



# KENNEDALE CITY COUNCIL MINUTES

SPECIAL MEETING | APRIL 2, 2026 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

## I. CALL TO ORDER - Mayor ProTem opened the meeting at 5:30pm

### A. ROLL CALL-

- Mayor Brad Horton- Absent
- 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 except the Mayor, 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."*

City Council Member Jeff Nevarez gave the invocation.

Mayor ProTem Kenneth Michels led the Pledges to both the American and Texas Flags.

## 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.*

**\*\* There was no Public Comment\*\***

## III. 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.*

**\*\*There were no Reports and Announcements at this time\*\***

### 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.*

**\*\*There were no Consent Agenda items\*\***

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

1. Potential Land Purchase of Lots 1, 2, and 3, Block 10, OAK CREST ADDITION, an Addition in Tarrant County, Texas, according to the Map or Plat recorded in Volume 388-C, Page 81, Plat Records of Tarrant County, Texas.

Council Member David Glover did ask the City Manager to summarize what this property has been used for, as well as the number of acres and zoning. City Manager Darrell Hull gave an overview as to why the City should consider purchasing this land. Mr. Hull began by stating that there are three partials of land of interest. This land was used as salvage yards for the past forty plus years, and now it is abandoned. There is roughly 18 acres total. Purchasing this property is a part of our Future Land use. Of the 18 acres there are ten acres that is usable outside the flood plain. EDC did approve purchasing this property at their last meeting. City Council Member Glover, stated that he feels like this is a gamble, purchasing this land without an environmental study. City Manager Hull did express that he had had this land checked out by four different realtors and it is valued that \$4 million dollars. The purchase price of this property is \$1.5 million that equates to roughly \$90,000 an acre.

The goal for the potential purchase of this property is development of the city. The possibilities as to what to do with it are endless once we clean it up. This is in a prime location between the two highways. The neighborhood wants us to clean this up as evidenced by the surveys. If we get to control the land we get to create the vision of the city. This gives us the opportunity

There was some discussion regarding the need for an environmental study. We are not required by law to do environmental study. The cost to do the study is approximately \$50,000. There are not any environmental issues that we know of, however, because it was a salvage yard for 40 years, there could possibly be contaminates such as oil, gas and other fluids. There is green grass growing on the property so that is a good sign.

Council member Glover expressed concerns over this purchase. He also asked several questions including what will happened to the homeless in the area and who would maintain the property. Appropriate actions will be taken by the City.

There were also some questions as to the value of the property. Mr. Hull had 4 different appraisals by local realtors that gave an estimated value of \$2.4 million dollars while TAD had an estimated value of \$681,000. There are other properties that have the same but larger cost. This gives up opportunity to seek development and redevelopment. After much discussion:

Council Member Nevarez voted to approve this item  
Council Member Kobeck 2<sup>nd</sup> the motion  
One opposition, No Abstention  
The motion **passed** 3-1 with Council Member Glover voting no

2. Kennedale Fire Department Contract providing Fire and EMS Services to Tarrant County ESD1- FY 2026  
Chief Peterson gave a brief presentation regarding the Tarrant County ESD contract and why we are six months into the year without an approved contract. Chief Peterson explained that the mapping area was adjusted due to additional station in Rendon that is being run by Tarrant County. The grant with Tarrant County ESD will no longer pay out in grant form but the contract is a base fee of \$25,000. Kennedale Fire will continue to assist when needed but our ambulance will remain primarily in Kennedale for our community.  
Council Member Glover asked Chief Peterson if he was comfortable with the proposed contract and if it was missing anything. Chief Peterson stated that his changes were added to the contract and he is good with it as presented.

Mayor ProTem Michels moved to approve the Tarrant County ESD1 Contract  
Council Member Kobeck 2<sup>nd</sup> the motion  
No opposition, No Abstention  
The motion **passed** 4-0 unanimously

3. Briar Court Hillside Sanitary Sewer Improvements Project.  
Rylie Paroulek and Wally Latifi with Westword, are the engineers that designed the project. They gave a presentation regarding the Briar Court Hillside Sanitary Sewer Improvement project. This project has been in progress for over a year and they are now ready to award the contract. This project is located in the Hillside neighborhood, near Arthur Intermediate School. This project entails some sanitary sewer line replacements, erosion bank stabilization as well as some pavement work.

The current lines are undersized and damaged and they have been neglected for some time. There were a total of 7 contractor bids with A8 Development, LLC, coming in with the lowest bid. The projected cost was around \$850,000 and their bid was \$642,878.50. There will be a preconstruction meeting on April 16<sup>th</sup> with the contractor as well as the residents who live in the effective areas. The project will begin in May with a five-month construction timeline. The goal is to be completed by the end of September 2026. The City has worked with A8 Development, LLC before.

Council Member Glover moved to approve the Briar Court Hillside Sanitary Sewer Improvements project  
Council Member Nevarez 2<sup>nd</sup> the motion

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

#### IV. 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. Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property;**

Description: Potential Land Purchase

\*\* The City Council did NOT hold an Executive Session at this meeting. \*\*

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

#### VI. ADJOURNMENT

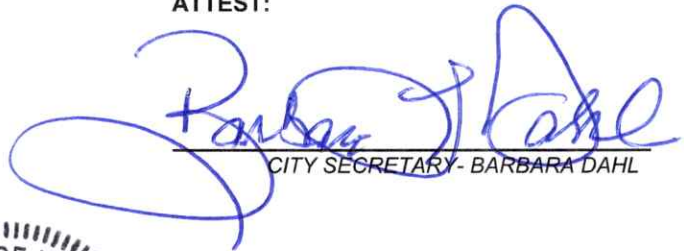
Meeting adjourned at 6:28pm

APPROVED:



MAYOR ProTem -Kenneth Michels

ATTEST:



CITY SECRETARY - BARBARA DAHL

