



KENNEDALE CITY COUNCIL AGENDA
RESCHEDULED REGULAR MEETING | JULY 27, 2026 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. WORK SESSION

- A. Budget Workshop for Fiscal Year 2026-2027 Budget

II. CALL TO ORDER AT 6:30 PM

- A. ROLL CALL

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

"I pledge Allegiance to the Flag, of the United States of America, and to the Republic, for which it stands, One Nation, Under God, Indivisible, with Liberty and Justice for all."

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

III. 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.

IV. PRESENTATIONS

- A. TurnKey Development Group — Mark Feuling to Present Box Fans

V. 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.
2. Updates from the City of Kennedale City Manager.
3. Financial Report - Jonathan Horton, Director of Finance

- 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. June 15, 2026 Workshop Minutes
2. June 16, 2026 Regular Meeting with Workshop Minutes

3. June 24, 2026 Budget Workshop Minutes
4. PZ CASE #26-05 Consider a proposed replat of the property located at 5400 High Ridge Rd, Parcel # 42220767, to be called Lot 1R1, Block 5 and Lot 1R2, Block 5, Oak Crest Addition Being all of Lot 1R, Block 5 Oak Crest Addition in the City of Kennedale, Tarrant County, Texas.
5. PZ CASE #26-06 Consider a proposed replat of the property located at 600 W Kennedale Pkwy Parcel # 04478924, Block 1, Lots 8R1, 8R2, and 8R3, Woodlea Acres Addition, being a replat of Lot 8, Block 1, Woodlea Acres Addition to the City of Kennedale, Tarrant County, Texas.
6. PZ CASE #26-07 Consider a proposed replat of the property located at 616 W. Kennedale Pkwy, Parcel #04478932 Woodlea Acres Addition Block 1 Lot 9A; 933 Bowman Springs Rd, Parcel #41517318 Woodlea Acres Addition Block 1 Lot 10R2B; and 1003 Bowman Springs Rd, Parcel #41517326 Woodlea Acres Addition Block 1 Lot 18B being a replat of Lots 1 and 2 Block 1 Wise Men 2 Addition of the City of Kennedale, Tarrant County, Texas.

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

1. Proposal by Keep Kennedale Beautiful (KKB) to rename the Town Center Butterfly Garden to:
"Wilda Turner Butterfly Garden".
2. Resolution #651 — Hazardous Mitigation Action
3. Resolution #652 Department of Justice COPS Grant
4. Fellowship Academy SRO Contract
5. Elevated Storage Tank

VI. 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. Boards and Commissions Appointment Status

Description: Chapter 551.071 Consultation with council on legal matters. Section 551.074 Personnel Matters (1) to deliberate the

appointments, employment, evaluation, reassignment, duties, discipline of dismissal of a public officer or employee Regarding: City Council, Economic Development Corporation, Keep Kennedale Beautiful, Parks & Recreation Board, Planning & Zoning Board, Board of Adjustments & Appeals, and the Library Board.

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

VIII. ADJOURNMENT

A handwritten signature in black ink, appearing to read "Barbara J. Cole". The signature is fluid and cursive, with the first name "Barbara" being more prominent than the last name "Cole".

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JULY 27, 2026 KENNEDALE CITY COUNCIL AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST THREE (3) BUSINESS DAYS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE CITY COUNCIL, KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: WORK SESSION ITEM I.A.

SUBJECT
Budget Workshop for Fiscal Year 2026-2027 Budget

ORIGINATED BY
Jonathan Horton, Finance Director

SUMMARY

RECOMMENDATION
No Action Required

ATTACHMENTS

1.	July 27th Council Meeting	July 27th Council Meeting.pdf
2.	FY27 Budget Workbook - DRAFT - July 27th Worksession	FY27 Budget Workbook - DRAFT - July 27th Worksession.pdf



DEPARTMENT OF FINANCE
405 MUNICIPAL DRIVE | KENNEDALE, TX 76060
817.985.2110 | Finance@CityofKennedale.com

July 20, 2026

To: Mayor and City Council
From: Jon Horton, Director of Finance
RE: Draft Budget For July 27th Meeting

On June 24th each City Department presented proposals for new programs, new positions, and capital requests impacting the next fiscal year. Based on feedback from you and using updated projects for expenditures in the current fiscal year, revenue in the current fiscal year, and revenue in the upcoming fiscal year, adjustments have been made to the operating budget. New programs, a new position, and capital requests shown in our draft budget are listed within this document. To maintain consistency, these programs are listed by department. Funding sources are shown with each request.

On July 13th an initial draft was placed on the City website for public review. That draft was updated on July 20th and matches the budget included within this packet. Changes from that initial draft are shown as strike though text on subsequent pages.

Management will consider your feedback from this work session and apply it to our next draft, which will be presented at our August 4th Special Meeting.

Sincerely,

Jonathan Horton, CPA
Director of Finance

ADMINISTRATION

Capital Expenditure: HRIS Software

Funding Source: General Fund (1) \$11,260

NEOGOV will simplify and improve the City's HR processes by replacing outdated, manual tasks with one easy-to-use system that manages the entire employee lifecycle from hiring to separation. It will make recruiting and onboarding faster, reduce paperwork and errors, keep all employee records in one secure place, and provide real-time data to help HR make better decisions, improve efficiency, and stay compliant with public sector requirements.

~~New Position: Assistant City Manager~~

~~Funding Source: General Fund (1) \$206,968~~

~~Adding an Assistant City Manager will provide the City Manager with dedicated support to help lead strategic initiatives, oversee key departments, and advance Council priorities as the City continues to grow. This position will strengthen day-to-day operations, improve coordination across the organization, support long-term planning, enhance succession planning, and help ensure the City can continue delivering high-quality services while preparing for future growth.~~

Capital Expenditure: Cost of Living Adjustment For All Staff

Funding Source: General Fund (1) \$274,404

Implementing a 3% cost of living adjustment will help employees keep pace with rising living costs while ensuring the City remains competitive in attracting and retaining a high-quality workforce. A consistent COLA supports fairness across the organization, improves employee morale, reduces turnover and the costs of recruiting and training new staff, and helps retain the experienced employees who keep City operations running efficiently and effectively.

MAYOR AND COUNCIL

Capital Expenditure: Strategic Plan

Funding Source: General Fund (1) ~~\$30,000~~ \$15,000

Developing a city-wide strategic plan will create a clear vision for the City's future and help guide decisions as the community continues to grow. By bringing together residents, businesses, City Council, boards, and staff, the plan will identify shared priorities and provide a roadmap for future investments, infrastructure, development, and City services. It will also set clear goals and measurable outcomes to help track progress, promote accountability, and keep the City's long-term priorities on track.

Capital Expenditure: Council Chamber Remodel

Funding Source: General Fund (1) \$90,000

This project would refresh the dais, carpet, paint, and finishes for the Chamber/Courtroom and Jury areas within the Municipal Building, which have not seen a significant update since this facility was opened.

COURT

No new programs, positions, or capital expenditures.

FINANCE

No new programs, positions, or capital expenditures.

POLICE

Capital Expenditure: One new, fully up-fitted, police built 2026 Ford Interceptor Unit

Funding Source: Capital Replacement Fund (5) \$82,300

This unit will replace one of the 2022 Ford police units on patrol. The 2022 unit will be handed down to a School Resource Officer. Anticipated cost is \$82,300.

Capital Expenditure: Carpet replacement in office spaces

Funding Source: General Fund (1) \$37,500 (\$4k of new spending)

Building Maintenance Fund allowance has increased due to a movement of funds from, and termination of, two accounts, specifically Janitorial Services and Cleaning Supplies. Building Maintenance (\$37,500) increase reflects the movement of account 01-5589-09-01 (Janitorial Services=\$7,500), and account 01-5230-09-01 (Cleaning Supplies=\$1,000) to Building Maintenance account 01-5403-09-01.

- Original \$25,000 (\$25,000 + \$7,500 + \$1,000= \$33,500)
- An additional \$4,000 is requested for carpet replacement in three office spaces. (\$33,500 + \$4,000= \$37,500)

Clarification Regarding Association Dues and Publications

Funding Source: General Fund, no new spending

Association Dues and Publications (AD&P) fund allowance has increased due to a movement of funds from 01-5570-09-01 (Special Services) to AD&P. The following expenditures were moved from Special Services to AD&P as they are annual and recurring fees:

- Del Carmen & Assoc. Annual Racial Profiling Analysis and Report Publishing (\$8,500)
- Safe City Victim Services Annual Dues (\$2,010)
- Alliance for Children Annual Dues (\$2,559)
- Texas Police Chief Association Department Recognition Dues (\$1200)
- Texas Police Chief Association Member Dues x2 (\$417 x 2= \$834)
- Total= \$15,103

Capital Expenditure: Software

Funding Source: General Fund (1) \$19,882 (\$5,500 of new spending)

Software Allowance has increased due to a movement of funds from 01-5570-09-01 (Special Services) to Software because the expenditures are recurring and annual subscriptions.

- PowerDMS Policy and Scheduling (\$11,982)
- TransUnion (TLO Search Database) (\$2,400)
- An additional \$5,500 is being requested to transition current paper Criminal Trespass Warnings, Accident Information Exchange, and Tow/Impound forms to a digital platform (Tyler Technologies)

- currently used as the ticket writer platform.
Total= \$19,882

FIRE

Capital Expenditure: 109' Quint (Ladder Truck)

Funding Source: Series 2026 Bond \$2,200,000

Kennedale Fire Department will work with the apparatus manufacturer to design and build a 107 aerial / quint fire apparatus, which will include needed associated fire equipment.

Life-saving capability: Provides access for rescue and fire suppression in upper floors, roofs, and hard-to-reach areas resulting in faster, safer operations. This is accomplished through improved ventilation operations, reducing fire spread, and enhances firefighter safety.

Versatile use: Supports structure fires, rescues, storm responses, and special incidents.

Community risk coverage: Prepares the city for low-frequency, high-risk events (multi-story fires, commercial structures)

Insurance benefits: It will help improve ISO rating, potentially lowering insurance costs for residents and businesses.

Supports growth: Aligns with increasing development and future service demands.

Long-term investment: Reliable apparatus with a service life of 15+ years

The five functions of a quint:

1. Pump – has a pump for flowing water
2. Water tank – carries a water supply (400 gallons)
3. Fire hose – equipped with preconnected and supply hose lines
4. Ground ladders – carries multiple sizes of ground ladders
5. Aerial device – includes an 107' aerial ladder

The quint would replace our oldest fire apparatus – 2011 Pierce engine. This quint would be placed a first out response mode for all Fire and EMS incidents.

This new fire apparatus is quoted at \$2.2 Million and includes all needed fire equipment/hose.

Capital Expenditure: Portable Radios

Funding Source: General Fund (1) \$24,600

The Kennedale Fire Department is in need of replacing older, unreliable portable radios. The department has 34 total portable radios. Of these, 20 portable radios are in poor condition, worn out, and are outdated technology where they are no longer being utilized or even able to be repaired. This is due to age and no longer have part availability. This leaves the department with 14 total working portable radios. Of these portable radios, 11 were donated to our department from Mansfield when they had replaced several of their radios. With the approval of 3 portable radios, we are not only increasing life safety on incidents, but we are also providing new technology and reliability for use.

Older radios may have failing batteries, worn components, or reduced signal performance, increasing the risk of communication failures during emergencies or critical operations. As radios age, repairs become more frequent and replacement parts may become difficult or expensive to obtain. Replacement will reduce long-term costs and downtime. Some older radios may no longer meet current communication regulations or frequency requirements.

New technology radios provide better reception, clearer audio, noise reduction, and stronger transmission capabilities.

Modern portable radios include GPS tracking, emergency alert buttons, encryption, text messaging, Bluetooth connectivity, and longer battery life. The ability to transmit from within large structures is enhanced through cell phone technology. If communications cannot get through, the radio will switch from the antenna to cell phone signals for clear, complete communication. This is the ultimate life-safety issue: the ability to transmit emergency needs.

Mansfield is requiring Kennedale to have encrypted capable radios in the first quarter of 2027. This is necessary to meet that requirement.

Total anticipated financial impact is \$24,600

COMMUNITY DEVELOPMENT

New Program: 2027 Impact Fee Update

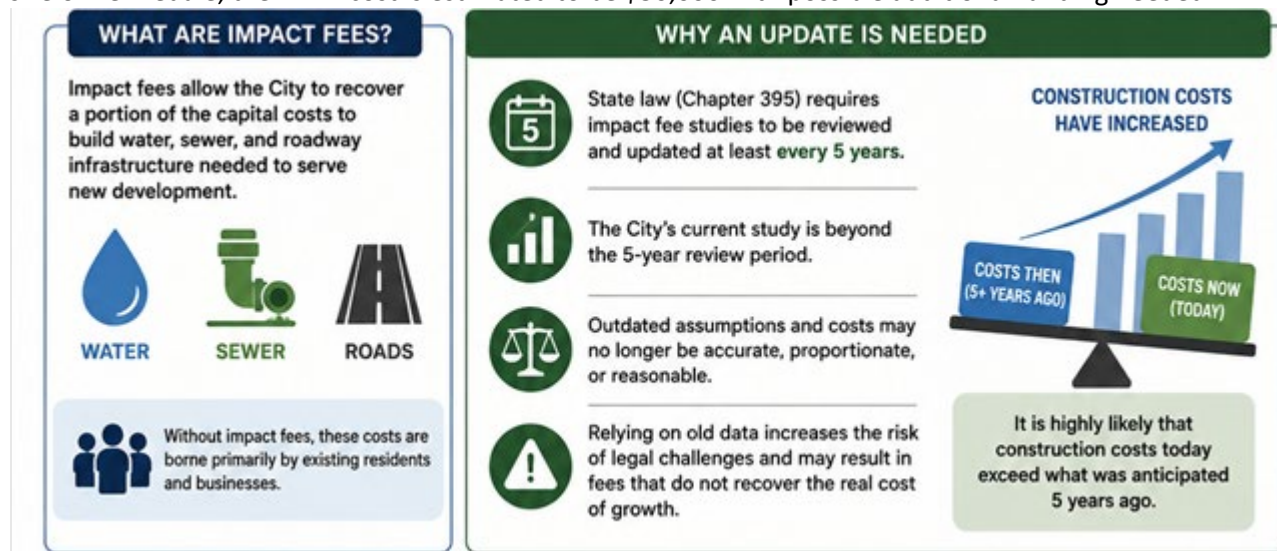
Funding Source: General Fund (1) \$50,000

Impact fees help the City recover a portion of the costs for new water, sewer, and roadway infrastructure needed to serve new development, reducing the financial burden on existing residents and businesses.

The City's impact fee study is now beyond the five-year review period required by Chapter 395 of the Texas Local Government Code. Because impact fees must be based on current growth projections, land use assumptions, infrastructure plans, and construction costs, the existing study may no longer accurately reflect current conditions. Using outdated data increases the risk of legal challenges and may result in fee collections that fail to recover the actual costs of growth.

Updating the study will keep the City in compliance with state law, ensure fees remain fair and legally supportable, and provide an updated basis for planning future infrastructure improvements.

The cost and schedule for an impact fee update depend on the complexity of the City's infrastructure systems, changes in development patterns, and whether the work is performed in-house or by a consultant. For a city the size of Kennedale, the FY 27 cost is estimated to be \$50,000 with possible additional funding needed in FY 2028.



SENIOR CENTER

No new programs, positions, or capital expenditures.

LIBRARY

New Position: Convert Adult Services Librarian position to Supervising/Adult Services Librarian

Funding Source: General Fund (1) \$10,000

The Library would like to convert the Adult Services Librarian into the Supervising/Adult Services Librarian to oversee daily operations at the Library. This position will still report to the Library Director but will be responsible for the day-to-day activities at the Library. This move will enable the Director to dedicate more time to the Communications Department, also under her purview.

The goal of this move is to be able to focus on City communications efforts, create a stable and accessible information source for the community, and allow for consistent and efficient information dissemination and awareness building for the City of Kennedale.

Communications functions involved include:

- Resume central control of the webpage including maintenance, updating, and ADA compliance, freeing up that responsibility from individual departments and ensuring it is done correctly and timely
- Citywide social media posting and engagement monitoring. Posts from individual departments will not be discouraged, but language and presentation will be consistent with the City brand
- Promotional posters and other printed material will be created and/or approved by the Communications Director for brand and voice consistency as well as accuracy
- Coordinate EDC events, such as the Car Show and Hometown Christmas, and monitor City events done by individual departments, such as Bark in the Park, KidFish, and Trunk-or-Treat
- Promote all City related events and activities through media channels and community engagement opportunities
- Design and order City merchandise for public distribution at events and meetings

The financial impact to the Library will be around \$10,000, depending on final benefit costs.

Capital Expenditure: Percussion Play Park

Funding Source: Park Dedication Fund (14) \$25,000

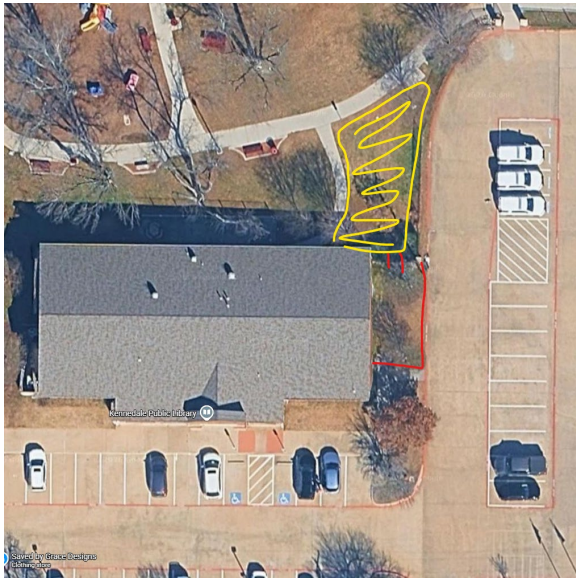
We would like to install a percussion play park in TownCenter Plaza. This park would have two areas, one that would be for Library programming during operating hours, and the other completely open to the public during park hours.

This project would fence in the area outside the east door of the library - from the children's area - and create a play/story/learning space for children's programming. This closed area would have a gate leading to the new percussion play area that is open to the public in TownCenter Plaza.

The percussion play area would feature musical installations that are accessible for all ages and abilities. They are fun, colorful, and sturdy percussion instruments in shapes to coordinate with nature and enhance the look of the park while providing an interactive experience.

The project would include:

Fence and gate with installation
4 Percussion Play instruments
Seating
Ground cover





Ground Install

PP-ENSE-IN-GF

MSRP	\$12,240.00
Shipping	\$1,165.00
Total	\$13,405.00

Add to cart

Surface Mounted

PP-ENSE-IN-SF

MSRP	\$13,685.00
Shipping	\$1,195.00
Total	\$14,880.00

Add to cart



Ground Install

PP-BUTT-GF

MSRP	\$3,030.00
Shipping	\$362.00
Total	\$3,392.00

Add to cart

Surface Mounted

PP-BUTT-SF

MSRP	\$3,435.00
Shipping	\$402.00
Total	\$3,837.00

Add to cart

Wall Mounted

PP-BUTT-WF

MSRP	\$3,030.00
Shipping	\$362.00
Total	\$3,392.00

Add to cart

We anticipate the project will cost around \$25,000.

COMMUNICATIONS

No new programs, positions, or capital expenditures.

