



**KENNEDALE CITY COUNCIL MINUTES
REGULAR MEETING | MAY 19, 2026 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060**

I. CALL TO ORDER

Mayor Brian Johnson called the meeting to order at 5:30 PM.

A. ROLL CALL

Mayor Brian Johnson - Present
Mayor Pro Tern Kenneth Michels - Present
Place 1 David Glover - Present
Place 2 Bryant Griffith - Present
Place 4 Ryon Ray - Present
Place 5 Jeff Nevarez - Present

The Mayor and all members of the City Council were in attendance, thus constituting a quorum.

The City Manager, Deputy City Secretary, department directors, and various other staff 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 2 Griffith offered the invocation, followed by the 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.

Sara Johnson, 221 Village Ct., congratulated the newly elected officials and gave an update from the New Senior Outreach Kennedale.

III. PRESENTATIONS

A. ATMOS Donation for Summer Reading Program

Al Hernandez, representing Atmos Energy, presented a check to the Public Library in the amount of \$5,000 for the Summer Reading Project.

B. Proclamation for Municipal Clerks Week

The Mayor and the City Council presented a Proclamation declaring May 3-9, 2026 as Municipal Clerks Week in the City of Kennedale.

C. EMS Week Proclamation

The Mayor and City Council presented a Proclamation to Kennedale Fire Department declaring May 17-23, 2026 as Emergency Medical Services Week in the City of Kennedale.

D. KKB Gold Star Presentation

The Keep Kennedale Beautiful Board was recognized by the City Council for their accomplishments and for being awarded the Keep Texas Beautiful 2026 Gold Star.

IV. REGULAR SESSION

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

1. Appointment and swearing in of Municipal Judge Monroe Solomon III.

Motion by David Glover to appoint Municipal Judge Monroe Solomon III.

Place 5 Nevarez seconded the motion.

No opposition, no abstentions.

Vote: Motion passed unanimously.

Mayor Brian Johnson issued the Oath of Office to Municipal Judge Monroe Solomon III.

2. Bond Issuance Presented by SAMCO Capital

Jack McCliney with Samco Capital Markets expounded upon a handout that was supplied to the Council. Mr. McCliney stated that it was a Tax Rate Impact Analysis for the City of Kennedale that shows the outline of the \$5 Million Certificate of Obligation issued over 20 years with first of multiple payments being made in 2027. The Certificates are being issued with the city's current INS tax rate of 0.2131. Mr. McCliney concluded the financial part of the presentation by mentioning that Samco was able to structure the Certificates so that they were able to maintain the city's tax rate for the first four years and allowing it to drop after the time frame passed.

Council Members Nevarez and Glover made inquiries about the financial growth of the city as well Economic Development Corporation transfer and use of the fund balance. Finance Director Jonathan Horton and Mr. Hodges responded to the questions, with Mr. Horton sharing that the numbers for 2028 will be seen in a more positive light.

Council Member Glover asked for clarification on what the \$5 million would be used for, to which City Manager Darrell Hull gave a brief explanation that the funds would be allocated for the Little School Road project as well as a new ladder truck for the Kennedale Fire Department.

Samco representative Jack McCliney concluded his presentation by sharing with Council that the city is in a good position with regard to issuing a bond at this time. He then revealed a timeline that included the following dates:

- No formal action at this time is needed. However, an approval would have to be granted in order for Samco to move forward and continue to engage.
- Notice of Intention Resolution would be presented to Council at the next meeting, June 16, 2026.
- If approved at that time, a public notice will be placed in the local newspaper as well as the city's website for two consecutive weeks.
- Final interest rates would be presented at the August 18, 2026 City Council meeting, and it would be at that time that a vote to issue the debt would be made.
- Finally, if a vote to issue the debt has been made, the funds will be deposited into the city's bank account.

Council member Nevarez had one final question regarding the projected interest rates. Mr. McCliney responded in the affirmative that the proposed interest rates would be somewhere between 4 and 4.5% with the City's current bond rating of - Double A.

No action was taken.

3. Outdoor Weather Warning System Presented by LAWS Systems

Mr. Brian Hodges presented information regarding the LAWS NWR and Geo-Specific Hazard Alert Systems. The Local Area Warning System (LAWS) delivers National Oceanic and Atmospheric Administration (NOAA) warnings for events in the exact location of the unit. Key highlights and features of the presentation included:

- Provides a cost-effective solution for public notification of local weather hazards.
- Engineered and manufactured within the United States.
- Supplies full coverage at special event venues, with optional public safety radio interference.
- Offers a solar option to allow for installation in remote areas.
- Utilizes high-power alerting siren tones, voice hazard messages, and visual notifications.
- Triggers automatically by NOAA alerts via National Weather Radio (NWR) broadcasts for specified locations.

