



## KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | FEBRUARY 17, 2026 AT 5:45 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

### I. CALL TO ORDER – Mayor Horton opened the meeting late due to some Audio/Visual issues at 5:45pm

#### 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.

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

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

Council Member Place 5, Jeff Nevarez gave an invocation

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

## 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.*

1. Tracy Hardy spoke regarding her opposition with PZ case #25-17

## III Presentations

- A. A Proclamation was presented for Mrs. Berta L. Fullwood. Mrs. Berta celebrated her 100<sup>th</sup> birthday on February 3<sup>rd</sup>. Mayor Horton proclaimed that February 17<sup>th</sup>, 2026 be known as "Mrs. Berta L. Fullwood Day", Mrs. Berta and her family were in attendance to help her celebrate this great honor.
- B. Lori Glovier- Community Leader of the Year. Mayor Horton presented Mrs. Lori Glovier with the Community Leader of the Year award. Mrs. Glovier had her family in attendance to help to celebrate this honor.
- C. Judge Bill Lane- In Recognition of 24 years of Service, Mayor Horton recognized Judge Bill Lane for his 24 years of honorable service to the City of Kennedale. Mr. Lane was not in attendance.
- D. Mayor Horton read a Proclamation designating February as Black History Month in the City of Kennedale.
- E. Kennedale Community Survey Results Community Survey results were presented by Kate Latimore Norris and her team ; Linda Pavick and Alex Santiago from a local community engagement firm. There were 491 responses to the survey.

Some of the key takeaways were that Kennedale is A great place to live, raise a family, and retire while perceptions are more mixed when considering the City's role as an employment center or visitor destination.

Fire and Emergency Medical Services (EMS) was among the highest-rated services with an overwhelmingly high share of satisfied responses. Open-ended comments frequently highlighted fast response times and professionalism, including several detailed examples describing emergency medical care and assistance during urgent situations.

Many comments described parks as attractive, enjoyable, and wellused, with particular appreciation for recent improvements and amenities that support families.

Many respondents cited positive experiences with seasonal events and family-oriented programming. Positive comments highlighted the value of the senior center as a place for connection, activities, and services.

Youth sports programs, recreational opportunities and street maintenance were the lowest-rated categories. Responses frequently expressed a desire for stronger youth sports offerings within Kennedale, more accessible local leagues, and improved or better maintained fields and facilities. Several comments referenced frustration with the need to travel to neighboring communities, suggesting that youth sports are closely tied to community identity and perceptions of "small-town".

Public safety, Fire and EMS, and the Library consistently emerge as strengths, characterized by high satisfaction, strong personal trust, and frequent positive firsthand experiences.

These results suggest that stakeholders are seeking connected, well-maintained, and highly usable recreational spaces that support daily activity, family life, and neighborhood interaction.

The surveys show that the residents value Kennedale deeply. Respondents expressed pride in the city's character with high confidence in essential services, and clear priorities centered on infrastructure, connectivity, recreation and everyday livability.

### III. PUBLIC HEARING

- A. **PZ CASE #25-17** to RESUME 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. \*\* This Item is a CONTINUATION from the December 16, 2025, and the January 20, 2026 City Council Meetings\*\* City Council Meeting\*\*

Mayor Horton stated that due to a conflict of interest, he will not participate in the PZ case 25-17 and turned the gavel over to Mayor ProTem Michels and excused himself from the Council Chambers.

Mayor ProTem announced that he was moving up the Ordinance #791 (Agenda Item V1.) that relates to PZ Case 25-17 to immediately following the Public Hearing. That way both related items can be reviewed concurrently.

Mayor ProTem reopened the Public Hearing at 6:17pm.

Tracy Hardy spoke regarding her opposition with PZ case #25-17

Mayor ProTem Michels closed the Public Hearing at 6:22 p.m.

1. **Ordinance # 791** PZ CASE #25-17 to RESUME 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. \*\* This Item is a CONTINUATION from the December 16, 2025 and the January 20, 2026 City Council Meetings\*\*

Community Development Director, Mr. Ed McRoy, gave a brief update on the ordinance. Mr. Bill Dahlstrom, the applicant, spoke in favor of the Ordinance. Stating that this plan is consistent with the comprehensive plan.

This item was also approved for recommendation thru the Planning and Zoning Commission. Mr. Dahlstrom went over all of the improvements that have been made in the last several months.

Council Member Nevarez made a motion to approve Ordinance #791  
Council Member Glover 2nd the Motion  
Council Member Kobeck voted in opposition,  
No Abstention  
The motion **passed** 3-1

- B. **PZ CASE #25-20** to conduct a public hearing and consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060. \* This Item is a CONTINUATION from the January 20, 2026 City Council Meeting\*

6:52 pm the Public Hearing was opened. There was no public comment.

The Public Hearing was closed at 6:57 P.M.

#### 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 the City of Kennedale Mayor and City Council

Council Member Neveraz Reported on the Ice Storm. He stated there was no major issues with infrastructure. He attended the Employee Banquet, with lots of fun activities. Council Member Neveraz is also a participant into the upcoming Chili Cookoff on February 28th. Council Member Neveraz also congratulated Mayor ProTem for receiving the "Councilman of the Year" award.

Mayor ProTem Michels Attended the Employee Banquet and had a good time as well as Death by Chocolate.

Council Member Kobeck -Regrettably had to miss the Employee Banquet but thanked the staff for all the extra work done relating to the ice storm.

Council Member Glover – Attended the Employee Banquet, thank you to all staff. He will be teaming up with Council Member Nevarez to participate in the Chili Cookoff.

Mayor Horton stated Good Luck to the Men's Basketball team. Also, the Mayor read a press release regarding Mayor ProTem, Kenneth Michels earning the Certified Municipal Official (CMO) Designation.