PUBLIC WORKS

Capital Expenditure: Box Culvert/Bridges on Eden Road and South New Hope Road

Funding Sources: Stormwater (7) \$340,000, Series 2026 Bond \$560,000. Total \$900,000

Because of structural failures and around 16 traffic incidences during the last couple of years, we are requesting the rehabilitation of the box culvert bridges at 5670 Eden Rd. E and 121 S. New Hope Rd. These improvements will improve public safety, reduce flooding, erosion, water logging, and our standard of service to the community.

Currently, the deck span on Eden Rd. is 20' x 20' and does not accommodate the safe passage of vehicles traveling in either direction. Therefore, we will be expanding the span to 35'. Similarly, the New Hope bridge span will be increased, for future widening of New Hope, but the pavement will remain the same.



Capital Expenditure: Street Repair

Funding Sources: General Fund ~~\$400,000~~ \$300,000, Series 2026 Bond \$864,390

Based on our 2023 streets network survey the following streets were classified as poor to very poor:

Peggy Ln. within the limits of Kennedale Sublett Rd. to Dead End
Shady Creek Dr. from Oak Ridge Trl. to N. Little School Rd.
Oak Ridge Trl. from Kennedale Sublett Rd. to Shady Creek Dr. and,
Swiney Hiatt Rd. from Mansfield Cardinal Rd. to Collett Sublett Rd.

Therefore, considering these street segments existing condition and customer complaints, we have decided to improve the riding comfort. Peggy Ln. will undergo a pulverize and overlay (POL) procedure, and Swiney Hiatt will receive a full mill and overlay (FMOL). The concrete pavement on Oak Ridge Trl. and Shady Creek will undergo an overlay (OL).

Paved roads are essential for modern society because they enhance safety, increase efficiency for transporting goods, and improve economic connectivity, improved drainage as well as reducing maintenance costs. Therefore,

to reduce the number of poor lane miles in our network system, we are requesting these capital infrastructure improvements.

Capital Expenditure: Water Utilities

Funding Source: Series 2026 Bond \$165,000

In an effort to systematically improve our aging utility infrastructure for FY26/27 we are requesting to pursue the following two (2) projects:

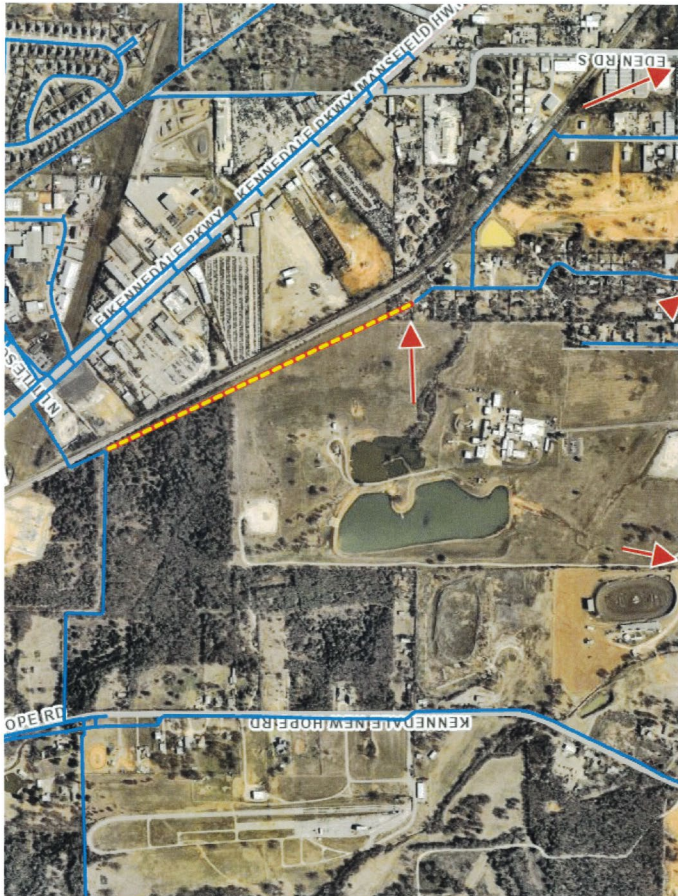
Bloxom Park – looping dead end mains

614 N. Dick Price Rd. – sanitary sewer aerial crossing

Looping of dead-end water mains not only improves water quality, provides higher, more reliable pressure and volume for fire hydrants, prevents widespread outages but also addresses the unaccounted-for water loss as well as public perception, and our standard of service.

The aerial crossing at Dick Price is imperative to provide necessary, accessible infrastructure to maintain proper gravitational flow, protect against environmental damage, and ensure easier maintenance in unstable or sensitive areas.

Currently, the deck span on Eden Rd. is 20' x 20' and does not accommodate the safe passage of vehicles traveling in either direction. Therefore, we will be expanding the span to 35'. Similarly, the New Hope bridge span will be increased, for future widening of New Hope, but the pavement will remain the same.



Capital Expenditure: Equipment**Funding Source: General Fund (1) ~~\$85,000~~ \$8,000**

For this fiscal budget, we are requesting the purchases of a snow plow, ~~one trailer, and a drum mulcher~~. These purchases will help enhance public safety, improve municipal facilities, expand public services, and support community growth. The trailer is a necessity for the department to safely, effectively and efficiently haul the large and heavy pieces of machinery to the worksites. The snow plow attachment would reduce delays for emergency responders and help keep pathways clear for pedestrians and the traveling public. Similarly, it eliminates the physical labor of manual shoveling and cold-weather-related health issues. ~~The drum mulcher, on the other hand, will assist the Code and PWs. departments for cleaning dense vegetation along the bar ditches, drainage ways, and to provide safe access to unhoused camps.~~

**Capital Expenditure: Streetlights****Funding Source: General Fund (1) ~~\$50,000~~**

The streetlights capital request is crucial for safety, security, and enhancing the quality of life in our communities. It will improve visibility for drivers and pedestrians, reduces the risk for incidents, and can deter crime by illuminating public spaces. Well lit streets also make areas feel safe and can contribute to the overall aesthetic appeal of neighborhoods.

Capital Expenditure: Sports Park Maintenance
Funding Source: General Fund (1) \$52,000

Contracted field maintenance services for the upcoming sports complex. At \$52,000, the cost for this service is less than the total employment cost of a single employee.



Draft Budget Fiscal Year 2027
October 1, 2026 through September 30, 2027



FY26-27 DRAFT BUDGET

OCTOBER 1, 2026 to SEPTEMBER 30, 2027

Presented For Review
July 20, 2026

Submitted By
DARRELL HULL, CITY MANAGER

JONATHAN HORTON, DIRECTOR OF FINANCE

405 Municipal Drive
Kennedale, TX 76060
817-985-2105
CITYOFKENNEDALE.COM/FINANCE



General Fund

GENERAL FUND REVENUE AND INCOMING TRANSFERS						% Change
Department	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
	PROPERTY TAXES	6,456,313	5,998,567	6,099,406	5,966,184	-1%
	SALES TAXES	3,087,020	3,647,834	3,647,834	3,775,508	4%
	LICENSES AND PERMITS	169,540	450,000	297,036	350,000	-22%
	FINES AND FEES	1,006,155	1,033,500	1,137,947	1,250,000	21%
	CHARGES FOR SERVICES	298,155	325,000	299,050	325,100	0%
	INTERGOVERNMENTAL	308,572	230,000	308,572	355,000	54%
	ALL OTHER REVENUE	505,467	425,000	336,787	426,350	0%
	TRANSFERS IN	1,517,154	1,628,853	1,628,853	1,732,438	6%
TOTAL REVENUE AND TRANSFERS IN		\$ 13,348,378	\$ 13,738,754	\$ 13,755,485	\$ 14,180,580	3%

GENERAL FUND EXPENDITURES						% Change
Department	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
01	CITY ADMINISTRATION	813,897	868,804	792,866	905,528	4%
02	MAYOR AND COUNCIL	212,951	211,550	153,537	313,750	48%
04	MUNICIPAL COURT	332,739	332,256	300,112	353,408	6%
07	FINANCE	566,960	663,129	636,765	697,096	5%
09	POLICE	3,906,402	4,002,396	3,689,599	4,248,998	6%
10	FIRE	3,115,552	3,303,997	3,259,339	3,437,210	4%
12	COMMUNITY DEVELOPMENT	591,086	695,940	474,604	736,420	6%
16	SENIOR CITIZEN CENTER	68,276	60,850	50,578	60,590	0%
17	LIBRARY	580,118	560,638	555,729	608,995	9%
18	COMMUNICATIONS	9,118	19,900	11,185	25,300	27%
20	PUBLIC WORKS	1,220,157	2,087,877	1,673,186	2,010,096	-4%
90	NON DEPARTMENTAL	941,568	1,151,808	1,101,058	1,126,190	-2%
TOTAL EXPENDITURES		\$ 12,358,823	\$ 13,959,144	\$ 12,698,558	\$ 14,523,580	4%

Department	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
90	NON DEPARTMENTAL	360,812	331,915	331,915	192,715
TOTAL OUTGOING TRANSFERS		\$ 360,812	\$ 331,915	\$ 331,915	\$ 192,715

TOTAL OUTGOING FUNDS	\$ 12,719,634	\$ 14,291,059	\$ 13,030,473	\$ 14,716,295	3%
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NET CHANGE IN FUND BALANCE	\$ 628,743	\$ (552,305)	\$ 725,012	\$ (535,716)
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BEGINNING FUND BALANCE — OCT 1	\$ 4,218,927	\$ 4,847,670	\$ 4,847,670	\$ 5,572,683
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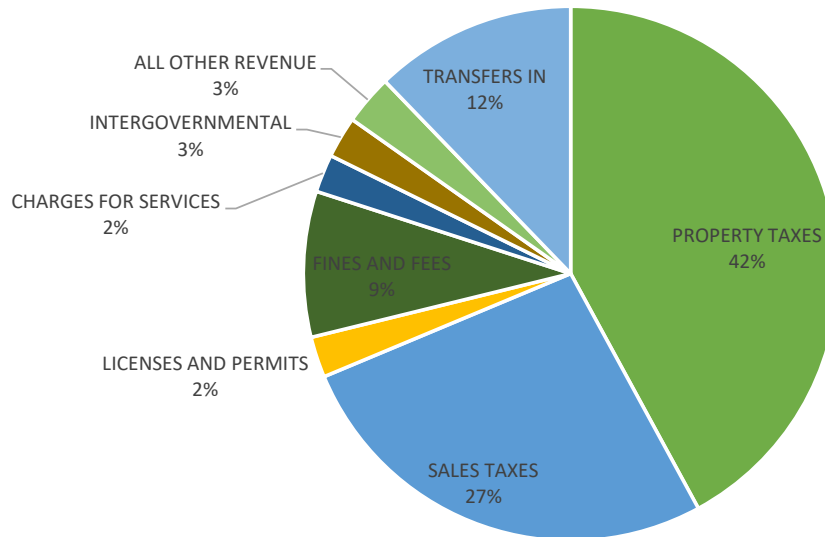
ENDING FUND BALANCE — SEPT 30	\$ 4,847,670	\$ 4,295,365	\$ 5,572,683	\$ 5,036,967
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AVERAGE DAILY ANNUAL EXPENDITURES	\$ 34,848	\$ 39,154	\$ 35,700	\$ 40,319
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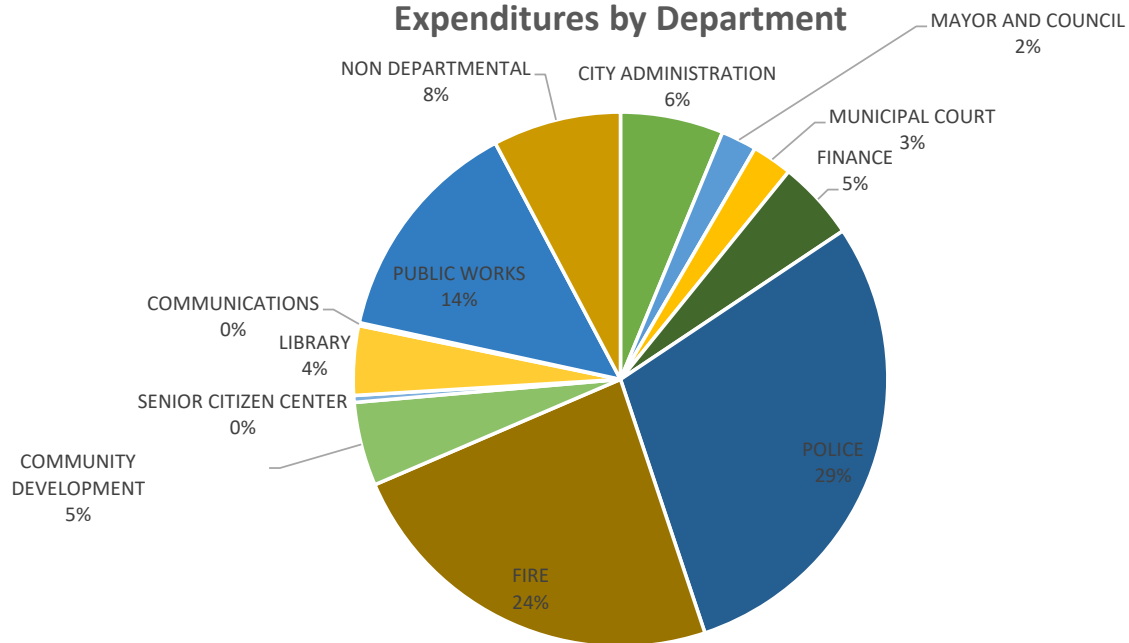
DAYS OF FUND BALANCE	139	110	156	125
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GENERAL FUND SUMMARY

Revenue by Source



Expenditures by Department



GENERAL FUND EXPENDITURES BY DEPARTMENT					
01 CITY ADMINISTRATION					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		584,354	626,854	582,709	635,528
Operations		229,543	241,950	210,157	270,000
TOTAL CITY ADMINISTRATION		\$ 813,897	\$ 868,804	\$ 792,866	\$ 905,528

Positions				
City Manager	1.0	1.0	1.0	1.0
Assisitant City Manager	-	-	-	1.0
City Secretary	1.0	1.0	1.0	1.0
Director (HR)	1.0	1.0	1.0	1.0
Deputy City Secretary	-	1.0	1.0	-
Administrative Assistant	1.0	-	-	1.0
File Clerk (Temporary)	-	0.3	0.3	-
TOTAL POSITIONS	4.00	4.30	4.30	5.00

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5101-01-01	SALARIES	433,699	454,717	448,509	447,185	-2%
01-5107-01-01	OVERTIME	782	2,000	-	2,000	0%
01-5109-01-01	TEMPORARY / PART-TIME	-	9,750	4,908	-	-100%
01-5114-01-01	LONGEVITY PAY	3,168	3,136	2,984	3,128	0%
01-5115-01-01	RETIREMENT	71,560	79,415	77,973	78,114	-2%
01-5117-01-01	FICA	29,717	35,178	3,432	34,602	-2%
01-5118-01-01	MEDICAL INSURANCE	39,897	36,824	37,177	63,194	72%
01-5120-01-01	LIFE INSURANCE	2,469	3,500	4,335	4,500	29%
01-5121-01-01	DENTAL INSURANCE	1,978	1,230	2,166	1,526	24%
01-5122-01-01	VISION INSURANCE	250	103	329	278	170%
01-5126-01-01	DISABILITY	833	1,000	896	1,000	0%
TOTAL PERSONNEL		\$ 584,354	\$ 626,854	\$ 582,709	\$ 635,528	1%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5220-01-01	UNIFORMS	148	-	-	750	
01-5125-01-01	TUITION REIMBURSEMENT	3,380	5,000	3,240	5,000	0%
01-5240-01-01	PRINTED SUPPLIES	344	2,500	200	1,500	-40%
01-5260-01-01	GENERAL OFFICE SUPPLIES	2,217	2,750	1,273	2,750	0%
01-5261-01-01	POSTAGE	286	800	301	800	0%
01-5280-01-01	MINOR EQUIP/SMALL TOOLS	1,636	1,500	-	500	
01-5285-01-01	FUEL	3,235	4,000	3,622	4,500	13%
01-5290-01-01	EXPENDABLE SUPPLIES	1,660	11,000	2,641	9,500	-14%
01-5298-01-01	VICTUALS BEVERAGES & GROCERY	4,884	-	-	-	
01-5403-01-01	BUILDING MAINTENANCE	30,101	25,000	12,940	40,000	60%
01-5430-01-01	MOTOR VEHICLE MAINTENANCE	878	1,500	743	2,500	67%
01-5440-01-01	OFFICE EQUIP	7,134	5,000	2,035	5,000	0%
01-5445-01-01	SOFTWARE	39,639	35,000	35,000	49,300	41%
01-5501-01-01	ADVERTISING	9,456	2,500	5,197	6,000	140%
01-5510-01-01	ASSOC DUES/PUBLICATIONS	3,339	8,500	8,499	8,500	0%
01-5525-01-01	TRAINING/SEMINARS	4,934	8,000	5,851	8,000	0%
01-5530-01-01	ELECTRIC SERVICES	14,646	15,000	13,158	15,000	0%
01-5535-01-01	GAS SERVICES	4,281	6,000	5,995	6,000	0%
01-5570-01-01	SPECIAL SERVICES	2,037	18,000	15,867	18,000	0%
01-5571-01-01	SPECIAL EVENTS	10,888	12,000	15,307	12,000	0%
01-5573-01-01	ELECTION SERVICES	25,486	20,000	18,092	20,000	0%
01-5574-01-01	FILING FEES	-	300	-	300	0%
01-5575-01-01	EQUIPMENT RENTAL	-	8,500	6,556	8,500	0%
01-5578-01-01	TRAVEL	7,945	8,000	8,000	8,000	0%
01-5585-01-01	TELEPHONE SERVICES	2,727	3,100	2,853	3,100	0%
01-5588-01-01	HR RELATED TESTS	15,183	20,000	19,620	15,000	-25%
01-5589-01-01	JANITORIAL SERVICES	29,850	13,500	19,347	15,000	11%
01-5590-01-01	WATER/SEWER SERVICES	3,232	4,500	3,821	4,500	0%
TOTAL OPERATIONS		\$ 229,543	\$ 241,950	\$ 210,157	\$ 270,000	12%

TOTAL CITY ADMINISTRATION		\$ 813,897	\$ 868,804	\$ 792,866	\$ 905,528	4%
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GENERAL FUND EXPENDITURES BY DEPARTMENT					
02 MAYOR AND COUNCIL					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Operations		212,951	211,550	153,537	313,750
TOTAL MAYOR & CITY COUNCIL		\$ -	\$ 211,550	\$ 153,537	\$ 313,750

