



KENNEDALE CITY COUNCIL MINUTES

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

I. CALL TO ORDER

A. ROLL CALL

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

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.

The City Manager, City Secretary, and various department directors were also present.

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

There was no public comment

III. PUBLIC HEARING Mayor Horton opened the Public Hearing at 5:31pm.

- A. **PZ CASE #25-17** to conduct a public hearing and consider a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

Mayor Horton stated that it was his understanding that the developer is requesting a continuation to January 20th, 2026 in order to have additional time to meet with the community. The applicant, Bill Dahlstrom did speak and confirm that was accurate. Mr. Dahlstrom stated that they have been meeting with the neighbors and are making very good progress and they would like to continue working toward common ground.

Council Member Kobeck made a motion to grant the continuance to
January 20, 2026
Council Member Nevarez 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Updates from the City Council

Council Member Glover expressed his appreciation for the opportunity to ring the bell for the Salvation Army over the weekend. He expressed his appreciation for the work that went into Hometown Christmas. He also ran the 5K for the Hometown Jingle Jog that benefited the Kennedale Education Foundation. He also attended the EDC meeting.

Council Member Kobeck also stated kudos to the staff for putting on an amazing Hometown Christmas once again. Council member Kobeck stated that she enjoyed ringing the bell for the Mayors Red Kettle Challenge and she also shared that the preliminary numbers showed that we have raised over \$1,126. This is not the final number and hopefully we will have them soon.

Mayor ProTem Michels visited the new local food pantry, Fort Worth Hope. Hometown Christmas was a blast again this year. Mr. Michels also attended a workshop regarding budgets and balances. He also had the pleasure of laying wreaths at Emerald Hills for Wreathes Across America, followed by ringing the bell for the Red Kettle Challenge.

Council Member Nevarez shared a story regarding the Christmas tree lighting on Hometown Christmas. There was an instant clear sky right before the tree lighting. It was a Christmas miracle. Mr. Nevarez, attended a finance class. Very lucky to have a great Finance Directors. Kudos to Jon Horton for all the work that he does. Happy Hanukkah to our Jewish friends.

Mayor Horton wished everyone a very Merry Christmas and a Happy New Year. He also wished his mother, Carol Horton, a very happy 75th birthday.

2. Updates from the City of Kennedale City Manager

City Manager Hull reported that Hometown Christmas was a great success.

Mr. Hull offered a special thanks to staff, council and community leaders Who helped in in making this such a great event. Mr. Hull gave an Additional shout out to Mayor ProTem Michels who continues to go above and beyond to help with the setup and lights to make this happen.

Mr. Hull also announced there is a Community Survey that was mailed out. This information is of great value to this happen. We definitely want your input. Please reach out to us if you need one. There is a QR code, it is on the city website, its on all of our social media platforms, there are also paper copies are available at the library. We definitely want your input so we have direction as to how we move forward for the years to come.

Mr Hull also announced that the EDC will not meet this month but will reconvene in January.

3. Financial Report-
Finance Director Jon Horton gave his Finance Report.

Results through November represent 16.7% of the fiscal year.

GENERAL FUND (01)

◇ Property tax revenues received year-to-date \$522,986; 8.7% of total budget; prior year receipts through October were 12.7% of budget

◇ Sales tax revenues received year-to-date \$1,437; 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 \$2,390,698; 16.7% of total budget

◇ Fund Balance year-to-date is \$4,128,422; 105.4 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

◇ *Water service sales year-to-date \$315,592; 7.3% of budget

◇ *Sewer service sales year-to-date \$234,063; 10.1% of budget

◇ Utility Billing and Operations expenditures year-to-date \$882,828; 16.7% of total budget

STORMWATER FUND (07)

◇ *Drainage fees year-to-date \$23,193; 7.6% of budget ◇ Stormwater Fund expenditures year-to-date \$40,679, 10.4% of total budget

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$474; 0.1% 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 \$38,408; 16% of budget
- ◇ EDC Operations expenditures year-to-date \$328,380; 27.1% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$99,160; 9.7% of budget

*Indicates November activity was not available at time of publish

a. Capital Project Funding Allocations

In regards to items Little School Road Extension and the T3 Elevated Storage Tank, For the 2023 bond, we have moved T3 renovation and storage on that bond. 2023 it allows us for water and sewer infrastructure whereas 2024 doesn't. We to moved some of the road projects from 23 to 24 so that we can cover the T3 and the T4 renovations on the 2023 bond. The final item on the 2024 bond says TBD infrastructure. This is pending the vote on the Little School Road Extension. Also added is the capital expenditures that are part of the FY 26 budget.

