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 currents 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 Carrolton. 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:

Brad Horton

MAYOR -BRAD HORTON

ATTEST:

Barbara Dahl

CITY SECRETARY- BARBARA DAHL