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5520-02-01	UNIFORMS	248	-	-	1,500	
01-5240-02-01	PRINTED SUPPLIES	-	2,000	-	-	-100%
01-5260-02-01	GENERAL OFFICE SUPPLIES	411	300	165	-	-100%
01-5280-02-01	MINOR EQUIP/SMALL TOOLS<\$5K	-	500	-	-	-100%
01-5290-02-01	EXPENDABLE SUPPLIES	-	1,000	397	500	
01-5298-02-01	VICTUALS BEVERAGES & GROCERY	442	-	-	-	
01-5403-02-01	BUILDING MAINTENANCE	269	-	-	90,000	
01-5510-02-01	ASSOC DUES/PUBLICATIONS	6,140	6,500	6,376	6,500	0%
01-5511-02-01	VOLUNTEER MEETINGS	-	500	-	500	0%
01-5525-02-01	TRAINING/SEMINARS	14,226	8,000	3,425	8,000	0%
01-5440-02-01	OFFICE EQUIP	-	1,500	2,488	2,000	33%
01-5565-02-01	LEGAL SERVICES	179,583	170,000	125,000	170,000	0%
01-5570-02-01	SPECIAL SERVICES	2,576	2,500	291	15,000	500%
01-5571-02-01	SPECIAL EVENTS	1,665	9,000	9,000	9,000	0%
01-5578-02-01	TRAVEL	4,376	6,500	3,364	7,500	15%
01-5585-02-01	TELEPHONE SERVICES	3,015	3,250	3,031	3,250	0%
TOTAL OPERATIONS		\$ 212,951	\$ 211,550	\$ 153,537	\$ 313,750	48%
TOTAL MAYOR AND CITY COUNCIL		\$ 212,951	\$ 211,550	\$ 153,537	\$ 313,750	

GENERAL FUND EXPENDITURES BY DEPARTMENT					
04 COURT					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		246,582	269,006	245,208	284,558
Operations		86,157	63,250	54,905	68,850
TOTAL MUNICIPAL COURT		\$ 332,739	\$ 332,256	\$ 300,112	\$ 353,408

Positions				
Court Administrator	1.0	1.0	1.0	1.0
Juvenile Case Manager	1.0	1.0	1.0	1.0
Court Clerk	1.0	1.0	1.0	1.0
TOTAL POSITIONS	3.00	3.00	3.00	3.00

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5101-04-01	SALARIES	172,611	190,556	176,921	200,501	5%
01-5107-04-01	OVERTIME	1,677	615	850	615	0%
01-5114-04-01	LONGEVITY PAY	464	656	384	776	18%
01-5115-04-01	RETIREMENT	30,390	33,129	31,072	34,867	5%
01-5117-04-01	FICA	12,600	14,675	13,333	15,445	5%
01-5118-04-01	MEDICAL INSURANCE	26,101	26,580	20,658	29,238	10%
01-5120-04-01	LIFE INSURANCE	1,083	1,200	570	1,200	0%
01-5121-04-01	DENTAL INSURANCE	1,053	1,144	949	1,258	10%
01-5122-04-01	VISION INSURANCE	158	51	121	208	306%
01-5126-04-01	DISABILITY	446	400	349	450	13%
TOTAL PERSONNEL		\$ 246,582	\$ 269,006	\$ 245,208	\$ 284,558	6%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5240-04-01	PRINTED SUPPLIES	876	600	1,010	600	0%
01-5260-04-01	GENERAL OFFICE SUPPLIES	2,686	3,300	2,715	2,900	-12%
01-5261-04-01	POSTAGE	2,046	2,700	3,158	2,900	7%
01-5280-04-01	MINOR EQUIP/SMALL TOOLS <\$5K	-	250	-	250	0%
01-5290-04-01	EXPENDABLE SUPPLIES	446	800	245	1,000	25%
01-5220-04-01	UNIFORMS	672	600	599	500	-17%
01-5440-04-01	OFFICE EQUIP	319	1,000	145	900	-10%
01-5445-04-01	SOFTWARE	49,067	11,500	11,500	11,500	0%
01-5510-04-01	ASSOC DUES/PUBLICATIONS	341	500	338	500	0%
01-5525-04-01	TRAINING/SEMINARS	2,136	3,000	1,483	3,000	0%
01-5565-04-01	LEGAL SERVICES	-	700	-	700	0%
01-5570-04-01	SPECIAL SERVICES	491	1,000	323	1,000	0%
01-5575-04-01	EQUIPMENT RENTAL	-	2,600	2,129	2,600	0%
01-5578-04-01	TRAVEL	985	1,300	671	1,900	46%
01-5581-04-01	JUDGE AND PROSECUTOR SERVICES	24,600	32,000	29,104	37,200	16%
01-5585-04-01	TELEPHONE SERVICES	1,493	1,400	1,483	1,400	0%
TOTAL OPERATIONS		\$ 86,157	\$ 63,250	\$ 54,905	\$ 68,850	9%

TOTAL MUNICIPAL COURT		\$ 332,739	\$ 332,256	\$ 300,112	\$ 353,408	6%
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GENERAL FUND EXPENDITURES BY DEPARTMENT					
07 FINANCE					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		350,068	401,549	369,762	421,096
Operations		216,892	261,580	267,003	276,000
TOTAL FINANCE		\$ 566,960	\$ 663,129	\$ 636,765	\$ 697,096

Positions				
Director	1.0	1.0	1.0	1.0
Accounting Associate II/Sr. Accounting Associate	1.0	1.0	1.0	1.0
Accounting Associate II/Sr. Accounting Associate	1.0	1.0	1.0	1.0
Accounting Associate I/II/Sr Accounting Associate	0.75	0.75	0.75	0.75
TOTAL POSITIONS	3.75	3.75	3.75	3.75

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5101-07-01	SALARIES	239,241	244,670	251,562	257,151	5%
01-5107-07-01	OVERTIME	1,080	850	750	850	0%
01-5109-07-01	TEMPORARY / PART-TIME	15,855	48,204	18,250	48,204	0%
01-5114-07-01	LONGEVITY PAY	256	624	624	928	49%
01-5115-07-01	RETIREMENT	42,169	50,834	46,726	53,042	4%
01-5117-07-01	FICA	16,963	22,518	20,292	23,496	4%
01-5118-07-01	MEDICAL INSURANCE	30,825	30,123	28,601	33,135	10%
01-5120-07-01	LIFE INSURANCE	1,610	1,800	970	2,000	11%
01-5121-07-01	DENTAL INSURANCE	1,263	1,302	1,225	1,432	10%
01-5122-07-01	VISION INSURANCE	167	-	147	208	
01-5126-07-01	DISABILITY	639	625	615	650	4%
TOTAL PERSONNEL		\$ 350,068	\$ 401,549	\$ 369,762	\$ 421,096	5%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5240-07-01	PRINTED SUPPLIES	194	400	-	250	-38%
01-5220-07-01	UNIFORMS	86	250	244	250	
01-5260-07-01	GENERAL OFFICE SUPPLIES	1,399	1,250	750	1,250	0%
01-5261-07-01	POSTAGE	718	1,300	626	700	-46%
01-5290-07-01	EXPENDABLE SUPPLIES	234	550	425	500	-9%
01-5440-07-01	OFFICE EQUIP	2,796	2,000	1,200	2,000	0%
01-5445-07-01	SOFTWARE	43,309	18,530	18,530	18,200	-2%
01-5510-07-01	ASSOC DUES/PUBLICATIONS	1,211	2,000	1,950	2,000	0%
01-5525-07-01	TRAINING/SEMINARS	1,790	2,250	750	2,250	0%
01-5567-07-01	AUDIT SERVICES - FORVIS	73,950	75,000	88,550	88,550	18%
01-5570-07-01	SPECIAL SERVICES - Ext Consultants	41,470	100,100	100,100	102,500	2%
01-5575-07-01	EQUIPMENT RENTAL	-	3,800	4,282	4,300	13%
01-5578-07-01	TRAVEL	735	1,500	75	1,500	0%
01-5585-07-01	TELEPHONE SERVICES	503	650	503	650	0%
01-5587-07-01	APPRAISAL SERVICES	48,498	51,000	47,039	51,000	0%
01-5884-07-01	FINES AND PENALTIES	-	1,000	1,980	100	-90%
TOTAL OPERATIONS		\$ 216,892	\$ 261,580	\$ 267,003	\$ 276,000	6%

TOTAL FINANCE		\$ 566,960	\$ 663,129	\$ 636,765	\$ 697,096	5%
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GENERAL FUND EXPENDITURES BY DEPARTMENT					
09 POLICE OPERATIONS					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		2,843,806	3,102,636	2,675,735	3,180,340
Operations		1,062,596	899,760	1,013,863	1,068,658
TOTAL POLICE		\$ 3,906,402	\$ 4,002,396	\$ 3,689,599	\$ 4,248,998

Positions				
Police Chief	1.0	1.0	1.0	1.0
Assistant Chief			-	1.0
Police Captain	1.0	1.0	1.0	
Sergeant	4.0	4.0	5.0	5.0
Corporal	4.0	4.0	2.0	2.0
Detective	2.0	2.0	2.0	2.0
Officer	4.0	4.0	7.0	7.0
Community Engagement Officer	1.0	1.0	-	-
Auto Theft Task Force Officer	1.0	1.0	1.0	1.0
DEA Task Force Officer	1.0	1.0	-	-
School Resource Officer	2.0	2.0	2.0	3.0
Total Commissioned Officers	21.00	21.00	21.00	22.00
Animal Control Officer	1.0	1.0	1.0	-
Evidence/Records Clerk	1.0	1.0	1.0	1.0
Administrative Assistant	1.0	1.0	1.0	1.0
Total Civilian Positions	3.00	3.00	3.00	2.00
Reserve Police Officer (Non-Paid)	1.0	1.0	1.0	1.0
Police Chaplain (Non-Paid)	1.0	1.0	1.0	1.0
Total Non-Paid Positions	2.00	2.00	2.00	2.00

TOTAL POSITIONS		26.00	26.00	26.00	26.00
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Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5101-09-01	SALARIES	1,785,693	1,975,836	1,641,020	1,907,331	-3%
01-5107-09-01	OVERTIME	97,861	60,000	105,000	70,000	17%
01-5109-09-01	TEMPORARY/PART-TIME	-	-	-	-	
01-5112-09-01	ASSIGNMENT PAY	-	5,000	-	5,000	0%
01-5113-09-01	INCENTIVE PAY	46,438	36,000	39,355	36,000	0%
01-5114-09-01	LONGEVITY PAY	16,476	19,222	16,414	14,576	-24%
01-5115-09-01	RETIREMENT	336,168	361,989	339,573	351,083	-3%
01-5117-09-01	FICA	142,815	160,348	147,469	155,517	-3%
01-5118-09-01	MEDICAL INSURANCE	162,473	238,810	138,488	273,127	14%
01-5120-09-01	LIFE INSURANCE	10,961	3,500	5,957	6,500	86%
01-5121-09-01	DENTAL INSURANCE	7,818	11,027	7,314	11,595	5%
01-5122-09-01	VISION INSURANCE	1,085	565	899	1,597	183%
01-5126-09-01	DISABILITY	4,125	4,300	3,295	4,300	0%
01-5101-09-02	SALARIES	161,659	164,770	163,759	243,264	48%
01-5107-09-02	OVERTIME	3,326	-	5,000		
01-5113-09-02	INCENTIVE PAY	3,915	-	2,530		
01-5114-09-02	LONGEVITY PAY	768	1,200	944	848	-29%
01-5115-09-02	RETIREMENT	32,671	28,663	29,745	42,158	47%
01-5117-09-02	FICA	12,533	12,696	12,917	18,675	47%
01-5118-09-02	MEDICAL INSURANCE	14,830	17,087	14,133	35,777	109%
01-5120-09-02	LIFE INSURANCE	954	300	677	900	200%
01-5121-09-02	DENTAL INSURANCE	751	774	792	1,482	92%
01-5122-09-02	VISION INSURANCE	111	149	98	208	40%
01-5126-09-02	DISABILITY	375	400	356	400	0%
TOTAL PERSONNEL		\$ 2,843,806	\$ 3,102,636	\$ 2,675,735	\$ 3,180,340	3%

GENERAL FUND EXPENDITURES BY DEPARTMENT						
09 POLICE OPERATIONS						
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5220-09-01	UNIFORMS	25,144	25,000	31,000	25,000	0%
01-5230-09-01	CLEANING SUPPLIES	782	1,000	1,000	-	-100%
01-5240-09-01	PRINTED SUPPLIES	6,016	5,500	5,500	5,500	0%
01-5260-09-01	GENERAL OFFICE SUPPLIES	2,861	4,000	3,000	3,500	-13%
01-5261-09-01	POSTAGE	436	600	600	600	0%
01-5280-09-01	MINOR EQUIP/SMALL TOOLS<\$5K	15,850	10,000	10,000	10,000	0%
01-5285-09-01	FUEL	39,391	40,000	38,474	45,000	13%
01-5289-09-01	MEDICAL SUPPLY AND EQUIPMENT	739	500	1,193	700	40%
01-5290-09-01	EXPENDABLE SUPPLIES	2,517	5,200	5,200	6,000	15%
01-5298-09-01	VICTUALS BEVERAGES & GROCERY	2,584	-	42	-	
01-5403-09-01	BUILDING MAINTENANCE	32,487	25,000	26,975	37,500	50%
01-5420-09-01	MACHINERY/TOOL MAINTENANCE	440	-	-	-	
01-5430-09-01	MOTOR VEHICLE MAINTENANCE	30,095	20,000	29,804	25,000	25%
01-5440-09-01	OFFICE EQUIP	16,204	8,000	5,144	16,000	100%
01-5445-09-01	SOFTWARE	2,800	14,000	18,641	20,000	43%
01-5460-09-01	RADIO MAINTENANCE	15,819	28,000	15,276	18,000	-36%
01-5501-09-01	ADVERTISING	498	500	-	500	0%
01-5510-09-01	ASSOC DUES/PUBLICATIONS	1,436	2,000	6,143	15,200	660%
01-5517-09-01	FIREARMS TRAINING	3,149	3,000	3,652	4,000	33%
01-5525-09-01	TRAINING/SEMINARS	7,227	10,000	8,281	7,000	-30%
01-5530-09-01	ELECTRIC SERVICES	14,737	18,000	12,881	18,000	0%
01-5535-09-01	GAS SERVICES	2,411	4,000	2,576	4,000	
01-5564-09-01	COMMUNITY RELATIONS	5,549	3,500	2,857	3,500	0%
01-5570-09-01	SPECIAL SERVICES	35,099	60,000	47,521	30,000	-50%
01-5575-09-01	EQUIPMENT RENTAL	-	5,460	7,866	7,960	46%
01-5578-09-01	TRAVEL	2,162	5,000	5,044	3,000	-40%
01-5583-09-01	ANIMAL CONTROL	21,883	25,000	120,000	122,850	391%
01-5585-09-01	TELEPHONE SERVICES	36,407	33,000	26,397	33,000	0%
01-5589-09-01	JANITORIAL SERVICES	1,370	7,500	7,500	-	
01-5590-09-01	WATER/SEWER SERVICES	5,069	6,000	3,616	6,000	0%
01-5557-09-01	INTERGOV- CITY OF MAN	527,786	520,000	562,713	590,848	14%
01-5870-09-01	OTHER EQUIPMENT	16,304	10,000	4,968	10,000	0%
01-5910-09-01	MOTOR VEHICLES	187,343	-	-	-	
TOTAL OPERATIONS		\$ 1,062,596	\$ 899,760	\$ 1,013,863	\$ 1,068,658	19%
TOTAL POLICE		\$ 3,906,402	\$ 4,002,396	\$ 3,689,599	\$ 4,248,998	6%

GENERAL FUND EXPENDITURES BY DEPARTMENT					
10 FIRE					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		2,678,134	2,921,036	2,864,729	3,013,145
Operations		437,417	382,961	394,610	424,065
TOTAL FIRE		\$ 3,115,552	\$ 3,303,997	\$ 3,259,339	\$ 3,437,210

Positions				
Fire Chief	1.0	1.0	1.0	1.0
Assistant Chief	-	1.0	1.0	1.0
Fire Captain	1.0	-	-	-
Fire Inspector	1.0	1.0	1.0	-
Fire Marshal	-	-	-	1.0
Administrative Assistant	1.0	1.0	1.0	1.0
Fire Lieutenant	3.0	3.0	3.0	3.0
Driver Engineers	3.0	3.0	3.0	3.0
Firefighter / Paramedics	12.0	12.0	12.0	12.0
TOTAL POSITIONS	22.00	22.00	22.00	22.00

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5101-10-01	SALARIES	1,573,646	1,841,447	1,736,650	1,901,211	3%
01-5107-10-01	OVERTIME	213,808	120,000	192,000	120,000	0%
01-5108-10-01	FLSA OVERTIME	184,803	162,000	162,000	162,000	0%
01-5112-10-01	ASSIGNMENT PAY	3,076	5,000	6,990	5,000	0%
01-5113-10-01	INCENTIVE PAY	40,743	40,000	32,890	40,000	0%
01-5114-10-01	LONGEVITY PAY	11,812	14,762	12,664	14,926	1%
01-5115-10-01	RETIREMENT	356,199	377,040	409,038	387,390	3%
01-5117-10-01	FICA	149,584	167,015	177,637	171,600	3%
01-5118-10-01	MEDICAL INSURANCE	126,487	171,486	118,282	188,634	10%
01-5120-10-01	LIFE INSURANCE	7,791	8,100	6,069	8,100	0%
01-5121-10-01	DENTAL INSURANCE	5,855	8,188	6,503	8,965	10%
01-5122-10-01	VISION INSURANCE	869	1,998	749	1,319	-34%
01-5126-10-01	DISABILITY	3,461	4,000	3,258	4,000	0%
TOTAL PERSONNEL		\$ 2,678,134	\$ 2,921,036	\$ 2,864,729	\$ 3,013,145	3%

GENERAL FUND EXPENDITURES BY DEPARTMENT						
10 FIRE						
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5220-10-01	UNIFORMS	17,516	24,765	24,765	24,765	0%
01-5225-10-01	LIFE SAFETY EQUIPMENT	821	25,052	25,052	28,437	14%
01-5230-10-01	CLEANING SUPPLIES	2,437	2,500	543	2,500	0%
01-5240-10-01	PRINTED SUPPLIES	1,977	3,000	-	3,000	0%
01-5260-10-01	GENERAL OFFICE SUPPLIES	546	2,500	1,058	2,500	0%
01-5261-10-01	POSTAGE	397	150	137	150	0%
01-5280-10-01	MINOR EQUIP/SMALL TOOLS <\$5K	4,961	40,294	40,294	9,512	-76%
01-5285-10-01	FUEL	20,996	22,000	25,514	24,000	9%
01-5288-10-01	EMS SUPPLIES	27,783	32,000	23,625	35,000	9%
01-5290-10-01	EXPENDABLE SUPPLIES	1,522	8,250	3,867	11,250	36%
01-5291-10-01	GRANT FUNDED SUPPLIES	-	-	-	-	
01-5297-10-01	FIRE OPERATIONS EXPENDABLE SUPPLIES	3,947	6,000	3,066	-	-100%
01-5298-10-01	VICTUALS BEVERAGES & GROCERY	1,510	-	-	-	
01-5403-10-01	BUILDING MAINTENANCE	13,405	20,000	13,818	20,000	0%
01-5420-10-01	MACHINERY/TOOL MAINTENANCE	21,661	18,000	9,356	18,000	0%
01-5430-10-01	MOTOR VEHICLE MAINTENANCE	60,756	47,500	55,626	51,900	9%
01-5440-10-01	OFFICE EQUIP	12,691	8,000	17,806	12,200	53%
01-5445-10-01	SOFTWARE	1,080	10,000	800	14,626	46%
01-5460-10-01	RADIO MAINTENANCE	9,228	10,000	15,432	16,000	60%
01-5510-10-01	ASSOC DUES/PUBLICATIONS	7,103	6,000	3,882	6,875	15%
01-5525-10-01	TRAINING/SEMINARS	8,844	24,000	23,081	30,000	25%
01-5521-10-01	PUBLIC SAFETY EDUCATION	1,337	6,000	5,424	8,200	37%
01-5530-10-01	ELECTRIC SERVICES	9,104	10,000	4,855	12,000	20%
01-5535-10-01	GAS SERVICES	2,104	4,200	1,500	4,200	0%
01-5570-10-01	SPECIAL SERVICES	18,611	29,000	39,808	37,000	28%
01-5575-10-01	EQUIPMENT RENTAL	-	7,000	7,672	8,500	21%
01-5578-10-01	TRAVEL	1,930	6,500	1,840	8,600	32%
01-5585-10-01	TELEPHONE SERVICES	7,244	6,500	6,904	6,500	0%
01-5590-10-01	WATER/SEWER SERVICES	3,845	3,750	4,188	3,750	0%
01-5861-10-01	MOTOR VEHICLES	174,063	-	34,696		
01-5870-10-01	OTHER EQUIPMENT	-	-	-	24,600	
TOTAL OPERATIONS		\$ 437,417	\$ 382,961	\$ 394,610	\$ 424,065	11%
TOTAL FIRE		\$ 3,115,552	\$ 3,303,997	\$ 3,259,339	\$ 3,437,210	4%