- Covers any type of hazard monitored by NOAA.
- Functions as a cost-effective alternative or supplement to traditional siren infrastructure.

Following the presentation, the floor was opened for a time of Q&A with Council Members Ray, Nevarez, Glover, and Griffith raising questions regarding unit costs, warranty terms, maintenance requirements, battery backup capabilities, and the placement criteria for the initial unit, with Mayor Johnson inquiring about the rationale behind installing only one unit at this time. Chief Peterson and Mr. Hodges fielded questions, with Mr. Hodges committing to provide follow-up data to address unanswered council inquiries.

City Attorney Carvan Adkins reviewed the documentation provided and clarified that the instrument presented was an agreement rather than a formal contract. Attorney Adkins advised that a contract must be submitted for legal review prior to city approval for system placement.

Mayor Johnson requested a motion to postpone consideration of the item until the next regularly scheduled City Council meeting.

Place 1 Glover made the motion to postpone the outdoor weather system presented by LAWS to the next City Council meeting in order for unanswered questions to be addressed and a contract to be provided for review.

Place 2 Griffith seconded the motion. No oppositions, no abstentions.

Vote: Motion passed unanimously.

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. April 21, 2026 City Council Minutes
2. May 13, 2026 Special Meeting Minutes

Place 5 Nevarez made a motion to approve the consent agenda.

Mayor Pro Tern Michels seconded the motion.

No oppositions, No abstentions.

Vote: Motion passed unanimously.

C. 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 Glover shared that he participated in the April KKB Trash-Off and would encourage all citizens to tie down trailer loads and stop throwing trash out of car windows. He also attended the EDC meeting last week.

Council Member Griffith thanked the members of the community who came out to vote and said that he was blessed to meet many of the members of the community during his campaign.

Mayor Pro Tern Michels shared that he also participated in the April KKB Trash-Off and collected 37 bags of trash along just one stretch of highway, and he attended Praise in the Park later that day and enjoyed it. He volunteered his time at the Bicycle Safety event as well as the annual KidFish, which had roughly 200 youngsters show up and participate.

Council Member Ray expressed his appreciation for his campaign and is honored and excited to be on Council and to work with staff to make the City a better place. He was part of the KKB Trash-Off event as well.

Council Member Nevarez congratulated the newly elected members and shared that he was at the TML Leadership Academy in Round Rock completing the leadership program that he has been involved in. He highly recommended the program and stated that he learned a great deal of history regarding local municipalities. He shared that he had been busy attending meetings, the Bicycle Safety and KidFish events and gave a "shout out" to Tamiko Sargent for receiving the Jesse Jackson Senior Excellence Award as well as the Rotary Club flag program.

Mayor Johnson stated that he attended KidFish and was looking forward to meeting with citizens in the coming weeks.

2. Updates from the City Manager

City Manager Hull had no updates at this time.

3. Financial Reports for the City - Jon Horton

Finance Director Jonathan Horton gave a review of the City of Kennedale monthly financials to the City Council. The review highlighted property tax revenues which were received year to date at 99.1% of the projected budget, sales tax revenue, and the balance of the funds. The General Fund balance year-to-date is at 183 days of total budgeted expenditures with the results through April representing 58.33% of the fiscal year per Mr. Horton. However, due to agenda publishing constraints, April's activity was not yet available to share.

Council Member Glover expressed an interest in reviewing the Water/Sewer Fund numbers as a precursor to budget cycle discussions.

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;
Future Land Purchase**

Mayor Johnson requested a motion to go into Executive Session.

Mayor Pro Tern Michels made the motion to go into Executive Session.
Place 5 Nevarez seconded the motion, but was unable to vote electronically. No opposition, No abstentions.

Vote: Motion passed unanimously.

Council Members went into Executive Session at 6:47 p.m.

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

Council reconvened at 7:39 p.m.

No action was taken in executive session.

VII. ADJOURNMENT

There being no further business, Mayor Johnson adjourned the meeting at 7:39 p.m.

Minutes completed by former Deputy City Secretary, Tina Cox.

APPROVED:

ATTEST:

Mayor Brian Johnson

City Secretary Barbara Dahl