

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

I. CALL TO ORDER

Mayor Brad 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. PRESENTATIONS

Mayor Horton read a Proclamation designating November as Native American Heritage Month.

II. PUBLIC COMMENT

1. Sayeda Syed spoke to endorse herself in the TAD Elections
2. Sara Johnson spoke in regards to a Turkey giveaway for the Seniors Citizens. She also spoke of a fundraising event for the Kennedale Community Pantry. They are collecting blankets, coats, hams and turkeys on Thursday evening at Chilis.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Updates from the City of Kennedale Mayor and City Council.

Place 5 Council Member Nevarez wanted to remind people that this is "No

Shave November" to bring awareness of prostate cancer. If you are at risk, please get yourself checked. Also, please consider donating to a cancer organization who supports that.

Mayor ProTem Michels stated that he had attended the TML conference as well as the EDC conference.

Place 2 Council Member Kobeck wanted to give a shout out to the Kennedale Police Department for their quick responses. Also, she wanted to remind everyone that the Red Kettle Challenge will be held on December 13th for the Salvation Army.

Place 1 Council Member Glover attended the Rotary meeting. KHS Student Advisory Council was presenting on the Toy Drive they're hosting. If you are able to contribute, please do so. He also went to the community Thanksgiving Food Drive concert as well as gave the Community Food Drive update.

2. Updates from the City of Kennedale City Manager.
City Manager Hull introduced the new Community Development Director Mr. Edward McCoy.

Kristin Sugrim, Public Works Director gave a presentation regarding the updates on the infrastructure on the roads and our water projects. The T4 ground storage project is now fully completed and will have its final inspection soon. The T3 elevated storage tank that was started in 2019, has failed inspection. There was an evaluation in 2021 with recommendations for improved water quality. Right now the cathodic protection has failed. and we are having water quality issues for this reason. We are hopeful to have construction corrected and completed by December 2026.

In regard to the CDBG project regarding North Road, The AC pipeline was upgraded from 6' to 8' inches PVC and is now completed. Also the Swiney Hyatt Road project is completed. We are currently constructing the South New Hope Road from the railroad track to Hudson Village Creek, with an anticipated completion date of January 2026, weather permitting. We are working on overlaying the concrete streets in the city. We will be working on some base repair and milling and then comeback with the 2 inches of asphalt overlay. Several streets are failing and are in need of repair.

Also, the Briar Court Hillside Sewer project has completed The design phase with hopes to have it advertised, awarded and begin construction early January or February. This project has also been in the works since 2018/2019.

Another big project upcoming is under design and it is nearly 2 miles of upgrades to the sanitary sewer project they are all under sized. They will

go from 15" to 24" starting from the racetrack all the way to 820. Construction of this will begin in 2027.

The Valley Lane stabilization project have been completed the design and we have been awarded the funding from FEMA. This project should begin in May 2026.

- Council Member Glover asked regarding the Valley Lane stabilization, if FEMA had approved this project as of yet. Kristin answered that it was approved as far as he understands. Once it is approved on the local level, it would need to go to Washington for review since it was over a million dollars.

3. Financial Reports for the City and/or the EDC.

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 Manager Hull wanted to remind everyone that Hometown Christmas is coming up on November 29th from 2:00-7:00p.m. The event will feature Santa and Mrs. Claus as well as fireworks display at 6:00pm. Please help spread the word so that we are being sensitive to those who may be affected by the fireworks such as veterans or dogs. We have done lots of publicity so hopefully everyone knows.

CONSENT AGENDA

Council Member Kobeck requested to pull items two and three from the consent agenda for individual consideration.

1. October 22, 2024, City Council Minutes.

Mayor ProTem Michels made a motion to approve the consent agenda item #1

Council Member Glover 2nd the motion

No opposition, No Abstention

The motion **passed** 4-0 unanimously

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.

Council Member Kobeck stated that the reason she wanted these two items to be considered individually was for transparency. City Manager Hull stated that Auto Zone has purchased a portion of the land surrounding the building. The owner of the property wanted this to be all one parcel.

Council Member Nevarez made a motion to approve PZ Case #25-16

Council Member Kobeck 2nd the motion

No opposition, No Abstention

The motion **passed** 4-0 unanimously

3. Development Agreement for 439 Mansfield Cardinal.
City Manager Hull explained the Development agreement was based off the UDC and was approved about for a year and a half ago. The UDC requires a development agreement to be accepted and moved forward. These are for 26 townhomes next to the apartments.

Council Member Glover made a motion to approve the Development Agreement for 439 Mansfield Cardinal.
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

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

1. Animal Control Services for the City of Everman. Craig Spencer gave a presentation regarding the Animal Control Services Contract and what that would look like for the City of Kennedale. The proposal outlines Regionalized partnerships, Shared Resources, Reduced Cost, Reduced Duplication and Improved Services.

Council Member Nevarez made a motion to approve the Animal Control Services with the City of Everman
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

2. Resolution #R640 Tarrant Appraisal District 2026 Board of Directors

Council Member Nevarez questioned City Attorney Adkins as to why we only have 3 votes this year instead of the 5 votes we had last year. City Attorney stated that he could not answer that question.
Council Member Nevarez suggested giving two votes to Eric Creile and one vote to Wendy Burgess. Council member Kobeck suggested giving all three votes to Mike Alfred. Council member Glover stated that he would like to give Wendy Burgess a vote.

Council Member Nevarez made a motion to give one vote to Eric Crile, one vote to Wendy Burgess and one vote to Mike Alfred.
Council Member Kobeck 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

3. M & R Quality Janitorial Services

City Manager Hull stated that the current contract expired. The new contract is for 5 years.

Council Member Kobeck made a motion to approve the M & R Quality Janitorial Services contract
City Attorney suggested that the motion be amended to authorize the City Manager to Execute the contract.
Council Member Kobeck amended her motion
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

V. EXECUTIVE SESSION

Council Member Glover made a motion to adjourn into Executive Session
Council Member Kobeck 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

The City Council adjourned into Executive Session at 6:29pm.

1. **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.
2. **PURSUANT TO SECTION 551.074** - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session.

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

The City Council adjourned Executive Session and came back into regular session at 7:38pm.

With no further business the Mayor Horton called for a motion to Adjourn

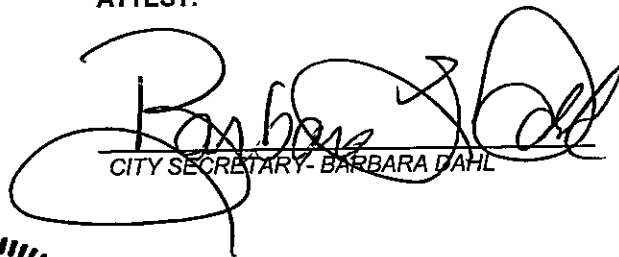
Council Member Glover made a motion to adjourn
Council Member Kobeck 2nd the motion

VII. ADJOURNMENT Meeting adjourned at 7:38 p.m.

APPROVED:


MAYOR-BRAD HORTON

ATTEST:


CITY SECRETARY- BARBARA DAHL