GENERAL FUND EXPENDITURES BY DEPARTMENT					
12 COMMUNITY DEVELOPMENT					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		396,906	426,265	333,360	443,570
Operations		194,179	269,675	141,244	292,850
TOTAL COMMUNITY DEVELOPMENT		\$ 591,086	\$ 695,940	\$ 474,604	\$ 736,420

Positions				
Director	1.0	1.0	1.0	1.0
Building Inspector	1.0	1.0	1.0	1.0
Code Enforcement Officer	1.0	1.0	1.0	1.0
Planner	-	-	1.0	1.0
Planning Technician	1.0	1.0	-	-
Permit Clerk	1.0	1.0	1.0	1.0
TOTAL POSITIONS	5.00	5.00	5.00	5.00

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5101-12-01	SALARIES	280,149	304,535	237,291	315,124	3%
01-5107-12-01	OVERTIME	2,373	3,000	800	3,000	0%
01-5114-12-01	LONGEVITY PAY	480	1,080	469	536	-50%
01-5115-12-01	RETIREMENT	49,683	53,298	41,199	55,033	3%
01-5117-12-01	FICA	20,301	23,609	17,892	24,377	3%
01-5118-12-01	MEDICAL INSURANCE	39,058	36,829	32,738	40,512	10%
01-5120-12-01	LIFE INSURANCE	2,202	1,100	1,196	2,000	82%
01-5121-12-01	DENTAL INSURANCE	1,733	1,946	1,210	2,140	10%
01-5122-12-01	VISION INSURANCE	199	367	143	347	-5%
01-5126-12-01	DISABILITY	728	500	422	500	0%
TOTAL PERSONNEL		\$ 396,906	\$ 426,265	\$ 333,360	\$ 443,570	4%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5220-12-01	UNIFORMS	1,206	1,350	367	1,400	4%
01-5240-12-01	PRINTED SUPPLIES	993	500	1,000	1,000	100%
01-5260-12-01	GENERAL OFFICE SUPPLIES	1,035	1,500	150	1,500	0%
01-5261-12-01	POSTAGE	1,525	600	1,134	2,400	300%
01-5280-12-01	MINOR EQUIP/SMALL TOOLS<\$5K	2,073	5,000	2,500	5,000	0%
01-5285-12-01	FUEL	2,115	1,500	1,417	1,850	23%
01-5290-12-01	EXPENDABLE SUPPLIES	449	1,000	500	1,000	0%
01-5298-12-01	VICTUALS BEVERAGES & GROCERY	302	-	-	-	
01-5430-12-01	MOTOR VEHICLE MAINTENANCE	1,106	1,000	500	1,100	10%
01-5440-12-01	OFFICE EQUIP	3,486	5,000	4,540	5,000	0%
01-5445-12-01	SOFTWARE	32,535	28,000	28,000	36,000	29%
01-5501-12-01	ADVERTISING	1,540	2,000	446	4,600	130%
01-5510-12-01	ASSOC DUES/PUBLICATIONS	2,079	1,850	2,900	3,300	78%
01-5525-12-01	TRAINING/SEMINARS	4,922	5,000	1,500	10,000	100%
01-5570-12-01	SPECIAL SERVICES	53,870	75,000	68,000	75,000	0%
01-5572-12-01	CODE ENFORCEMENT SERVICES	795	5,000	3,000	5,000	0%
01-5574-12-01	FILING FEES	74	500	250	500	0%
01-5575-12-01	EQUIPMENT RENTAL	3,892	4,600	4,640	7,000	52%
01-5576-12-01	STRATEGIC PLANNING	586	25,000	-	50,000	100%
01-5578-12-01	TRAVEL	506	1,625	500	3,000	85%
01-5580-12-01	ENGINEERING SERVICES	76,718	100,000	17,000	75,000	-25%
01-5585-12-01	TELEPHONE SERVICES	2,370	3,650	2,900	3,200	-12%
TOTAL OPERATIONS		\$ 194,179	\$ 269,675	\$ 141,244	\$ 292,850	9%

TOTAL COMMUNITY DEVELOPMENT		\$ 591,086	\$ 695,940	\$ 474,604	\$ 736,420	6%
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GENERAL FUND EXPENDITURES BY DEPARTMENT					
16 SENIOR CENTER					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		-	-	-	-
Operations		68,276	60,850	50,578	60,590
TOTAL SENIOR CENTER		\$ 68,276	\$ 60,850	\$ 50,578	\$ 60,590

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5230-16-01	CLEANING SUPPLIES	60	-	-	-	
01-5260-16-01	GENERAL OFFICE SUPPLIES	-	150	73	150	0%
01-5290-16-01	EXPENDABLE SUPPLIES	3,539	5,000	3,067	5,000	0%
01-5403-16-01	BUILDING MAINTENANCE	33,196	10,000	6,882	10,000	0%
01-5440-16-01	OFFICE EQUIP/SOFTWARE	-	2,000	2,000	500	-75%
01-5530-16-01	ELECTRIC SERVICES	5,042	5,500	4,539	5,500	0%
01-5535-16-01	GAS SERVICES	2,221	2,200	2,200	2,420	10%
01-5564-16-01	COMMUNITY RELATIONS	911	1,000	1,000	1,000	0%
01-5570-16-01	SPECIAL SERVICES	21,167	24,000	21,838	24,720	3%
01-5589-16-01	JANITORIAL SERVICES	-	8,000	6,440	8,000	0%
01-5590-16-01	WATER/SEWER SERVICES	2,142	3,000	2,539	3,300	10%
TOTAL OPERATIONS		\$ 68,276	\$ 60,850	\$ 50,578	\$ 60,590	0%
TOTAL SENIOR CENTER		\$ 68,276	\$ 60,850	\$ 50,578	\$ 60,590	0%

GENERAL FUND EXPENDITURES BY DEPARTMENT					
17 LIBRARY					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		406,639	423,738	442,391	464,485
Operations		173,479	136,900	113,337	144,510
TOTAL LIBRARY		\$ 580,118	\$ 560,638	\$ 555,729	\$ 608,995

Positions				
Director	1.0	1.0	1.0	1.0
Supervising/Adult Services Librarian	-	-	-	1.0
Adult Services Librarian	-	1.0	1.0	-
Collection and Tech Services Librarian	-	-	1.0	1.0
Library Assistant II	2.0	2.0	1.0	1.0
Library Assistant I (Part Time, per FTE)	1.0	1.0	1.0	1.0
Programming and Events	1.0	-	-	-
TOTAL POSITIONS	5.00	5.00	5.00	5.00

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5101-17-01	SALARIES	247,966	256,239	290,409	283,633	11%
01-5107-17-01	OVERTIME	1,297	1,500	150	1,500	0%
01-5109-17-01	TEMPORARY/PART-TIME	39,052	42,835	27,833	45,446	6%
01-5114-17-01	LONGEVITY PAY	4,066	4,928	4,422	5,464	11%
01-5115-17-01	RETIREMENT	51,127	52,760	55,750	58,035	10%
01-5117-17-01	FICA	21,283	23,371	24,211	25,707	10%
01-5118-17-01	MEDICAL INSURANCE	37,563	36,829	36,415	40,512	10%
01-5120-17-01	LIFE INSURANCE	1,859	2,300	1,048	1,500	-35%
01-5121-17-01	DENTAL INSURANCE	1,554	1,957	1,437	1,760	-10%
01-5122-17-01	VISION INSURANCE	222	368	169	278	-25%
01-5126-17-01	DISABILITY	650	650	547	650	0%
TOTAL PERSONNEL		\$ 406,639	\$ 423,738	\$ 442,391	\$ 464,485	10%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5230-17-01	CLEANING SUPPLIES	-	-	-	-	
01-5240-17-01	PRINTED SUPPLIES	-	-	-	-	
01-5260-17-01	GENERAL OFFICE SUPPLIES	301	500	313	500	0%
01-5261-17-01	POSTAGE	254	1,200	339	500	-58%
01-5280-17-01	MINOR EQUIP/SMALL TOOLS<\$5K	450	300	300	200	
01-5290-17-01	EXPENDABLE SUPPLIES	4,486	8,000	5,734	8,800	10%
01-5292-17-01	LIBRARY PROCESSING SUPPLIES	2,540	500	485	500	100%
01-5294-17-01	LIBRARY BOOK-CITY FUND	18,565	25,000	18,947	27,500	10%
01-5403-17-01	BUILDING MAINTENANCE	87,779	30,000	22,269	32,000	7%
01-5455-17-01	SOFTWARE MAINT	14,073	18,000	15,000	18,000	0%
01-5440-17-01	OFFICE EQUIP	15,062	4,000	4,825	3,000	-25%
01-5510-17-01	ASSOC DUES/PUBLICATIONS	990	1,500	1,113	1,500	0%
01-5525-17-01	TRAINING/SEMINARS	127	3,000	1,045	3,000	0%
01-5530-17-01	ELECTRIC SERVICES	7,433	7,500	7,224	8,250	10%
01-5535-17-01	GAS SERVICES	2,112	2,500	2,466	2,750	10%
01-5564-17-01	COMMUNITY RELATIONS	3,365	5,000	4,469	5,000	0%
01-5570-17-01	SPECIAL SERVICES	4,375	6,000	6,000	7,000	17%
01-5575-17-01	EQUIPMENT RENTAL	4,160	4,200	4,259	4,640	10%
01-5578-17-01	TRAVEL	20	2,500	1,800	2,500	0%
01-5585-17-01	TELEPHONE SERVICES	2,585	2,700	2,472	2,970	10%
01-5589-17-01	JANITORIAL SERVICES	719	10,000	10,000	11,000	10%
01-5590-17-01	WATER/SEWER SERVICES	4,082	4,500	4,277	4,900	9%
TOTAL OPERATIONS		\$ 173,479	\$ 136,900	\$ 113,337	\$ 144,510	6%

TOTAL LIBRARY		580,118	\$ 560,638	\$ 555,729	\$ 608,995	9%
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GENERAL FUND EXPENDITURES BY DEPARTMENT					
18 COMMUNICATIONS					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		-	-	-	-
Operations		9,118	19,900	11,185	25,300
TOTAL COMMUNICATIONS		\$ 9,118	\$ 19,900	\$ 11,185	\$ 25,300

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5260-18-01	GENERAL OFFICE SUPPLIES	-	100	100	-	-100%
01-5290-18-01	EXPENDABLE SUPPLIES	-	500	500	-	-100%
01-5440-17-01	OFFICE EQUIP	-	-	-	-	
01-5455-18-01	SOFTWARE	982	4,000	4,000	10,000	150%
01-5501-18-01	ADVERTISING	969	1,000	448	1,000	0%
01-5510-18-01	ASSOC DUES/PUBLICATIONS	250	300	265	300	0%
01-5525-18-01	TRAINING/SEMINARS	465	500	-	500	0%
01-5564-18-01	COMMUNITY RELATIONS	4,108	6,000	4,611	6,000	0%
01-5570-18-01	SPECIAL SERVICES	2,227	2,000	-	2,000	0%
01-5571-18-01	SPECIAL EVENTS	16	5,000	1,261	5,000	
01-5578-18-01	TRAVEL	101	500	-	500	0%
TOTAL OPERATIONS		\$ 9,118	\$ 19,900	\$ 11,185	\$ 25,300	27%
TOTAL COMMUNICATIONS		\$ 9,118	\$ 19,900	\$ 11,185	\$ 25,300	27%

GENERAL FUND EXPENDITURES BY DEPARTMENT					
20 PUBLIC WORKS					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		713,133	924,927	793,087	969,876
Operations		507,024	1,162,950	880,100	1,040,220
TOTAL PUBLIC WORKS		\$ 1,220,157	\$ 2,087,877	\$ 1,673,186	\$ 2,010,096

Positions	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Director	1.0	1.0	1.0	1.0
Project Manager	-	1.0	1.0	1.0
Supervisor	1.0	1.0	1.0	1.0
Field Worker - Full Time	6.0	6.0	6.0	6.0
Field Worker - Part Time by FTE	1.8	1.75	1.75	1.75
Administrative Assistant	1.00	1.00	1.00	1.00
TOTAL PUBLIC WORKS POSITIONS	10.75	11.75	11.75	11.75

STREET MAINTENANCE					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
01-5101-20-03	SALARIES	478,864	580,623	551,093	604,709
01-5107-20-03	OVERTIME	3,767	10,000	2,250	10,000
01-5109-20-03	TEMPORARY/PART-TIME	31,886	52,441	28,117	54,959
01-5113-20-03	INCENTIVE PAY	3,840	2,800	2,827	3,900
01-5114-20-03	LONGEVITY PAY	6,036	11,040	6,896	11,832
01-5115-20-03	RETIREMENT	91,644	113,223	102,097	118,368
01-5117-20-03	FICA	38,634	50,154	44,339	52,433
01-5118-20-03	MEDICAL INSURANCE	51,041	93,148	49,922	102,463
01-5120-20-03	LIFE INSURANCE	3,112	5,000	1,832	4,500
01-5121-20-03	DENTAL INSURANCE	2,632	4,107	2,249	4,518
01-5122-20-03	VISION INSURANCE	431	891	296	694
01-5126-20-03	SHORT-TERM DISABILITY	1,247	1,500	1,167	1,500
TOTAL PERSONNEL		\$ 713,133	\$ 924,927	\$ 793,087	\$ 969,876

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5210-20-03	CHEMICAL SUPPLIES	42	5,000	408	4,000	-20%
01-5220-20-03	UNIFORMS	4,534	9,250	11,651	10,800	17%
01-5230-20-03	CLEANING SUPPLIES	1,913	3,000	1,417	2,500	-17%
01-5240-20-03	PRINTED SUPPLIES	238	500	343	400	-20%
01-5260-20-03	GENERAL OFFICE SUPPLIES	712	2,000	982	1,500	-25%
01-5261-20-03	POSTAGE	401	-	8	100	
01-5280-20-03	MINOR EQUIP/SMALL TOOLS<\$5K	1,966	7,000	6,296	7,500	7%
01-5285-20-03	FUEL	16,748	15,500	18,755	16,120	4%
01-5290-20-03	EXPENDABLE SUPPLIES	3,198	2,800	3,160	3,000	7%
01-5403-20-03	BUILDING MAINTENANCE	24,857	24,000	4,050	22,000	-8%
01-5407-20-03	STREET MAINTENANCE	102,090	350,000	350,000	300,000	-14%
01-5409-20-03	IRRIGATION MAINTENANCE	638	2,500	476	2,000	-20%
01-5420-20-03	MACHINERY/TOOL MAINTENANCE	6,444	10,000	9,202	10,000	0%
01-5430-20-03	MOTOR VEHICLE MAINTENANCE	20,785	20,000	13,734	20,000	0%
01-5440-20-03	OFFICE EQUIP	254	9,000	120	5,000	-44%
01-5445-20-03	SOFTWARE	1,349	10,000	10,000	10,000	0%
01-5480-20-03	SIGNS/FENCE/SIDEWALK MAINTENANCE	55,504	74,000	16,677	24,000	-68%
01-5510-20-03	ASSOC DUES/PUBLICATIONS	1,132	5,000	2,348	5,000	0%
01-5525-20-03	TRAINING/SEMINARS	450	7,000	4,110	7,000	0%
01-5530-20-03	ELECTRIC SERVICES	60,954	66,000	59,995	66,000	0%
01-5535-20-03	GAS SERVICES	1,964	1,400	1,724	1,800	29%
01-5570-20-03	SPECIAL SERVICES	12,476	193,000	2,586	185,000	-4%
01-5575-20-03	EQUIPMENT RENTAL	13,118	18,000	13,048	5,000	-72%
01-5578-20-03	TRAVEL	360	2,500	185	2,500	0%
01-5580-20-03	ENGINEERING SERVICES	20,646	80,000	193,093	112,000	40%
01-5585-20-03	TELEPHONE SERVICES	2,054	3,500	2,424	3,500	0%
01-5590-20-03	WATER/SEWER SERVICES	13,205	45,000	4,396	45,000	0%
01-5591-20-03	TRASH/DISPOSAL/DUMP SERVICES	-	1,500	-	1,500	0%
01-5870-20-03	OTHER EQUIPMENT	9,638	86,500	-	8,000	-91%
TOTAL STREET MAINTENANCE OPERATIONS		\$ 377,671	\$ 1,053,950	\$ 731,188	\$ 881,220	-16%

GENERAL FUND EXPENDITURES BY DEPARTMENT						
20 PUBLIC WORKS						
PARK MAINTENANCE						
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5404-20-04	PARK MAINTENANCE	55,683	27,500	68,916	77,000	180%
01-5405-20-04	TOWN CENTER PLAZA	533	-	474		
01-5406-20-04	SONORA AND RODGERS FARM PARK	16,496	27,500	28,250	28,500	4%
01-5408-20-04	OTHER PARKS/MISC.	-	-	-		
01-5530-20-04	ELECTRIC SERVICES	3,786	3,500	4,038	3,500	0%
01-5522-20-04	KEEP KENNEDALE BEAUTIFUL	4,897	12,500	9,439	15,000	20%
01-5575-20-04	EQUIPMENT RENTAL	-	3,000	-	-	-100%
01-5590-20-04	WATER/SEWER SERVICES	47,957	35,000	37,795	35,000	0%
TOTAL PARK MAINTENANCE OPERATIONS		\$ 129,353	\$ 109,000	\$ 148,912	\$ 159,000	46%

GENERAL FUND EXPENDITURES BY DEPARTMENT					
90 NON-DEPARTMENTAL					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
Personnel		-	-	-	-
Operations		941,568	1,151,808	1,101,058	1,126,190
TOTAL NON-DEPARTMENTAL		\$ 941,568	\$ 1,151,808	\$ 1,101,058	\$ 1,126,190