##### 2. Updates from the City of Kennedale City Manager

In the interest of time, Mr. Hull did not present an update.

##### 3. Financial Reports for the City - Jon Horton

- a. Quarterly Investment Report Finance Director also gave the Quarterly Investment Report.

Finance Director Jon Horton gave a brief report of the Monthly Financial Report for January 2026.

Results through January represent 33.3% of the fiscal year.

**GENERAL FUND (01)**

- ◇ Property tax revenues received year-to-date \$5,154,122; 85.9% of total budget; prior year receipts through January were 88.9% of budget
- ◇ Sales tax revenues received year-to-date \$541,258; 14.8% 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 \$4,102,953; 28.7% of total budget
- ◇ Fund Balance year-to-date is \$7,189,950; 183.6 days of total budgeted expenditures and transfers out

**WATER/SEWER FUND (10)**

- ◇ \*Water service sales year-to-date \$826,425; 19.1% of budget
- ◇ \*Sewer service sales year-to-date \$699,087; 30.2% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$2,680,018; 50.6% of total budget

**STORMWATER FUND (07)**

- ◇ \*Drainage fees year-to-date \$69,656; 22.8% of budget
- ◇ Stormwater Fund expenditures year-to-date \$111,225, 28.5% of total budget

**EDC FUND (15)**

- ◇ Sales tax revenues received year-to-date \$180,410; 17.3% 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 \$76,816; 32% of budget
- ◇ EDC Operations expenditures year-to-date \$412,172; 39.8% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$237,554; 23.16% of budget
- ◇ Fund Balance year-to-date is \$1,927,808; 314 days of total budgeted expenditures and transfers out.

\*Indicates January activity was not available at time of publish.

**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. Amended Resolution 642- Election Calendar update to include Holiday Closure
2. January 20, 2026 City Council Regular Meeting Minutes
3. February 9, 2026 City Council Special Meeting Minutes

Mayor ProTem 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**

2. **Ordinance # 792** PZ CASE #25-20 to consider a proposed zoning change from "R1 – SINGLE FAMILY RESIDENTIAL DISTRICT" TO A "PD – PLANNED DEVELOPMENT" for properties located at 4365 Dick Price Rd., Parcel 04189140, SNIDER, E S SURVEY Abstract 1445 Tract 1A .721 AC INTO PLAT D21707184, 4365 S Dick Price Rd., Parcel 42293721, SNIDER ADDITION, Block 1, Lot 1 and 4431 DICK PRICE RD, PARCEL 04189132, SNIDER, E S SURVEY Abstract 1445 Tract 1 1969 12 X 56 .336 AC INTO PLAT D217007184 of the City of Kennedale, Tarrant County, Texas, 76060. \* This Item is a CONTINUATION from the January 20, 2026 City Council Meeting\*

The applicant, Mr. Ross Melton, addressed the council and answered question and concerns.

The applicants have specifically requested two modifications striking out the requirement for a concert pad. That way it goes back to the state standards and allowing for the larger carport as they requested.

Mayor ProTem Michels moved to approve Ordinance #792 with striking line E on pad site and on item D parking maximum of one 20x20 carport.

Council Member Nevarez 2nd the motion  
City Attorney did clarify the motion.  
With one opposition from Council Member Kobeck, No Abstention  
The motion **passed** 3-1

3. **Resolution #644** of Support for an Application to the Texas Department of Housing and Community Affairs (TDHCA) by Sphinx Development Corporation in relation to the 2026 Housing Tax Credit Program.

Community Development Director McRoy gave a brief presentation regarding the need for the Resolution. The applicant, Ethan Enemkpali, did address the council and answered questions and concerns regarding the application. He did also ask if the council could remove the amount of units from the resolution. City Manager Hull stated that it was just the resolution and not the planning application so it wouldn't matter that this step.

Council Member Glover moved to approve Resolution #644  
Council Member Nevarez 2<sup>nd</sup> the motion  
One opposition, No Abstention  
The motion **passed** 3-1, with Council Member Kobeck voting against motion.

4. **SRO Contract with Kennedale I.S.D.**

City Manager Hull did a short presentation regarding the new contract. The biggest difference with this contract from before is the school is paying for one officer and we are paying 50/50 on the second officer. Mr Hull did present an amendment to allow pay increases and cost of living increases approved by the City Council throughout the term of the their agreement.

Council Member Nevarez moved to approve the SRO contract with Kennedale I.S.D.  
Mayor ProTem Michels 2<sup>nd</sup> the motion  
No opposition, No Abstention  
The motion **passed** 4-0 unanimously

5. **Water Bill Termination Extension to 30 days**

City Manager Hull did a short presentation regarding the current policy and the potential suggested extension.

Council Member Nevarez moved to approve The Water Bill Termination Extension.  
Council Member Kobeck 2<sup>nd</sup> the motion  
No opposition, No Abstention  
The motion **passed** 4-0 unanimously

Mayor Horton requested a motion to go into executive session.  
Council Member Kobeck moved that they go into executive session.  
Council Member Mayor ProTem Michels 2<sup>nd</sup> the motion.

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

Mayor Horton recessed the regular meeting in order to open Executive session at 7:39pm

**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.*

**A. Chapter 551.Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property;**

Description: Proposed Land Purchase

**VI. RECONVENE INTO OPEN SESSION @ 7:56pm**

**VII. ADJOURNMENT With no further business, Mayor Horton asked for a motion to adjourn the meeting.**

Council Member Kobeck moved to Adjourn  
Council Member Glover 2<sup>nd</sup> the motion.  
Meeting adjourned at 7:57pm

APPROVED:



MAYOR -BRAD HORTON

ATTEST:



CITY SECRETARY- BARBARA DAHL

