twice a year strip,wax and buff \$475.00 Carpet in the entire building \$1275.00, Chamber carpet once a year \$675.00 or when needed.

Monthly cleaning fee: \$1300.00

Kennedale P.D. Department-Monday,Wednesday and Friday

This will include, taking out the trash, cleaning all restrooms in all the Building, cleaning tables and chairs, high and low dusting, sweep the floors, we will mop all wet areas, everytime we clean the building.

The countertops in the kitchen will be clean, the table and chairs in the kitchen will be wipe off.

Floors

the tile floors in the kitchen will be strip wax and buff twice a year \$675.00

cleaning off all the countertops, all wet floors areas, vacuum all floors with carpet and mop all tile floors, we will clean all rooms in the building, the front windows,will be clean everytime we clean the building.

restock of paper towels and toliet paper ,every time we clean the building. Carpet cleaning for the entire building twice a year \$750.00

Monthly cleaning fee: \$1195.00

Kennedale Citizen Center:Monday, Wednesday and Friday

This will include, taking out the trash, clean all restrooms in all the building, clean all the table,chairs, and countertops in the building high and low dusting, dust mop the floors,clean the kicthen area sweep and mop all floors,vacuum the outside rug , the two front entry doors will be clean.restore floors when needed. amount \$375.00-This amount will be on next month invoice.restock all restrooms.

Monthly cleaning fee:\$805.00

Kennedale Library& Community Center: Monday, Wednesday, and Friday

This will include, taking out the trash, cleaning all restrooms in all the building, cleaning table and chairs, high and low dusting, dust sweep the floors, cleaning off all the desks, dust mop, vacuum all floors with carpet and mop all tile floors, we will clean the front doors, restock all restrooms and clean off the front porch of all leaves.

Monthly cleaning fee: \$795.00

Section two: contract period & renewal negotiations

M& R Quality Janitorial Services will work under new contract for five years starting Now date November _____2025 contract ending date November _____2030 with a five year renewal negotiation on the signing of this contract. This will be a five year contract with a 3 percent increase every years in the month of November.

Section three: Supplies, Materials, & Equipment

A). Supplies and materials: M&R Janitorial Services will supply all supplies and materials for cleaning of the buildings, this will include: toilet paper towels, tri-fold paper towels, liquid hand soap, deodorizing spray, and plastic trash liners.

B). M&R Janitorial Services will also furnish all tools, cleaning supplies, materials.

- Equipment: M&R Janitorial Services will provide all equipment necessary for cleaning the building. We furnish all tools, cleaning supply, material and equipment necessary to perform work as specified: ladders, brooms, mops mop bucket, dust clothes.

SECTION FOUR: SAFETY REQUIREMENTS

M&R Janitorial Services is responsible for complying with the provisions of the Texas Hazard Communication Act (THCA) and Texas Health & Safety Code (Section 502.001 et.seq.) at all times during our cleaning contract.

M&R Janitorial Services will be in compliance with all protection measures prescribed in the 1997 uniform fire code, and in the use of all products that are free of spontaneous heating tendency.

SECTION FIVE: BIDDERS PERSONNEL

M&R Janitorial Services was established on February 7, 2007 with a certificate of professional cleaning for resident and commercial cleaning. After being in the business for twelve years. We understand imperativeness of maintaining a clean and professional ambience for our customers. We strive to provide top of the line janitorial services for you, in our service to you, will we furnish sufficient, qualified, trained and experienced personnel to perform the work that our customer need.

M&R Quality Janitorial Services

"Custodial Professional Cleaning, Contract

APPENDIX E: COST PROPOSAL DETAIL- City of Kennedale

(Toilet paper, paper towels, liquid hand soap or trash liners.

we will be supply all the supplies and materials for the cleaning of the buildings.

Kennedale P.D. Department- will supply all paper goods.

(Toilet paper, paper towels, liquid hand soap or trash liners.

City of Kennedale-Monthly cleaning \$1300.00 outside restrooms

Monday and Thursday

P.D. Kennedale - Remodel /with two new restrooms -1195.00

Monday, Wednesday, Friday

Senior Citizen Center(Kennedale) \$805.00

Monday, Wednesday, Friday

Library & Community Center(Kennedale)\$795.00

Monday, Wednesday, Friday

We submit our cleaning bid of \$4095.00 for all of the building.

We will turn in Invoice for payment for the first of every month. Please mail all payment
1225 Clearbrook dr Kennedale Texas, 76060

This Contract will be for five years _____ initial _____ upon the signing of the
contract.

Should this contract prove to be unsatisfactory, either party may cancel it with a 90 days
written notice.

City of Kennedale

M&R Quality Janitorial Services

Sign By: _____

Sign By: _____

Date: _____

Date: _____

Print Name: _____

Print: Ron Francis

Title: _____

Title: Owner

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.

SUBJECT

PURSUANT TO SECTION 551.087 - to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

PURSUANT TO SECTION 551.071 consultation with counsel on legal matters;

ORIGINATED BY

SUMMARY

YMCA Agreement

RECOMMENDATION

ATTACHMENTS

MEETING DATE: NOVEMBER 18, 2025

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.B.

SUBJECT

PURSUANT TO SECTION 551.087 to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

PURSUANT TO SECTION 551.071 consultation with counsel on legal matters;

ORIGINATED BY

SUMMARY

Property located at 3100 Joplin Road

RECOMMENDATION

ATTACHMENTS