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
01-5116-90-01	UNEMPLOYMENT INSURANCE	6,823	30,495	23,124	32,630	7%
01-5118-90-01	MEDICAL INSURANCE - RETIREE	-	12,752	6,500	6,500	
01-5119-90-01	WORKERS' COMPENSATION	136,017	138,868	144,252	140,000	1%
01-5123-90-01	HEALTH ADMIN FEES	55,792	75,970	75,000	81,288	7%
01-5403-90-01	BUILDING MAINTENANCE	-	-	-	-	
01-5440-90-01	OFFICE EQUIP	9,292	8,000		8,000	0%
01-5445-90-01	SOFTWARE	50,930	9,500	9,500	9,500	0%
01-5540-90-01	INSURANCE-AUTO	66,120	87,031	89,204	89,204	2%
01-5545-90-01	INSURANCE-PROPERTY	41,220	39,099	47,981	47,981	23%
01-5550-90-01	INSURANCE-GENERAL LIABILITY	17,888	32,915	16,644	16,644	-49%
01-5560-90-01	INSURANCE-LAW ENFORCEMENT	18,007	17,289	16,943	16,943	-2%
01-5569-90-01	IT SUPPORT	129,780	140,000	140,000	140,000	0%
01-5570-90-01	SPECIAL SERVICES	33,000	18,000	16,910	10,000	-44%
01-5585-90-01	TELEPHONE SERVICES	-	12,500	-	12,500	0%
01-5615-90-01	FUNCTIONAL GRANT	376,701	529,389	515,000	515,000	
TOTAL OPERATIONS		\$ 941,568	\$ 1,151,808	\$ 1,101,058	\$ 1,126,190	-2%
TOTAL NON-DEPARTMENTAL		\$ 941,568	\$ 1,151,808	\$ 1,101,058	\$ 1,126,190	

90 NON-DEPARTMENTAL - TRANSFERS OUT					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
01-5705-90-01	TRANSFER OUT- CAP REPLACEMENT	139,200	139,200	139,200	-
01-5717-90-01	TRANSFER OUT - STREET IMPROV.	-			
01-5498-90-01	INCREMENTAL PROPERTY TAX	221,612	192,715	192,715	192,715
TOTAL TRANSFERS OUT		\$ 360,812	\$ 331,915	\$ 331,915	\$ 192,715



Debt Service Fund

Fund 02 DEBT SERVICE

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
02-4001-00-00	PROPERTY TAX-CURRENT	2,447,551	2,646,384	2,646,384	2,632,097
02-4011-00-00	PROPERTY TAX-DELINQUENT	(4,383)	7,500	7,500	7,500
02-4041-00-00	PROPERTY TAX-PENALTY	17,031	7,500	7,500	7,500
02-4401-00-00	INVESTMENT INCOME	54,995	43,985	44,910	43,985
02-4902-00-00	PROCEEDS-DEBT/LOAN	-	-	-	-
TOTAL REVENUES		\$ 2,515,194	\$ 2,705,369	\$ 2,706,294	\$ 2,691,082

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
02-5606-21-06	2016 3.72M REFUNDING	375,000	385,000	385,000	315,000
02-5607-21-06	2016 3.72M REFUNDING	21,704	14,902	14,902	8,637
02-5621-21-06	BANK FEES / PAYING AGENT FEES	1,200	500	500	1,200
02-5622-21-06	ARBITRAGE/DISCLOSURE	2,250	2,500	2,750	3,000
02-5625-21-06	ISSUANCE COSTS	-	-	-	-
02-5626-21-06	PMT TO ESCROW AGENT	-	-	-	-
02-5651-21-06	2019 \$2.0M TAX NOTES	385,000	395,000	395,000	
02-5652-21-06	2019 \$2.0M TAX NOTES	11,163	3,753	3,753	
02-5655-21-06	2020A \$1.54M GO RFND	150,000	155,000	155,000	155,000
02-5656-21-06	2020A \$1.54M GO RFND	12,424	10,645	10,645	8,754
02-5657-21-06	2021 \$6.0M CO-PRINCIPAL	240,000	265,000	265,000	275,000
02-5658-21-06	2021 \$6.0M CO - INTEREST	124,050	113,950	113,950	103,150
02-5659-21-06	2020 1.26M GO REFUND-INTEREST	13,848	11,435	11,435	8,975
02-5660-21-06	2020 1.26M GO REFUND-PRINCIPAL	125,000	125,000	125,000	130,000
02-5661-21-06	2023 \$17.0 MM C/O - INTEREST	80,000	100,125	100,125	96,000
02-5662-21-06	2023 \$17.0 MM C/O - PRINCIPAL	104,125	80,000	80,000	85,000
02-5669-21-06	2024 \$3MM GO - INTEREST	148,925	123,800	123,800	118,925
02-5670-21-06	2024 \$3MM GO - PRINCIPAL	90,000	95,000	95,000	100,000
02-5671-21-06	2024 \$11.0 MM C/O - INTEREST	461,488	441,363	441,363	421,988
02-5672-21-06	2024 \$11.0 MM C/O - PRINCIPAL	395,000	410,000	410,000	365,000
TBD	2026 CO Interest	-	-	-	210,375
TBD	2026 CO Principal	-	-	-	100,000
TOTAL EXPENDITURES		\$ 2,741,175	\$ 2,732,972	\$ 2,733,222	\$ 2,506,002

TOTAL REVENUES OVER (UNDER) EXPENDITURES		\$ (225,982)	\$ (27,603)	\$ (26,928)	\$ 185,080
02-4915-00-00	TRANSFER IN-EDC FUND	138,847	136,432	136,432	138,975
02-4961-00-00	TRANSFER IN-TIRZ	228,229	-	-	-
02-4960-00-00	TRANSFER IN-PROJECTS	108,265	104,475	104,475	102,685
TOTAL OTHER FINANCING SOURCES (USES)		\$ 475,341	\$ 240,907	\$ 240,907	\$ 241,660

NET CHANGE IN FUND BALANCE		\$ 249,359	\$ 213,304	\$ 213,980	\$ 426,740
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BEGINNING FUND BALANCE — OCT 1		\$ 945,637	\$ 1,194,996	\$ 1,194,996	\$ 1,408,976
ENDING FUND BALANCE — SEPT 30		\$ 1,194,996	\$ 1,408,301	\$ 1,408,976	\$ 1,835,716



Utility Funds

FUND 7 STORMWATER						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
07-4205-00-00	DRAINAGE FEES	279,505	305,200	305,200	332,668	9%
07-4401-00-00	INVESTMENT INCOME	39,008	40,000	23,251	20,000	-50%
TOTAL REVENUES		\$ 318,512	\$ 345,200	\$ 328,451	\$ 352,668	2%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
07-5510-35-01	ASSOC DUES/PUBLICATIONS	409	4,200	2,750	4,200	
07-5525-35-01	TRAINING/SEMINARS	-	-	-	-	0%
07-5570-35-01	SPECIAL SERVICES	24,990	120,000	62,494	560,000	367%
07-5574-35-01	FILING FEES	100	100	100	100	0%
07-5580-35-01	ENGINEERING SERVICES	11,074	21,500	43,924	21,500	0%
07-5637-90-00	DEPRECIATION EXPENSE	21,061	-	-	-	
TOTAL EXPENDITURES		\$ 57,634	\$ 145,800	\$ 109,268	\$ 585,800	302%
TOTAL REVENUES OVER (UNDER) EXPENDITURES		\$ 260,879	\$ 199,401	\$ 219,183	\$ (233,132)	-217%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
07-5598-35-01	ADMIN CHARGE - STREET	(77,841)	(92,493)	(92,493)	(96,988)	
07-5701-35-01	TRANSFER OUT GENERAL FUND	(140,833)	(151,579)	(151,579)	(161,999)	7%
TOTAL OTHER FINANCING SOURCES (USES)		\$ (218,674)	\$ (244,072)	\$ (244,072)	\$ (258,987)	6%
NET CHANGE IN FUND BALANCE		\$ 42,205	\$ (44,671)	\$ (24,889)	\$ (492,119)	
BEGINNING FUND BALANCE — OCT 1		\$ 811,647	\$ 853,852	\$ 853,852	\$ 828,963	
ENDING FUND BALANCE — SEPT 30		\$ 853,852	\$ 809,181	\$ 828,963	\$ 336,844	

FUND 10 WATER/SEWER						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
10-4010-00-00	WATER SERVICE	3,694,842	4,312,520	4,312,520	4,700,647	9%
10-4020-00-00	SEWER SERVICE	2,478,751	2,314,671	2,314,671	2,522,991	9%
10-4061-00-00	METER PURCHASE/INSTALATION	4,643	6,300	1,240	6,300	0%
10-4073-00-00	SANITATION BILLING FEES	10,175	8,500	8,500	8,500	0%
10-4081-00-00	SALES TAX	160	175	177	175	0%
10-4090-00-00	ARLINGTON OPERATOR COST	456,885	425,000	425,000	425,000	0%
10-4095-00-00	CDBG Revenue	21,782	-	-	-	
10-4202-00-00	CAPITAL CONTRIBUTIONS	-	-	-	-	
10-4401-00-00	INVESTMENT INCOME	938,606	750,000	549,397	550,000	-27%
10-4409-00-00	MISCELLANEOUS INCOME	2,371	-	-	-	
10-4485-00-00	EQUIPMENT SALE GAIN (LOSS)	-	-	-	-	
10-4999-00-00	2023 C/O SERIES A	-	11,000,000	64,995	11,000,000	0%
TOTAL REVENUES		\$ 7,608,216	\$ 18,817,166	\$ 7,676,500	\$ 19,213,613	2%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
	UTILITY BILLING	2,145,440	2,157,800	1,882,628	2,097,761	
	OPERATIONS	3,076,068	3,081,910	3,497,072	3,489,854	13%
	DEBT SERVICE	662,844	1,102,029	1,102,029	1,188,624	8%
	CAPITAL PROJECTS	-	11,640,000	509,379	11,250,000	-3%
	NON-DEPARTMENTAL	116,599	51,789	38,069	47,820	-8%
TOTAL EXPENDITURES		\$ 6,000,951	\$ 18,033,528	\$ 7,029,177	\$ 18,074,059	0%
TOTAL REVENUES OVER (UNDER) EXPENDITURES		\$ 1,607,265	\$ 783,639	\$ 647,323	\$ 1,139,554	45%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
10-4916-00-00	TRANSFER IN-DEBT SERVICE FUND	-	-	-	-	
10-4963-00-00	TRANSFER IN-WATER IMPACT	30,000	30,000	30,000	30,000	0%
10-4964-00-00	TRANSFER IN-SEWER IMPACT	60,000	60,000	60,000	8,000	-87%
10-4965-00-00	TRANSFER IN-ROADWAY	97,525	97,525	97,525	97,525	0%
10-5595-90-00	ADMIN CHARGE - GENERAL FUND	(757,935)	(837,350)	(757,935)	(890,466)	6%
TOTAL OTHER FINANCING SOURCES (USES)		\$ (570,410)	\$ (649,825)	\$ (570,410)	\$ (754,941)	16%

NET CHANGE IN FUND BALANCE		\$ 1,036,855	\$ 133,814	\$ 76,913	\$ 384,613	
BEGINNING FUND BALANCE — OCT 1		\$ 1,531,787	\$ 2,568,642	\$ 2,568,642	\$ 2,645,555	
ENDING FUND BALANCE — SEPT 30		\$ 2,568,642	\$ 2,702,456	\$ 2,645,555	\$ 3,030,169	

FUND 10 / DEPARTMENT 15 UTILITY BILLING						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
10-5570-36-15	SPECIAL SERVICES	174,783	150,000	136,124	150,000	0%
10-5575-36-15	EQUIPMENT RENTAL	2,080	2,500	2,117	2,500	0%
10-5592-36-15	INTERGOV-FORT WORTH SEWER	28,960	27,000	30,261	30,261	12%
10-5594-36-15	INTERGOV-ARLINGTON SEWER	1,367,349	1,275,000	1,074,126	1,275,000	0%
10-5597-36-15	INTERGOV-FORT WORTH WATER	280,736	290,000	290,000	290,000	0%
10-5598-36-15	INTERGOV-ARLINGTON WATER	291,531	413,300	350,000	350,000	-15%
TOTAL UTILITY BILLING		\$ 2,145,440	\$ 2,157,800	\$ 1,882,628	\$ 2,097,761	-3%

FUND 10 / DEPARTMENT 01 INTERLOCAL AGREEMENT CITY OF ARLINGTON						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
10-5510-36-01	ASSOC DUES/PUBLICATIONS	-	-	-	-	
10-5530-36-01	ELECTRIC SERVICES	197,202	250,000	204,778	250,000	0%
10-5535-36-01	GAS SERVICES	-	-	-	-	
10-5570-36-01	SPECIAL SERVICES	268,115	250,000	271,428	250,000	0%
10-5575-36-01	EQUIPMENT RENTAL	-	100	-	-	-100%
10-5580-36-01	ENGINEERING SERVICES	-	20,000	-	-	-100%
10-5585-36-01	TELEPHONE SERVICES	748	850	737	850	0%
10-5590-36-01	WATER/SEWER SERVICES	2,723	5,250	3,665	5,250	0%
10-5599-36-01	INTERLOCAL-CITY OF ARLINGTON	2,590,078	2,343,000	2,983,754	2,983,754	27%
10-5653-36-01	2019 \$2.0M TAX NOTES	17,731	12,710	12,710	-	-100%
10-5654-36-01	2019 \$2.0M TAX NOTES	(528)	200,000	20,000	-	-100%
TOTAL UTILITY OPERATIONS		\$ 3,076,068	\$ 3,081,910	\$ 3,497,072	\$ 3,489,854	13%

FUND 10 / DEPARTMENT 06 WATER DEBT SERVICE						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
10-5625-36-06	ISSUANCE COSTS	-	-	-	-	
10-5626-36-06	2007 \$2.9M CO-INTEREST	-	12,710	12,710	4,305	-66%
10-5620-36-06	2007 \$2.9M CO-PRINCIPAL	19,731	200,000	200,000	210,000	5%
10-5627-36-06	2023 \$17.65 UTILITY PRIN	-	250,000	250,000	350,000	40%
10-5628-36-06	2023 \$17.65 UTILITY INT	643,113	639,319	639,319	624,319	-2%
TOTAL DEBT SERVICE		\$ 662,844	\$ 1,102,029	\$ 1,102,029	\$ 1,188,624	8%

FUND 10 / DEPARTMENT 09 WATER CAPITAL PROJECTS							
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
10-5833-36-09	CDBG SEWER PROJECT	-	300,000	266,176	-		-100%
10-5834-36-09	WATER LINE INSTALLATION	-	340,000	178,208	250,000		-26%
10-5835-36-09	SEWER LINE INSTALLATION	-	11,000,000	64,995	11,000,000		0%
10-5839-36-09	COA WATER CONNECTION LINE	-	-	-	-		
10-5841-36-09	WATER/WASTEWATER RAT	-	-	-	-		
TOTAL CAPITAL PROJECTS		\$ -	\$ 11,640,000	\$ 509,379	\$ 11,250,000		-3%

FUND 10 / DEPARTMENT 90 NON-DEPARTMENTAL							
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
10-5545-90-01	INSURANCE-PROPERTY	14,569	15,360	18,659	18,659		21%
10-5550-90-01	INSURANCE-GENERAL LIABILITY	3,972	8,229	4,161	4,161		-49%
10-5565-90-01	LEGAL SERVICES	85,000	-	-	-		
10-5570-90-01	SPECIAL SERVICES	13,058	25,000	15,248	25,000		0%
10-5580-90-01	ENGINEERING SERVICES	-	-	-	-		
10-5585-90-01	TELEPHONE SERVICES	-	3,200	-	-		-100%
10-5884-90-01	FINES AND PENALTIES	-	-	-	-		
TOTAL NON-DEPARTMENTAL		\$ 116,599	\$ 51,789	\$ 38,069	\$ 47,820		-8%

FUND 61 - WATER IMPACT FUND						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
61-4201-00-00	IMPACT FEES	22,680	15,000	13,009	14,000	-7%
61-4401-00-00	INVESTMENT INCOME	5,127	4,000	2,685	3,500	-13%
TOTAL REVENUES		\$ 27,806	\$ 19,000	\$ 15,694	\$ 17,500	-8%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
61-5580-00-00	ENGINEERING SERVICES	-	-	-	-	
TOTAL EXPENDITURES		\$ -	\$ -	\$ -	\$ -	
REVENUES OVER (UNDER) EXPENDITURES		\$ 27,806	\$ 19,000	\$ 15,694	\$ 17,500	-8%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
61-5710-00-00	TRANSFER OUT - W/S FUND	(30,000)	(30,000)	(30,000)	(30,000)	0%
TOTAL OTHER FINANCING SOURCES (USES)		\$ (30,000)	\$ (30,000)	\$ (30,000)	\$ (30,000)	0%
NET CHANGE IN FUND BALANCE		\$ (2,194)	\$ (11,000)	\$ (14,306)	\$ (12,500)	
BEGINNING FUND BALANCE — OCT 1		\$ 97,765	\$ 95,571	\$ 95,571	\$ 81,265	
ENDING FUND BALANCE — SEPT 30		\$ 95,571	\$ 84,571	\$ 81,265	\$ 68,765	

FUND 62 - SEWER IMPACT FUND						
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
62-4201-00-00	IMPACT FEES	12,271	15,000	1,500	1,500	-90%
62-4201-00-00	INVESTMENT INCOME	4,450	5,000	1,395	1,000	-80%
TOTAL REVENUES		\$ 16,721	\$ 20,000	\$ 2,895	\$ 2,500	-88%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
62-5580-00-00	ENGINEERING SERVICES		-	-	-	
TOTAL EXPENDITURES		\$ -	\$ -	\$ -	\$ -	
REVENUES OVER (UNDER) EXPENDITURES		\$ 16,721	\$ 20,000	\$ 2,895	\$ 2,500	-88%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
62-5710-00-00	TRANSFER OUT- W/S FUND	(60,000)	(60,000)	(60,000)	(8,000)	-87%
TOTAL OTHER FINANCING SOURCES (USES)		\$ (60,000)	\$ (60,000)	\$ (60,000)	\$ (8,000)	-87%
NET CHANGE IN FUND BALANCE		\$ (43,279)	\$ (40,000)	\$ (57,105)	\$ (5,500)	
BEGINNING FUND BALANCE — OCT 1		\$ 109,605	\$ 66,326	\$ 66,326	\$ 9,221	
ENDING FUND BALANCE — SEPT 30		\$ 66,326	\$ 26,326	\$ 9,221	\$ 3,721	



Capital Project Funds

Fund 04 CAPITAL PROJECTS						
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
04-4401-00-00	INVESTMENT INCOME	14,612	7,950	10,279	11,250	42%
04-4421-00-00	LANDFILL REVENUE-WASTE CONNECTION	165,235	120,000	133,065	135,000	13%
TOTAL FUND REVENUES		\$ 179,848	\$ 127,950	\$ 143,344	\$ 146,250	14%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
		-	-	-	-	
TOTAL EXPENDITURES		\$ -	\$ -	\$ -	\$ -	
REVENUES OVER (UNDER) EXPENDITURES		\$ 179,848	\$ 127,950	\$ 143,344	\$ 146,250	14%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
04-5702-00-00	TRANSFER OUT - DEBT SERVICE	(108,265)	(104,475)	(104,475)	(102,685)	-2%
TOTAL OTHER FINANCING SOURCES (USES)		\$ (108,265)	\$ (104,475)	\$ (104,475)	\$ (102,685)	-2%
NET CHANGE IN FUND BALANCE		\$ 71,583	\$ 23,475	\$ 38,869	\$ 43,565	
BEGINNING FUND BALANCE — OCT 1		\$ 215,569	\$ 287,152	\$ 287,152	\$ 326,021	
ENDING FUND BALANCE — SEPT 30		\$ 287,152	\$ 310,627	\$ 326,021	\$ 369,586	