B. CONSENT AGENDA

1. November 18, 2025 City Council Minutes
2. Interlocal Agreement with the Fort Worth Transportation Authority 2026 Trinity Metro

Council Member Glover made a motion to approve the Consent Agenda
 Mayor ProTem Michels 2nd the motion
 No opposition, No Abstention
 The motion **passed** 4-0 unanimously

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

1. Ordinance #791 -PZ CASE #25-17 to consider and take action on a proposed zoning change from "MF – MULTI-FAMILY" to a "PD – PLANNED DEVELOPMENT" for the property located at 3100 Joplin Rd, Parcel 42979020, Vaquero Coker Addition, BLOCK 1, LOT 2R1 of the City of Kennedale, Tarrant County, Texas, 76060.

Council Member Kobeck made a motion to once again, grant the continuance to January 20, 2026
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

2. 2026-2027 TCAP- Texas Coalition for Affordable Power, Board of Directors Elections

Council Member Nevarez wondered why this item was on the agenda as this not something that we have ever voted on. City Manager Hull explained that this was sent in for the agenda and if the council is not comfortable, that they do have not to vote as it is not a requirement. City Secretary, Barbara Dahl gave some background as to why this is on the agenda. TCAP board was unavailable to attend this council meeting, however, they will be at the February 2026 meeting to touch base and answer questions. The consensus was that the Council does not feel like they have enough information at this time for a vote, but they are looking forward to having them join the City Council meeting in February. Hoping to establish more of a working relationship with this entity.
No official action was taken.

3. Kennedale FD Contract providing Fire and EMS Services to Tarrant County ESD1 - FY 2026
City Manager Hull asked that the City Council Table this conversation due to the fact that it is still in negotiations. Fire Chief Peterson confirmed that this is a contract that we've had in previous years; however, due to the growth of Tarrant County, it is necessary to expand services. Chief Peterson stressed the fact that the City of Kennedale map remains unchanged. Council Member Nevarez asked if there was any truth to Tarrant County, in these negotiations, are trying to push out some of the smaller cities volunteer fire departments and replace them. Chief Peterson commented that this has occurred as they are putting paid firefighters into those facilities. ESD is becoming a paid fire department since hiring firefighters/paramedics.

Council Member Nevarez made a motion to table this item
Mayor ProTem Michels 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

4. Consider the approval of the Little School Road Extension (Phase 1) Professional Service Agreement with Freese & Nichols

Public Works director, Kristian Sugrim gave a brief presentation regarding the Little School Road Extension (Phase 1) Proposal. Back in 2023 Freese & Nichols did a proposal for a railroad crossing overhead from Kennedale Parkway to Dick Price Road. It was divided into phases.

Phase 1 design goes from Kennedale Parkway to New Hope Road. The Tarrant County Transportation Bond if 2021 provides \$6.18 million dollars towards this project. The overall cost of the project is \$38 million dollars. The actual cost from Freese & Nichols is \$1.18 million.

Council member Glover reiterated to the council and those listening, that this was voted on by council to allocate those bond dollars to this project back in July/August, and that was just the next steps to getting the design completed and that Mr. Sugrim was not asking for additional funds.

Council Member Kobeck asked for clarification as to the location of the railroad crossing.

Sidney Green, Project Manager with Freese & Nichols, Inc. clarified this includes the portion over the railroad track Union Pacific Railroad.

Council Member Nevarez asked for a larger round-about for safety and traffic flow. Mr. Sugrim stated that we like the small one because a traffic calming device so people need to slow down. Council Glover stated a concern regarding the people who are pulling trailers going to the racetrack, might jump the curb, hence the need for a wider roundabout or a traffic light.

Mayor ProTem stated that there has been trouble in the past with vehicles breaking the concrete so a new design would be welcome.

Mr. Green stated that the initial contract does include a traffic analysis and they will make certain that safety, with a clear sight distance, will be considered.