FUND 13 CAPITAL BOND						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
13-4401-00-00	INVESTMENT INCOME	950,099	356,600	438,043	-	-100%
TBD	2026 CO	-	-	-	5,000,000	
13-4887-00-00	CAPITAL PROJECT REIMBURSEMENT	958,657	-	-	-	
TOTAL REVENUES		\$ 1,908,756	\$ 356,600	\$ 438,043	\$ 5,000,000	1302%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
13-5261-01-00	C.O. ISSUANCE COST	-	-	-	-	
13-5550-46-09	STREET IMPROVEMENTS	351,513	900,000	877,001	1,330,000	48%
13-5850-42-09	TXDOT BRIDGE PROJECT	54,773	-	-	-	
13-5851-43-09	SAFE ROUTES TO SCHOOL	475,806	-	3,466	-	
13-5854-44-09	COLLETT SUBLET	666,104	-	-	-	
13-5859-11-09	VALLEY LANE	42,029	-	1,657	-	
13-5910-11-00	FIRE & POLICE VEHICLES	-	-	-	2,300,000	
13-5911-11-09	NEW HOPE ROAD	-	900,000	900,000	-	-100%
13-5912-11-09	WEST 3RD STREET RECO	-	-	-	-	
13-5914-51-09	PARKS	18,000	2,000,000	350,000	-	-100%
13-5915-11-09	PUBLIC SAFETY REMODEL	2,927,529	4,189,549	5,451,568	-	
TBD	WATER/SEWER PROJECTS	-	-	-	-	
TOTAL EXPENDITURES		\$ 4,535,754	\$ 7,989,549	\$ 7,583,692	\$ 3,630,000	-55%

REVENUES OVER (UNDER) EXPENDITURES		\$ (2,626,998)	\$ (7,632,949)	\$ (7,145,649)	\$ 1,370,000	-118%
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NET CHANGE IN FUND BALANCE		\$ (2,626,998)	\$ (7,632,949)	\$ (7,145,649)	\$ 1,370,000	
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BEGINNING FUND BALANCE — OCT 1		\$ 19,918,926	\$ 17,291,928	\$ 17,291,928	\$ 10,146,278	
ENDING FUND BALANCE — SEPT 30		\$ 17,291,928	\$ 9,658,979	\$ 10,146,278	\$ 11,516,278	

FUND 14 PARK DEDICATION						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
14-4194-00-00	PARK DEDICATION FEES	3,600	2,500	1,200	-	-100%
14-4401-00-00	INVESTMENT INCOME	14,172	13,500	8,028	7,800	-42%
14-4409-00-00	MISCELLANEOUS INCOME	346	-	-	-	
TOTAL REVENUES		\$ 18,118	\$ 16,000	\$ 9,228	\$ 7,800	-51%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
14-5580-52-09	BRICK PAVERS	-	-	-	-	
14-5820-51-09	BUILDING IMPROVEMENTS	27,561	160,000	178,000	100,000	-38%
14-5875-51-09	CONSTRUCTION	-	-	-	14,000	
14-5955-51-09	SONORA PARK BALLFIELDS	-	-	-	-	
TOTAL EXPENDITURES		\$ 27,561	\$ 160,000	\$ 178,000	\$ 114,000	-29%
NET CHANGE IN FUND BALANCE		\$ (9,443)	\$ (144,000)	\$ (168,772)	\$ (106,200)	
BEGINNING FUND BALANCE — OCT 1		\$ 289,611	\$ 280,168	\$ 280,168	\$ 111,396	
ENDING FUND BALANCE — SEPT 30		\$ 280,168	\$ 136,168	\$ 111,396	\$ 5,196	

FUND 32 LIBRARY BUILDING FUND						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
32-4406-00-00	LIBRARY FINES	353	200	262	300	50%
32-4401-00-00	INVESTMENT INCOME	40	41	32	35	-15%
32-4501-00-00	CONTRIBUTION-LIBRARY		-		-	
TOTAL REVENUES		\$ 393	\$ 241	\$ 294	\$ 335	39%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
		-	-	-	\$ -	
TOTAL EXPENDITURES		\$ -	\$ -	\$ -	\$ -	
NET CHANGE IN FUND BALANCE		\$ 393	\$ 241	\$ 294	\$ 335	
BEGINNING FUND BALANCE — OCT 1		\$ (1,209)	\$ (816)	\$ (816)	\$ (522)	
ENDING FUND BALANCE — SEPT 30		\$ (816)	\$ (575)	\$ (522)	\$ (187)	

FUND 45- ROADWAY IMPACT FUND						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
45-4215-00-00	IMPACT FEES	30,121	20,000	90,900	20,000	0%
45-4401-00-00	INVESTMENT INCOME	12,147	14,000	6,849	14,000	0%
TOTAL REVENUES		\$ 42,268	\$ 34,000	\$ 97,749	\$ 34,000	0%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
45-5582-01-01	IMPACT FEE STUDY	6,498	50,000			
45-5407-01-01	STREET MAINTENANCE		200,000	180,000		
TOTAL EXPENDITURES		\$ 6,498	\$ 250,000	\$ 180,000	\$ -	
REVENUES OVER (UNDER) EXPENDITURES		\$ 35,770	\$ (216,000)	\$ (82,251)	\$ 34,000	-116%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
45-5711-00-00	TRANSFER OUT - WATER	(97,525)	(97,525)	(97,525)	(97,525)	
45-5798-00-00	TRANSFER OUT-TIF #1	(10,000)	(10,000)	(10,000)	(10,000)	0%
TOTAL OTHER FINANCING SOURCES (USES)		\$ (107,525)	\$ (107,525)	\$ (107,525)	\$ (107,525)	0%
NET CHANGE IN FUND BALANCE		\$ (71,755)	\$ (323,525)	\$ (189,776)	\$ (73,525)	
BEGINNING FUND BALANCE — OCT 1		\$ 429,643	\$ 357,888	\$ 357,888	\$ 168,112	
ENDING FUND BALANCE — SEPT 30		\$ 357,888	\$ 34,363	\$ 168,112	\$ 94,587	



Special Revenue Funds

FUND 21 TIF NEW HOPE ROAD FUND						
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
21-4401-00-00	INVESTMENT INCOME	13,542	12,500	9,979	10,000	-20%
21-4516-00-00	INTERGOV-TARRANT COUNTY	39,369	40,000	40,000	40,000	0%
21-4517-00-00	INTERGOV-TARRANT HOSPITAL	25,875	27,000	27,000	27,000	0%
21-4518-00-00	INTERGOV-TARRANT COLLEGE	17,607	15,500	15,500	15,500	0%
TOTAL REVENUES		\$ 96,393	\$ 95,000	\$ 92,479	\$ 92,500	-3%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
21-5580-06-01	ENGINEERING SERVICES	450	150,000	-	-	-100%
TOTAL EXPENDITURES		\$ 450	\$ 150,000	\$ -	\$ -	-100%
REVENUES OVER (UNDER) EXPENDITURES		\$ 95,942	\$ (55,000)	\$ 92,479	\$ 92,500	-268%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
21-4519-00-00	INTERGOV-CITY OF KENNEDALE	221,612	192,715	192,715	192,715	0%
21-4945-00-00	TRANSFER IN - ROADWAY IMPACT	10,000	10,000	10,000	10,000	0%
21-4950-00-00	TRANSFER IN-PROJECT COSTS	69,051	-	-	-	
21-5702-06-06	TRANSFER OUT - DEBT SERVICE	(228,229)	-	-	-	
TOTAL OTHER FINANCING SOURCES (USES)		\$ 72,434	\$ 202,715	\$ 202,715	\$ 202,715	0%
NET CHANGE IN FUND BALANCE		\$ 168,376	\$ 147,715	\$ 295,194	\$ 295,215	
BEGINNING FUND BALANCE — OCT 1		\$ 150,493	\$ 318,869	\$ 318,869	\$ 614,063	
ENDING FUND BALANCE — SEPT 30		\$ 318,869	\$ 466,584	\$ 614,063	\$ 909,278	

FUND 30 HOTEL OCCUPANCY TAX FUND							% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
30-4084-00-00	OCCUPANCY TAX	17,223	19,000	11,019	15,000	-21%	
30-4091-00-00	SPECIAL EVENT REVENUE	12,110	5,500	-	-		
30-4401-00-00	INVESTMENT INCOME	4,907	5,250	1,968	2,200	-58%	
TOTAL REVENUES		\$ 34,240	\$ 29,750	\$ 12,987	\$ 17,200	-42%	
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
30-5561-06-01	RECREATION	27,990	20,000	-	-	-100%	
30-5562-06-01	TOURISM	-	-	-	-		
TOTAL EXPENDITURES		\$ 27,990	\$ 20,000	\$ -	\$ -	-100%	
NET CHANGE IN FUND BALANCE		\$ 6,250	\$ 9,750	\$ 12,987	\$ 17,200		
BEGINNING FUND BALANCE — OCT 1		\$ 90,924	\$ 97,174	\$ 97,174	\$ 110,161		
ENDING FUND BALANCE — SEPT 30		\$ 97,174	\$ 106,924	\$ 110,161	\$ 127,361		

FUND 31 POLICE SEIZURE FUND						
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
31-4401-00-00	INVESTMENT INCOME	1,005	1,150	255	300	-74%
31-4409-00-00	MISCELLANEOUS INCOME	10,063	8,000	11,974	10,000	
TOTAL REVENUES		\$ 11,068	\$ 9,150	\$ 12,229	\$ 10,300	13%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
31-5280-06-01	MINOR EQUIP/SMALL TOOLS<\$5K	22,452	32,000	-	10,000	
31-5570-00-00	SPECIAL SERVICES	-	-	-		
TOTAL EXPENDITURES		\$ 22,452	\$ 32,000	\$ -	\$ 10,000	
NET CHANGE IN FUND BALANCE		\$ (11,384)	\$ (22,850)	\$ 12,229	\$ 300	
BEGINNING FUND BALANCE — OCT 1		\$ 15,302	\$ 3,918	\$ 3,918	\$ 16,147	
ENDING FUND BALANCE — SEPT 30		\$ 3,918	\$ (18,932)	\$ 16,147	\$ 16,447	

FUND 34 LEOSE FUND							% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
34-4094-00-00	LEOSE POLICE TRAINING	1,602	3,700	5,225	4,500	22%	
34-4401-00-00	INVESTMENT INCOME	90	90	83	85	-6%	
TOTAL REVENUES		\$ 1,691	\$ 3,790	\$ 5,308	\$ 4,585	21%	
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
34-5514-09-01	TRAINING/SEMINARS-LEOSE	2,030	5,500	-	10,000	82%	
TOTAL EXPENDITURES		\$ 2,030	\$ 5,500	\$ -	\$ 10,000	82%	
NET CHANGE IN FUND BALANCE		\$ (339)	\$ (1,710)	\$ 5,308	\$ (5,415)		
BEGINNING FUND BALANCE — OCT 1		\$ 2,228	\$ 1,889	\$ 1,889	\$ 7,198		
ENDING FUND BALANCE — SEPT 30		\$ 1,889	\$ 179	\$ 7,198	\$ 1,783		

FUND 35 DISASTER RECOVERY FUND						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
35-4085-00-00	CARES ACT FUNDING	1,747,084	1,250,000	1,250,000	188,165	-85%
35-4401-00-00	INVESTMENT INCOME	70,126	45,000	6,678	5,250	-88%
TOTAL REVENUES		\$ 1,817,210	\$ 1,295,000	\$ 1,256,678	\$ 193,415	-85.1%
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
35-5446-06-01	WATER/SEWER PROJECTS	1,747,084	1,250,000	1,250,000	381,580	-69%
TOTAL EXPENDITURES		\$ 1,747,084	\$ 1,250,000	\$ 1,250,000	\$ 381,580	-69%
NET CHANGE IN FUND BALANCE		\$ 70,126	\$ 45,000	\$ 6,678	\$ (188,165)	
BEGINNING FUND BALANCE — OCT 1		\$ 111,361	\$ 181,487	\$ 181,487	\$ 188,165	
ENDING FUND BALANCE — SEPT 30		\$ 181,487	\$ 226,487	\$ 188,165	\$ 0	



Other Funds

Fund 05 CAPITAL REPLACEMENT							% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
05-4401-00-00	INVESTMENT INCOME	-	-	169			
05-4409-00-00	MISCELLANEOUS INCOME	39,685	15,000	42,000	15,000		0%
TOTAL REVENUES		\$ 39,685	\$ 15,000	\$ 42,169	\$ 15,000		0%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		% Change
05-5601-30-17	ENTERPRISE LEASE POLICE	22,221	2,260	3,838	-		
05-5602-30-17	ENTERPRISE LEASE STREETS	3,287	920	1,025	-		-100%
05-5603-30-17	ENTERPRISE LEASE SENIOR CENTER	-	-	-	-		-100%
05-5604-30-17	ENTERPRISE LEASE FIRE	3,464	490	491	-		-100%
05-5605-30-17	ENTERPRISE LEASE COMM DEV	643	460	599	-		-100%
05-5606-30-17	LEASE PRINCIPAL	-	-	-	-		#DIV/0!
05-5608-30-17	ENTERPRISE LEASE CITY MNGR	360	520	722	-		-100%
05-5636-30-17	LEASE INTEREST	3,353	-	-	-		
05-5642-30-17	LEASE PRINCIPAL	22,449	-	-	-		
05-5861-30-17	MOTOR VEHICLES	-	-	-	100,000		
05-5910-30-17	VEHICLES-POLICE	-	-	-	-		
05-5870-30-17	OTHER EQUIPMENT	-	-	13,400	-		
TOTAL EXPENDITURES		\$ 55,778	\$ 4,650	\$ 20,075	\$ 100,000		2051%
REVENUES OVER (UNDER) EXPENDITURES		\$ (16,093)	\$ 10,350	\$ 22,094	\$ (85,000)		-921%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		% Change
05-4906-00-00	TRANSFER IN-GENERAL	139,200	139,200	139,200	-		
05-4917-00-00	TRANSFER IN-STREET FUND	-	-	-	-		-100%
TOTAL OTHER FINANCING SOURCES (USES)		\$ 139,200	\$ 139,200	\$ 139,200	\$ -		-100%
NET CHANGE IN FUND BALANCE		\$ 123,107	\$ 149,550	\$ 161,294	\$ (85,000)		
BEGINNING FUND BALANCE — OCT 1		\$ (186,904)	\$ (63,797)	\$ (63,797)	\$ 97,497		
ENDING FUND BALANCE — SEPT 30		\$ (63,797)	\$ 85,753	\$ 97,497	\$ 12,497		

FUND 12 COURT SECURITY FUND							% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
12-4249-00-00	COURT SECURITY FEE	8,162	-		-		
12-4401-00-00	INVESTMENT INCOME	933	-	657	-		
TOTAL REVENUES		\$ 9,094	\$ -	\$ 657	\$ -		
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		% Change
12-5303-00-01	BUILDING MAINTENANCE	22,599	18,146	18,146	2,278		
TOTAL EXPENDITURES		\$ 22,599	\$ 18,146	\$ 18,146	\$ 2,278		
NET CHANGE IN FUND BALANCE		\$ (13,505)	\$ (18,146)	\$ (17,489)	\$ (2,278)		
BEGINNING FUND BALANCE — OCT 1		\$ 33,272	\$ 19,767	\$ 19,767	\$ 2,278		
ENDING FUND BALANCE — SEPT 30		\$ 19,767	\$ 1,621	\$ 2,278	\$ 0		

FUND 16 COURT TECHNOLOGY							% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
16-4247-00-00	TECHNOLOGY FEES	6,668	-	-	-		
16-4401-00-00	INVESTMENT INCOME	814	-	358	-		
TOTAL REVENUES		\$ 7,482	\$ -	\$ 358	\$ -		
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
16-5440-00-00	OFFICE EQUIP	5,539	13,202	1,487	526		
16-5280-00-00	MINOR EQUIP/SMALL TOOLS >5K	-	-	-	-		
16-5445-00-01	SOFTWARE	-	-	15,000	-		
TOTAL EXPENDITURES		\$ 5,539	\$ 13,202	\$ 16,487	\$ 526		
NET CHANGE IN FUND BALANCE		\$ 1,943	\$ (13,202)	\$ (16,129)	\$ (526)		
BEGINNING FUND BALANCE — OCT 1		\$ 14,712	\$ 16,655	\$ 16,655	\$ 526		
ENDING FUND BALANCE — SEPT 30		\$ 16,655	\$ 3,453	\$ 526	\$ 0		

FUND 19 MUNICIPAL COURT BUILDING SECURITY AND TECHNOLOGY FUND						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
19-4250-00-00	COURT FEE INCOME	-	15,350	21,626	18,250	19%
19-4401-00-00	INVESTMENT INCOME	-	1,475	18	20	-99%
TOTAL REVENUES		\$ -	\$ 16,825	\$ 21,644	\$ 18,270	9%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
19-5280-04-01	MINOR EQUIP/SMALL TOOLS >5K	-	-	-	
19-5303-04-01	BUILDING MAINTENANCE	-	5,000	-	19,957
19-5440-04-01	OFFICE EQUIP	-	5,000	5,000	14,957
19-5445-04-01	SOFTWARE	-	-	-	
TOTAL EXPENDITURES		\$ -	\$ -	\$ 5,000	\$ 34,914

NET CHANGE IN FUND BALANCE		\$ -	\$ 16,825	\$ 16,644	\$ (16,644)
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BEGINNING FUND BALANCE — OCT 1		\$ -	\$ -	\$ -	\$ 16,644
ENDING FUND BALANCE — SEPT 30		\$ -	\$ 16,825	\$ 16,644	\$ -

FUND 18 LOCAL YOUTH DIVERSION FUND							% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
18-4248-00-00	LOCAL YOUTH DIVERSION FEES	12	50	3	50		
18-4401-00-00	INVESTMENT INCOME	499	500	303	300		
TOTAL REVENUES		\$ 511	\$ 550	\$ 306	\$ 350		
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
18-5570-56-01	SPECIAL SERVICES	-	10,000	-	10,000		
TOTAL EXPENDITURES		\$ -	\$ 10,000	\$ -	\$ 10,000		
NET CHANGE IN FUND BALANCE		\$ 511	\$ (9,450)	\$ 306	\$ (9,650)		
BEGINNING FUND BALANCE — OCT 1		\$ 9,680	\$ 10,191	\$ 10,191	\$ 10,497		
ENDING FUND BALANCE — SEPT 30		\$ 10,191	\$ 741	\$ 10,497	\$ 847		

FUND 40 GRANTS					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
40-4086-09-01	POLICE DEPARTMENT GRANTS	1,000	-	-	-
40-4095-17-00	LIBRARY GRANTS	90,032	-	5,000	-
40-4098-10-00	FIRE DEPARTMENT GRANTS	286,004	-	580,000	-
40-XXXX-12-00	COMMUNITY DEVELOPMENT GRANTS				139,000
40-4401-00-00	INVESTMENT INCOME	-	-	83	-
TOTAL REVENUES		\$ 377,036	\$ -	\$ 585,083	\$ 139,000

UDC Updat

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
40-5291-09-01	GRANT FUNDED SUPPLIES-POLICE	-	-	-	-
40-5291-10-01	GRANT FUNDED SUPPLIES-FIRE	286,004	-	391,252	-
40-5291-12-01	GRANT FUNDED SUPPLIES-COMM DEV				139,000
40-5291-17-01	GRANT FUNDED SUPPLIES-LIBRARY	81,392		5,000	-
TOTAL EXPENDITURES		\$ 367,396	\$ -	\$ 396,252	\$ 139,000

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NET CHANGE IN FUND BALANCE		\$ 9,639	\$ -	\$ 188,831	\$ -
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BEGINNING FUND BALANCE — OCT 1		\$ (621,039)	\$ (611,400)	\$ (611,400)	\$ (422,569)
ENDING FUND BALANCE — SEPT 30		\$ (611,400)	\$ (611,400)	\$ (422,569)	\$ (422,569)

FUND 41 PARK RECOVERY & OTHER DONATIONS						% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	
41-4401-00-00	INVESTMENT INCOME	1,531	1,800	768	770	-57%
41-4409-00-00	MISCELLANEOUS INCOME	220	750	-	-	-100%
41-4522-00-00	DONATIONS	-	-	-	-	
41-4920-00-00	TRANSFERS IN	-	-	-	-	
TOTAL REVENUES		\$ 1,751	\$ 2,550	\$ 768	\$ 770	-70%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget	% Change
41-5518-10-01	FIRE DONATION USE	3,175	-	-	-	
41-5526-09-01	POLICE DONATION USE	4,598	8,000	-	-	-100%
41-5527-15-01	BARK IN PARK	775	1,500	824	1,000	-33%
41-5522-00-00	KEEP KENNEDALE BEAUT	-	-	-	-	
TOTAL EXPENDITURES		\$ 8,548	\$ 9,500	\$ 824	\$ 1,000	-89%

NET CHANGE IN FUND BALANCE		\$ (6,797)	\$ (6,950)	\$ (56)	\$ (230)	
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BEGINNING FUND BALANCE — OCT 1		\$ 12,637	\$ 5,840	\$ 5,840	\$ 5,784	
ENDING FUND BALANCE — SEPT 30		\$ 5,840	\$ (1,110)	\$ 5,784	\$ 5,554	

FUND 83 TREE REFORESTATION							% Change
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
83-4197-00-00	TREE REFORESTATION	-	-	-	-		
83-4401-00-00	INVESTMENT INCOME	4,242	4,500	1,725	1,725	-62%	
TOTAL REVENUES		\$ 4,242	\$ 4,500	\$ 1,725	\$ 1,725	-62%	
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
83-5290-06-01	EXPENDABLE SUPPLIES	-	-	-	-		
83-5570-06-01	SPECIAL SERVICES	-	-	-	-		
TOTAL EXPENDITURES		\$ -	\$ -	\$ -	\$ -		
NET CHANGE IN FUND BALANCE		\$ 4,242	\$ 4,500	\$ 1,725	\$ 1,725		
BEGINNING FUND BALANCE — OCT 1		\$ 82,313	\$ 86,555	\$ 86,555	\$ 88,280		
ENDING FUND BALANCE — SEPT 30		\$ 86,555	\$ 91,055	\$ 88,280	\$ 90,005		

FUND 85 - UNCLAIMED PROPERTY					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
85-4401-00-00	INVESTMENT INCOME	-	-	-	-
TOTAL REVENUES		\$ -	\$ -	\$ -	\$ -
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
85-5261-06-01	POSTAGE	-	-	-	-
TOTAL EXPENDITURES		\$ -	\$ -	\$ -	\$ -
REVENUES OVER (UNDER) EXPENDITURES		\$ -	\$ -	\$ -	\$ -
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
85-5760-06-01	TRANSFER OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)		\$ -	\$ -	\$ -	\$ -
NET CHANGE IN FUND BALANCE		\$ -	\$ -	\$ -	\$ -
BEGINNING FUND BALANCE — OCT 1		\$ 334	\$ 334	\$ 334	\$ 334
ENDING FUND BALANCE — SEPT 30		\$ 334	\$ 334	\$ 334	\$ 334

% Change



EDC Funds

FUND 15 ECONOMIC DEVELOPMENT CORPORATION							
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		% Change
15-4002-00-00	MMD TAX-CURRENT YEAR	-	-	-			
15-4081-00-00	SALES TAX	1,029,007	1,045,223	1,045,223	1,081,806		3%
15-4104-00-00	CHRISTMAS EVENT DONATION	17,500	5,000	25,850	20,000		300%
15-4401-00-00	INVESTMENT INCOME	118,427	120,000	67,738	60,000		-50%
15-4409-00-00	MISCELLANEOUS INCOME	10,428	10,000	6,913	50,000		400%
15-4412-00-00	LAND PROCEEDS	-	-	-	-		
15-4413-00-00	SIGN FOUNDATION REVENUE	12,000	-	-	-		
15-4805-00-23	RENTAL FEES-SHOPPING CENTER	294,717	240,000	240,000	184,000		-23%
15-4808-00-00	RENTAL FEES-LAND	36,000	18,000	36,000	18,000		
TOTAL REVENUES		\$ 1,518,078	\$ 1,438,223	\$ 1,421,724	\$ 1,413,806		-2%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
15-5280-06-01	MINOR EQUIP/SMALL TOOLS<\$5K			11			
15-5403-06-01	BUILDING MAINTENANCE	10,541	25,000	25,000	25,000		0%
15-5501-06-01	ADVERTISING	-	7,000	2,500	5,000		-29%
15-5510-06-01	ASSOC DUES/PUBLICATIONS	557	1,500	2,500	1,500		0%
15-5525-06-01	TRAINING/SEMINARS	-	-	-	500		
15-5565-06-01	LEGAL SERVICES	707	12,000	15,000	22,000		83%
15-5570-06-01	SPECIAL SERVICES	147,541	125,000	52,000	75,000		-40%
15-5571-06-01	SPECIAL EVENTS	94,159	53,000	54,949	80,000		51%
15-5578-06-01	TRAVEL	637	2,500	450	2,000		-20%
15-5615-06-01	FUNCTIONAL GRANT	11,778	125,000	55,000	75,000		-40%
15-5800-06-01	LAND	757	-	621,932	-		
TOTAL OPERATIONS		\$ 266,678	\$ 351,000	\$ 829,342	\$ 286,000		-19%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
15-5628-06-06	2007 \$1.2M TAX BOND-INTEREST	20,503	14,248	14,248	7,298		-49%
15-5629-06-06	2007 \$1.2M TAX BOND-PRINCIPAL	90,000	100,000	100,000	105,000		5%
15-5645-06-06	2011 \$1.7M TX LEVERAGE - INT	5,777	2,421	669	-		-100%
15-5646-06-06	2011 \$1.7M TX LEVERAGE - PRIN	50,219	58,925	58,970	-		-100%
TBD	Private Financed Land - Principal	-	-	-	500,000		
TBD	Private Financed Land - Interest	-	-	-	-		
TOTAL DEBT SERVICE EXPENDITURES		\$ 166,499	\$ 175,594	\$ 173,886	\$ 612,298		249%

Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
15-5403-53-23	BUILDING MAINTENANCE	36,922	758,405	758,405	40,000		-95%
15-5405-53-23	TOWN CENTER PLAZA	15,458	-	-	20,000		
15-5530-53-23	ELECTRIC SERVICES	7,178	-	7,265	7,500		
15-5545-53-23	INSURANCE-PROPERTY	16,970	15,360	21,299	26,000		69%
15-5570-53-23	SPECIAL SERVICES	12,664	18,000	75,000			-100%
15-5595-53-23	LANDSCAPING---CAM	2,286	-				
15-5870-53-23	FOUNTAIN	-	80,000	80,000	-		-100%
15-5870-53-23	MONUMENTS FOR CITY ENTRANCES	-	84,000	-	100,000		19%
15-5870-53-23	OTHER EQUIPMENT	-	70,000	68,130	20,000		
TOTAL TOWN SHOPPING CENTER EXPENDITURES		\$ 91,478	\$ 1,025,765	\$ 1,010,099	\$ 213,500		-79%

TOTAL EXPENDITURES		\$ 524,655	\$ 1,552,359	\$ 2,013,327	\$ 1,111,798		-28%
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REVENUES OVER (UNDER) EXPENDITURES		\$ 993,424	\$ (114,136)	\$ (591,603)	\$ 302,008		
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Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget		
15-5595-06-01	ADMIN CHARGE - GENERAL FUND	(540,545)	(454,738)	(454,738)	(485,997)		
15-5702-06-01	TRANSFER OUT - DEBT SERVICE	(138,847)	(136,432)	(136,432)	(138,975)		
15-5717-06-01	TRANSFER OUT - PUBLIC WORKS	-	(92,493)	(92,493)	(96,988)		
TOTAL OTHER FINANCING SOURCES (USES)		\$ (679,392)	\$ (683,663)	\$ (683,663)	\$ (721,960)		

NET CHANGE IN FUND BALANCE		\$ 314,032	\$ (797,799)	\$ (1,275,266)	\$ (419,952)		
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BEGINNING FUND BALANCE — OCT 1		\$ 2,192,554	\$ 2,506,586	\$ 2,506,586	\$ 1,231,320		
ENDING FUND BALANCE — SEPT 30		\$ 2,506,586	\$ 1,708,787	\$ 1,231,320	\$ 811,368		

FUND 95 ECONOMIC DEVELOPMENT CORPORATION BOND RESERVE FUND					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
95-4401-00-00	INVESTMENT INCOME	7,054	6,500	4,259	4,250
TOTAL REVENUES		\$ 7,054	\$ 6,500	\$ 4,259	\$ 4,250
-					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
		-	-	-	-
TOTAL EXPENDITURES		\$ -	\$ -	\$ -	\$ -
-					
REVENUES OVER (UNDER) EXPENDITURES		\$ 7,054	\$ 6,500	\$ 4,259	\$ 4,250
-					
Account	Description	FY25 Actual	FY26 Budget	FY26 Projected	FY27 Budget
TRANSFERS IN (OUT)		-	-	-	-
TOTAL OTHER		\$ -	\$ -	\$ -	\$ -
-					
NET CHANGE IN FUND BALANCE		\$ 7,054	\$ 6,500	\$ 4,259	\$ 4,250
-					
BEGINNING FUND BALANCE — OCT 1		\$ 136,884	\$ 143,938	\$ 143,938	\$ 148,197
ENDING FUND BALANCE — SEPT 30		\$ 143,938	\$ 150,438	\$ 148,197	\$ 152,447

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.

SUBJECT
REPORTS AND ANNOUNCEMENTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.1.

SUBJECT

Updates from the City of Kennedale Mayor and City Council.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.2.

SUBJECT

Updates from the City of Kennedale City Manager.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM V.A.3.

SUBJECT
Financial Report - Jonathan Horton, Director of Finance

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	09 June - Finance Report	09 June - Finance Report.pdf
2.	Quarter 3 - June 30, 2026 - Quarterly Investment Report - Finance Report	Quarter 3 - June 30, 2026 - Quarterly Investment Report - Finance Report.pdf



**CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended June 2026
EXECUTIVE OVERVIEW**

TO Mayor and Members of City Council
Darrell Hull, City Manager

FROM Jon Horton, Finance Director

DATE July 27, 2026

SUBJECT Monthly Financial Report for June 2026

Below is an overview of the monthly financial results for the current fiscal year through June. Detail schedules for each fund are attached for your review.

Results through June represent 75% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$6,099,406; 101.7% of total budget; prior year receipts through June were 101.9% of budget
- ◇ Sales tax revenues received year-to-date \$1,981,336; 54.3% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◇ Investment revenue year-to-date is \$163,074, 55.1% of budget
- ◇ General Fund expenditures year-to-date \$9,454,688; 66.2% of total budget
- ◇ Fund Balance year-to-date is \$6,250,543; 160 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ *Water service sales year-to-date \$2,589,352; 60% of budget
- ◇ *Sewer service sales year-to-date \$1,861,846; 80% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$3,912,519; 73.9% of total budget

STORMWATER FUND (07)

- ◇ *Drainage fees year-to-date \$183,547; 60.1% of budget
- ◇ Stormwater Fund expenditures year-to-date \$274,694, 70.5% of total budget

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$660,351; 63.2% 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 \$173,266; 72.2% of budget
- ◇ EDC Operations expenditures year-to-date \$1,366,884; 112.9% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$555,120; 54.1% of budget
- ◇ Fund Balance year-to-date is \$1,570,982; 256 days of total budgeted expenditures and transfers out.

*Indicates June activity was not available at time of publish.



City of Kennedale, TX

Budget Report Group Summary

For Fiscal: 2025-2026 Period Ending: 06/30/2026

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 01 - GENERAL FUND						
Revenue						
00 - REVENUE	13,738,754.00	13,738,754.00	821,781.52	10,857,561.15	-2,881,192.85	79.03%
Revenue Total:	13,738,754.00	13,738,754.00	821,781.52	10,857,561.15	-2,881,192.85	79.03%
Expense						
01 - CITY MANAGER	868,803.00	868,803.00	64,963.19	609,224.07	259,578.93	70.12%
02 - MAYOR AND COUNCIL	211,550.00	211,550.00	969.56	65,269.63	146,280.37	30.85%
04 - MUNICIPAL COURT	332,256.00	332,256.00	31,609.09	207,412.54	124,843.46	62.43%
05 - HUMAN RESOURCES	0.00	0.00	155.00	1,249.95	-1,249.95	0.00%
07 - FINANCE	663,130.00	663,130.00	69,663.27	507,701.52	155,428.48	76.56%
09 - POLICE	4,002,396.00	4,002,396.00	224,135.62	2,731,660.45	1,270,735.55	68.25%
10 - FIRE	3,303,998.00	3,303,998.00	264,247.94	2,450,485.47	853,512.53	74.17%
12 - COMMUNITY DEVELOPMENT	695,939.00	695,939.00	33,564.04	276,346.51	419,592.49	39.71%
16 - SENIOR CITIZEN CENTER	60,850.00	60,850.00	6,338.56	38,286.56	22,563.44	62.92%
17 - LIBRARY	560,637.00	560,637.00	46,099.18	395,503.47	165,133.53	70.55%
18 - COMMUNICATIONS	19,900.00	19,900.00	1,912.61	8,147.25	11,752.75	40.94%
20 - PUBLIC WORKS	2,087,877.00	2,087,877.00	235,152.89	1,320,907.88	766,969.12	63.27%
90 - NON DEPARTMENTAL	1,483,723.00	1,483,723.00	77,496.74	842,492.62	641,230.38	56.78%
Expense Total:	14,291,059.00	14,291,059.00	1,056,307.69	9,454,687.92	4,836,371.08	66.16%
Fund: 01 - GENERAL FUND Surplus (Deficit):	-552,305.00	-552,305.00	-234,526.17	1,402,873.23	1,955,178.23	-254.00%
Fund: 02 - GENERAL DEBT SERVICE FUND						
Revenue						
00 - REVENUE	2,946,276.00	2,946,276.00	53,296.81	2,722,005.20	-224,270.80	92.39%
Revenue Total:	2,946,276.00	2,946,276.00	53,296.81	2,722,005.20	-224,270.80	92.39%
Expense						
21 - DEBT SERVICE	2,732,972.00	2,732,972.00	380,256.26	2,718,429.52	14,542.48	99.47%
Expense Total:	2,732,972.00	2,732,972.00	380,256.26	2,718,429.52	14,542.48	99.47%
Fund: 02 - GENERAL DEBT SERVICE FUND Surplus (Deficit):	213,304.00	213,304.00	-326,959.45	3,575.68	-209,728.32	1.68%
Fund: 04 - CAPITAL PROJECTS FUND						
Revenue						
00 - REVENUE	127,950.00	127,950.00	31,070.81	127,112.51	-837.49	99.35%
Revenue Total:	127,950.00	127,950.00	31,070.81	127,112.51	-837.49	99.35%
Expense						
00 - REVENUE	104,475.00	104,475.00	0.00	0.00	104,475.00	0.00%
Expense Total:	104,475.00	104,475.00	0.00	0.00	104,475.00	0.00%
Fund: 04 - CAPITAL PROJECTS FUND Surplus (Deficit):	23,475.00	23,475.00	31,070.81	127,112.51	103,637.51	541.48%
Fund: 05 - CAPITAL REPLACEMENT FUND						
Revenue						
00 - REVENUE	154,200.00	154,200.00	17,885.60	140,858.72	-13,341.28	91.35%
Revenue Total:	154,200.00	154,200.00	17,885.60	140,858.72	-13,341.28	91.35%
Expense						
30 - VEHICLE/COMPUTER REPLACEMENT	4,650.00	4,650.00	13,866.00	20,541.30	-15,891.30	441.75%
Expense Total:	4,650.00	4,650.00	13,866.00	20,541.30	-15,891.30	441.75%
Fund: 05 - CAPITAL REPLACEMENT FUND Surplus (Deficit):	149,550.00	149,550.00	4,019.60	120,317.42	-29,232.58	80.45%
Fund: 07 - STORMWATER UTILITY FUND						
Revenue						
00 - REVENUE	345,200.00	345,200.00	4,081.97	203,207.05	-141,992.95	58.87%
Revenue Total:	345,200.00	345,200.00	4,081.97	203,207.05	-141,992.95	58.87%

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
35 - STORMWATER UTILITY FEE	389,872.00	389,872.00	23,334.33	274,694.27	115,177.73	70.46%
Expense Total:	389,872.00	389,872.00	23,334.33	274,694.27	115,177.73	70.46%
Fund: 07 - STORMWATER UTILITY FUND Surplus (Deficit):	-44,672.00	-44,672.00	-19,252.36	-71,487.22	-26,815.22	160.03%
Fund: 10 - WATER/SEWER FUND						
Revenue						
00 - REVENUE	19,004,691.00	19,004,691.00	117,343.89	5,200,859.80	-13,803,831.20	27.37%
Revenue Total:	19,004,691.00	19,004,691.00	117,343.89	5,200,859.80	-13,803,831.20	27.37%
Expense						
36 - WATER/SEWER	17,981,739.00	17,981,739.00	920,718.33	5,318,690.89	12,663,048.11	29.58%
90 - NON DEPARTMENTAL	889,139.00	889,139.00	70,975.10	661,049.08	228,089.92	74.35%
Expense Total:	18,870,878.00	18,870,878.00	991,693.43	5,979,739.97	12,891,138.03	31.69%
Fund: 10 - WATER/SEWER FUND Surplus (Deficit):	133,813.00	133,813.00	-874,349.54	-778,880.17	-912,693.17	-582.07%
Fund: 12 - COURT SECURITY FUND						
Revenue						
00 - REVENUE	0.00	0.00	111.39	551.99	551.99	0.00%
Revenue Total:	0.00	0.00	111.39	551.99	551.99	0.00%
Expense						
00 - REVENUE	18,146.00	18,146.00	0.00	0.00	18,146.00	0.00%
Expense Total:	18,146.00	18,146.00	0.00	0.00	18,146.00	0.00%
Fund: 12 - COURT SECURITY FUND Surplus (Deficit):	-18,146.00	-18,146.00	111.39	551.99	18,697.99	-3.04%
Fund: 13 - CAPITAL BOND FUND						
Revenue						
00 - REVENUE	356,600.00	356,600.00	236,593.33	358,070.97	1,470.97	100.41%
Revenue Total:	356,600.00	356,600.00	236,593.33	358,070.97	1,470.97	100.41%
Expense						
11 - CAPITAL PROJ-FIRE STATION	5,089,549.00	5,089,549.00	687,279.21	5,095,541.98	-5,992.98	100.12%
43 - SAFE ROUTES TO SCHOOL	0.00	0.00	-60,352.80	-56,886.55	56,886.55	0.00%
46 - 3 CTY ROAD/CIP 2008 & PRIOR	900,000.00	900,000.00	198,300.06	903,280.30	-3,280.30	100.36%
51 - SONORA PARK	2,000,000.00	2,000,000.00	0.00	79,577.00	1,920,423.00	3.98%
Expense Total:	7,989,549.00	7,989,549.00	825,226.47	6,021,512.73	1,968,036.27	75.37%
Fund: 13 - CAPITAL BOND FUND Surplus (Deficit):	-7,632,949.00	-7,632,949.00	-588,633.14	-5,663,441.76	1,969,507.24	74.20%
Fund: 14 - PARK DEDICATION FUND						
Revenue						
00 - REVENUE	16,000.00	16,000.00	2,711.02	8,090.12	-7,909.88	50.56%
Revenue Total:	16,000.00	16,000.00	2,711.02	8,090.12	-7,909.88	50.56%
Expense						
51 - SONORA PARK	160,000.00	160,000.00	157,798.48	161,298.48	-1,298.48	100.81%
Expense Total:	160,000.00	160,000.00	157,798.48	161,298.48	-1,298.48	100.81%
Fund: 14 - PARK DEDICATION FUND Surplus (Deficit):	-144,000.00	-144,000.00	-155,087.46	-153,208.36	-9,208.36	106.39%
Fund: 15 - EDC4B FUND						
Revenue						
00 - REVENUE	1,438,223.00	1,438,223.00	131,821.36	973,202.98	-465,020.02	67.67%
Revenue Total:	1,438,223.00	1,438,223.00	131,821.36	973,202.98	-465,020.02	67.67%
Expense						
06 - ADMINISTRATION	1,210,257.00	1,210,257.00	54,508.05	1,366,883.87	-156,626.87	112.94%
53 - TOWN SHOPPING CENTER	1,025,765.00	1,025,765.00	23,999.68	555,119.63	470,645.37	54.12%
Expense Total:	2,236,022.00	2,236,022.00	78,507.73	1,922,003.50	314,018.50	85.96%
Fund: 15 - EDC4B FUND Surplus (Deficit):	-797,799.00	-797,799.00	53,313.63	-948,800.52	-151,001.52	118.93%