Council Member Glover made a motion to approve the Little School Road Extension (Phase 1) Professional Service Agreement with Freese & Nichols

Council Member Nevarez 2nd the motion

No opposition, No Abstention

The motion **passed** 4-0 unanimously

5. Consider the approval of Utility Improvements under the Inter-local Agreement with the City of Arlington.

Public Works Director, Kristian Sugrim gave a brief presentation. Mr. Sugrim stated that every year we normally need to do an upgrade as necessary for the distribution system. They are requesting that we install six double check valves within the distribution. Four of them being 8 inch and two of them being 12 inches. Mayor ProTem Michels questions the location of the water meter and wanted to make sure that we are not paying for water twice. The meter in question is on Wildcat Way and goes behind the High School near T4. Mr. Sugrim will look into this.

Council Member Nevarez made a motion to approve the interlocal agreement with the City of Arlington to improve our utility easements
Council Member Glover 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

6. Consider the approval of a Professional Services Agreement with Freese and Nichols for the Rehabilitation of T3 – Elevated Storage Tank.

Public Works Director, Kristian Sugrim gave a brief presentation. Mr. Sugrim stated that we have not had any maintenance on that tank since it was installed. We have had lots of maintenance failures including water quality issues, settlement, cathode protection, as well as safety issues with the hood, vents and ladder. The tank is running at 3 million gallons in the summertime per day with those tanks. Its important that we are running at capacity for the City of Kennedale. We are hoping to have this rehab completed by the end of 2026.

Council member Glover asked if this is just for the design quote phase and it has nothing to do with the actual rehab and labor for the actual construction. Mr. Sugrim answered "Yes". Council Glover clarified that this quote is worth \$361,000, coming out of the T3 renovations fund from ARPA He asked what the construction will come in costing around \$700,000? Mr. Sugrim stated like it would be around \$2-4 million including this PSA.

Finance Director Mr. Horton, clarified that we've identified \$1.9 million for funding this project. We are looking at some cost savings as well.

Mayor ProTem Michels asked when the tank would be worked on? Mr. Sugrim stated that it would be worked on after the high consumption between September and December.

Council Member Glover made a motion to approve a Professional Services Agreement with Freese and Nichols for the Rehabilitation of T3 – Elevated Storage Tank.
Council Member Kobeck 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

7. Procurement Policy Revision

Finance Director Jon Horton gave a brief statement regarding the need for this revision. When Federal funds are involved, all procurement of goods and services will comply with federal procurement and contract requirements outlined. They must be followed for reimbursement from grant allocations originating from the Federal government.

Council Member Kobeck to approve the Procurement Policy Revision
Council Member Glover 2nd the motion
No opposition, No Abstention
The motion **passed** 4-0 unanimously

8. Appoint a City Council Member to the Municipal Animal Services Committee.

City Manager Hull explained that part of our agreement with the new Municipal Animal Services is to have one of our City Council members as well as a citizen to serve on their Municipal Animal Services Committee. Mr. Hull suggested that for tonight we select a Council Member to serve and then give us time to advertise for a community volunteer.

Council Member Nevarez volunteered to serve on that committee. He stated that he represented Kennedale yesterday as they had an emergency meeting. They will meet once a quarter starting in January.

Mayor ProTem Michels suggested that we set some type of term limits and coordinate this with the rest of the Boards and Commissions appoints in the fall. It was suggested to mirror the bylaws of their committee then we can reevaluate.

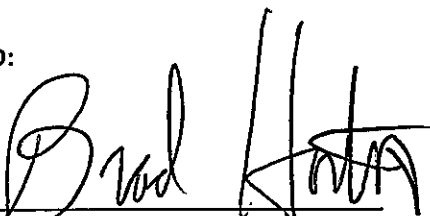
Council Member Glover made a motion to Appoint Council Member Nevarez to the Municipal Animal Committee to be reviewed for appointment/reappointment when we vote on all the rest of the Boards and Commissions Memberships.

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

Council Member Nevarez made a motion to Adjourn
Council Member Kobeck 2nd the motion

VII. ADJOURNMENT Meeting adjourned at 6:23 p.m.

APPROVED:


MAYOR -BRAD HORTON

ATTEST:


CITY SECRETARY- BARBARA DAHL