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 16 - COURT TECHNOLOGY FUND						
Revenue						
00 - REVENUE	0.00	0.00	85.59	443.27	443.27	0.00%
Revenue Total:	0.00	0.00	85.59	443.27	443.27	0.00%
Expense						
00 - REVENUE	13,202.00	13,202.00	0.00	1,486.50	11,715.50	11.26%
Expense Total:	13,202.00	13,202.00	0.00	1,486.50	11,715.50	11.26%
Fund: 16 - COURT TECHNOLOGY FUND Surplus (Deficit):	-13,202.00	-13,202.00	85.59	-1,043.23	12,158.77	7.90%
Fund: 18 - LOCAL YOUTH DIVERSION FUND						
Revenue						
00 - REVENUE	550.00	550.00	63.30	266.41	-283.59	48.44%
Revenue Total:	550.00	550.00	63.30	266.41	-283.59	48.44%
Expense						
56 - LOCAL YOUTH DIVERSION	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Expense Total:	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Fund: 18 - LOCAL YOUTH DIVERSION FUND Surplus (Deficit):	-9,450.00	-9,450.00	63.30	266.41	9,716.41	-2.82%
Fund: 19 - MUNICIPAL COURT BUILDING SECURITY&TECHNOLOGY ...						
Revenue						
00 - REVENUE	16,825.00	16,825.00	2,952.13	16,604.22	-220.78	98.69%
Revenue Total:	16,825.00	16,825.00	2,952.13	16,604.22	-220.78	98.69%
Expense						
04 - MUNICIPAL COURT	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Expense Total:	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00%
Fund: 19 - MUNICIPAL COURT BUILDING SECURITY&TECHNOLOGY ...	6,825.00	6,825.00	2,952.13	16,604.22	9,779.22	243.29%
Fund: 21 - TIF #1 (NEW HOPE) FUND						
Revenue						
00 - REVENUE	297,715.00	297,715.00	50,546.36	63,895.30	-233,819.70	21.46%
Revenue Total:	297,715.00	297,715.00	50,546.36	63,895.30	-233,819.70	21.46%
Expense						
06 - ADMINISTRATION	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Expense Total:	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Fund: 21 - TIF #1 (NEW HOPE) FUND Surplus (Deficit):	147,715.00	147,715.00	50,546.36	63,895.30	-83,819.70	43.26%
Fund: 30 - HOTEL/MOTEL TAX FUND						
Revenue						
00 - REVENUE	29,750.00	29,750.00	587.36	9,960.04	-19,789.96	33.48%
Revenue Total:	29,750.00	29,750.00	587.36	9,960.04	-19,789.96	33.48%
Expense						
06 - ADMINISTRATION	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00%
Expense Total:	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00%
Fund: 30 - HOTEL/MOTEL TAX FUND Surplus (Deficit):	9,750.00	9,750.00	587.36	9,960.04	210.04	102.15%
Fund: 31 - POLICE SEIZURE FUND						
Revenue						
00 - REVENUE	9,150.00	9,150.00	3,057.61	11,252.03	2,102.03	122.97%
Revenue Total:	9,150.00	9,150.00	3,057.61	11,252.03	2,102.03	122.97%
Expense						
06 - ADMINISTRATION	32,000.00	32,000.00	0.00	0.00	32,000.00	0.00%
Expense Total:	32,000.00	32,000.00	0.00	0.00	32,000.00	0.00%
Fund: 31 - POLICE SEIZURE FUND Surplus (Deficit):	-22,850.00	-22,850.00	3,057.61	11,252.03	34,102.03	-49.24%
Fund: 32 - LIBRARY BUILDING FUND						
Revenue						
00 - REVENUE	241.00	241.00	79.49	268.72	27.72	111.50%

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Revenue Total:	241.00	241.00	79.49	268.72	27.72	111.50%
Fund: 32 - LIBRARY BUILDING FUND Total:	241.00	241.00	79.49	268.72	27.72	111.50%
Fund: 34 - LEOSE FUND						
Revenue						
00 - REVENUE	3,790.00	3,790.00	30.03	3,587.84	-202.16	94.67%
Revenue Total:	3,790.00	3,790.00	30.03	3,587.84	-202.16	94.67%
Expense						
09 - POLICE	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00%
Expense Total:	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00%
Fund: 34 - LEOSE FUND Surplus (Deficit):	-1,710.00	-1,710.00	30.03	3,587.84	5,297.84	-209.82%
Fund: 35 - DISASTER RECOVERY FUND						
Revenue						
00 - REVENUE	1,295,000.00	1,295,000.00	867.43	5,341.97	-1,289,658.03	0.41%
Revenue Total:	1,295,000.00	1,295,000.00	867.43	5,341.97	-1,289,658.03	0.41%
Expense						
06 - ADMINISTRATION	1,250,000.00	1,250,000.00	0.00	97,832.80	1,152,167.20	7.83%
Expense Total:	1,250,000.00	1,250,000.00	0.00	97,832.80	1,152,167.20	7.83%
Fund: 35 - DISASTER RECOVERY FUND Surplus (Deficit):	45,000.00	45,000.00	867.43	-92,490.83	-137,490.83	-205.54%
Fund: 40 - GRANT FUND						
Revenue						
00 - REVENUE	0.00	0.00	57.87	112.93	112.93	0.00%
10 - FIRE	0.00	0.00	0.00	580,000.00	580,000.00	0.00%
17 - LIBRARY	0.00	0.00	2,500.00	7,500.00	7,500.00	0.00%
Revenue Total:	0.00	0.00	2,557.87	587,612.93	587,612.93	0.00%
Expense						
10 - FIRE	0.00	0.00	0.00	391,251.97	-391,251.97	0.00%
17 - LIBRARY	0.00	0.00	757.14	1,786.21	-1,786.21	0.00%
Expense Total:	0.00	0.00	757.14	393,038.18	-393,038.18	0.00%
Fund: 40 - GRANT FUND Surplus (Deficit):	0.00	0.00	1,800.73	194,574.75	194,574.75	0.00%
Fund: 41 - PARK REC/OTHER DONATION FUND						
Revenue						
00 - REVENUE	2,550.00	2,550.00	156.34	671.68	-1,878.32	26.34%
Revenue Total:	2,550.00	2,550.00	156.34	671.68	-1,878.32	26.34%
Expense						
09 - POLICE	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00%
63 - BARK AT THE PARK	1,500.00	1,500.00	0.00	411.99	1,088.01	27.47%
Expense Total:	9,500.00	9,500.00	0.00	411.99	9,088.01	4.34%
Fund: 41 - PARK REC/OTHER DONATION FUND Surplus (Deficit):	-6,950.00	-6,950.00	156.34	259.69	7,209.69	-3.74%
Fund: 45 - ROADWAY IMPACT FEE FUND						
Revenue						
00 - REVENUE	34,000.00	34,000.00	2,603.73	98,092.88	64,092.88	288.51%
Revenue Total:	34,000.00	34,000.00	2,603.73	98,092.88	64,092.88	288.51%
Expense						
71 - IMPACT FEE	157,525.00	357,525.00	8,960.27	80,642.43	276,882.57	22.56%
Expense Total:	157,525.00	357,525.00	8,960.27	80,642.43	276,882.57	22.56%
Fund: 45 - ROADWAY IMPACT FEE FUND Surplus (Deficit):	-123,525.00	-323,525.00	-6,356.54	17,450.45	340,975.45	-5.39%
Fund: 61 - WATER IMPACT FUND						
Revenue						
00 - REVENUE	19,000.00	19,000.00	467.67	10,983.76	-8,016.24	57.81%
Revenue Total:	19,000.00	19,000.00	467.67	10,983.76	-8,016.24	57.81%

Budget Report

For Fiscal: 2025-2026 Period Ending: 06/30/2026

Department;Progra...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Expense						
00 - REVENUE	30,000.00	30,000.00	2,500.00	22,500.00	7,500.00	75.00%
Expense Total:	30,000.00	30,000.00	2,500.00	22,500.00	7,500.00	75.00%
Fund: 61 - WATER IMPACT FUND Surplus (Deficit):	-11,000.00	-11,000.00	-2,032.33	-11,516.24	-516.24	104.69%
Fund: 62 - SEWER IMPACT FUND						
Revenue						
00 - REVENUE	20,000.00	20,000.00	136.49	1,072.33	-18,927.67	5.36%
Revenue Total:	20,000.00	20,000.00	136.49	1,072.33	-18,927.67	5.36%
Expense						
00 - REVENUE	60,000.00	60,000.00	5,000.00	45,000.00	15,000.00	75.00%
Expense Total:	60,000.00	60,000.00	5,000.00	45,000.00	15,000.00	75.00%
Fund: 62 - SEWER IMPACT FUND Surplus (Deficit):	-40,000.00	-40,000.00	-4,863.51	-43,927.67	-3,927.67	109.82%
Fund: 83 - TREE REFORESTATION FUND						
Revenue						
00 - REVENUE	4,500.00	4,500.00	486.67	2,211.92	-2,288.08	49.15%
Revenue Total:	4,500.00	4,500.00	486.67	2,211.92	-2,288.08	49.15%
Fund: 83 - TREE REFORESTATION FUND Total:	4,500.00	4,500.00	486.67	2,211.92	-2,288.08	49.15%
Fund: 95 - EDC4B BOND RESERVE FUND						
Revenue						
00 - REVENUE	6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Revenue Total:	6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Fund: 95 - EDC4B BOND RESERVE FUND Total:	6,500.00	6,500.00	809.29	3,678.32	-2,821.68	56.59%
Report Surplus (Deficit):	-8,677,885.00	-8,877,885.00	-2,062,022.74	-5,786,355.48	3,091,529.52	65.18%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
01 - GENERAL FUND	-552,305.00	-552,305.00	-234,526.17	1,402,873.23	1,955,178.23
02 - GENERAL DEBT SERVICE FUND	213,304.00	213,304.00	-326,959.45	3,575.68	-209,728.32
04 - CAPITAL PROJECTS FUND	23,475.00	23,475.00	31,070.81	127,112.51	103,637.51
05 - CAPITAL REPLACEMENT FUND	149,550.00	149,550.00	4,019.60	120,317.42	-29,232.58
07 - STORMWATER UTILITY FUND	-44,672.00	-44,672.00	-19,252.36	-71,487.22	-26,815.22
10 - WATER/SEWER FUND	133,813.00	133,813.00	-874,349.54	-778,880.17	-912,693.17
12 - COURT SECURITY FUND	-18,146.00	-18,146.00	111.39	551.99	18,697.99
13 - CAPITAL BOND FUND	-7,632,949.00	-7,632,949.00	-588,633.14	-5,663,441.76	1,969,507.24
14 - PARK DEDICATION FUND	-144,000.00	-144,000.00	-155,087.46	-153,208.36	-9,208.36
15 - EDC4B FUND	-797,799.00	-797,799.00	53,313.63	-948,800.52	-151,001.52
16 - COURT TECHNOLOGY FUND	-13,202.00	-13,202.00	85.59	-1,043.23	12,158.77
18 - LOCAL YOUTH DIVERSION FUND	-9,450.00	-9,450.00	63.30	266.41	9,716.41
19 - MUNICIPAL COURT BUILDING	6,825.00	6,825.00	2,952.13	16,604.22	9,779.22
21 - TIF #1 (NEW HOPE) FUND	147,715.00	147,715.00	50,546.36	63,895.30	-83,819.70
30 - HOTEL/MOTEL TAX FUND	9,750.00	9,750.00	587.36	9,960.04	210.04
31 - POLICE SEIZURE FUND	-22,850.00	-22,850.00	3,057.61	11,252.03	34,102.03
32 - LIBRARY BUILDING FUND	241.00	241.00	79.49	268.72	27.72
34 - LEOSE FUND	-1,710.00	-1,710.00	30.03	3,587.84	5,297.84
35 - DISASTER RECOVERY FUND	45,000.00	45,000.00	867.43	-92,490.83	-137,490.83
40 - GRANT FUND	0.00	0.00	1,800.73	194,574.75	194,574.75
41 - PARK REC/OTHER DONATION	-6,950.00	-6,950.00	156.34	259.69	7,209.69
45 - ROADWAY IMPACT FEE FUND	-123,525.00	-323,525.00	-6,356.54	17,450.45	340,975.45
61 - WATER IMPACT FUND	-11,000.00	-11,000.00	-2,032.33	-11,516.24	-516.24
62 - SEWER IMPACT FUND	-40,000.00	-40,000.00	-4,863.51	-43,927.67	-3,927.67
83 - TREE REFORESTATION FUND	4,500.00	4,500.00	486.67	2,211.92	-2,288.08
95 - EDC4B BOND RESERVE FUND	6,500.00	6,500.00	809.29	3,678.32	-2,821.68
Report Surplus (Deficit):	-8,677,885.00	-8,877,885.00	-2,062,022.74	-5,786,355.48	3,091,529.52



CITY OF KENNEBEC
FISCAL YEAR TO DATE SUMMARY BY FUND
THROUGH JUNE 30, 2026

Fund	Beginning Balance as of 10/1/2025	FYTD Fiscal Activity	Ending Balance	Average Daily Annual Exp	Days of Fund Balance	Reserve %
01 - GENERAL FUND*	4,847,670	1,402,873	6,250,543	39,153.59	159.64	44%
02 - GENERAL DEBT SERVICE FUND	1,194,996	3,576	1,198,572			
04 - CAPITAL PROJECTS FUND	287,152	127,113	414,264			
05 - CAPITAL REPLACEMENT FUND	(63,797)	120,317	56,521			
07 - STORMWATER UTILITY FUND*	853,852	(71,487)	782,364	1,068.14	732.45	
10 - WATER/SEWER FUND*	20,135,306	(778,880)	19,356,425	51,187.27	378.15	104%
12 - COURT SECURITY FUND	19,767	552	20,319			
13 - CAPITAL BOND FUND	17,291,928	(5,663,442)	11,628,486			
14 - PARK DEDICATION FUND	280,168	(153,208)	126,959			
15 - EDC4B FUND*	2,519,782	(948,801)	1,570,982	6,126.09	256.44	70%
16 - COURT TECHNOLOGY FUND	16,655	(1,043)	15,612			
18 - LOCAL YOUTH DIVERSION FU	10,191	266	10,458			
19 - COURT BUILDING SECURITY & TECH	-	16,604	16,604			
21 - TIF #1 (NEW HOPE) FUND	318,869	63,895	382,765			
30 - HOTEL/MOTEL TAX FUND	97,174	9,960	107,134			
31 - POLICE SEIZURE FUND	3,918	11,252	15,170			
32 - LIBRARY BUILDING FUND	(816)	269	(547)			
34 - LEOSE FUND	1,889	3,588	5,477			
35 - DISASTER RECOVERY FUND	181,487	(92,491)	88,996			
40 - GRANT FUND	(611,400)	194,575	(416,825)			
41 - PARK REC/OTHER DONATION	5,840	260	6,100			
45 - ROADWAY IMPACT FEE FUND	357,888	17,450	375,339			
61 - WATER IMPACT FUND	95,571	(11,516)	84,055			
62 - SEWER IMPACT FUND	66,326	(43,928)	22,399			
83 - TREE REFORESTATION FUND	86,555	2,212	88,767			
85 - UNCLAIMED PROPERTY FUND	334	-	334			
95 - EDC4B BOND RESERVE FUND	143,938	3,678	147,616			
Report Surplus (Deficit):	48,141,243	(5,786,355)	42,354,888			



YOU'RE HERE  YOUR HOME

INVESTMENT REPORT

For The Quarter Ended

June 30, 2026

INVESTMENT REPORT

For The Quarter Ended June 30, 2026

The information within comprises the quarterly investment report for the City of Kennedale, Texas. The under-signed acknowledge that the City's investment portfolio has been and is in compliance with the policies and strategies contained in the City's Investment Policy as approved by City Council in September 2025 for the City of Kennedale and is also in compliance with the requirements of the Public Funds Investment Act of the State of Texas.



Jonathan Horton, Director of Finance



Darrell Hull, City Manager

City of Kennedale Investment Report For Quarter Ended June 30, 2026

This report presents an overview of the City's investment portfolio. It shows how the portfolio is structured and how it performed during the quarter.

Investment Objectives

The objectives of the City's investment policy are safety, liquidity, yield and public trust.

Authorized Investments

The City's Investment Policy allows various types of investments with varying maturity dates to diversify the funds invested. Following are the investment types allowed and the parameters for each.

INVESTMENT TYPES AND PARAMETERS – BOOK VALUE

Investment Types	Portfolio % Parameters	Portfolio % as of June 30, 2026
Bank Depository Accounts	--	1.76%
Certificates of Deposit	50%	5.57%
State of Texas Obligations/Agencies	100%	0.00%
State and Local Agency Coupons	25%	10.50%
Local Govt Investment Pools	100%	22.59%
Money Market Funds	100%	0.05%
Repurchase Agreements	50%	0.00%
US Treasury and Agency Callables	25%	0.00%
US Govt Agencies & Instruments	100%	12.96%
US Treasury Notes/Bills	100%	46.59%

Investment Portfolio Balance

The total book value of the City's portfolio at the end of the quarter was \$42,514,215.41.

The City currently has investment products with five institutions: Frost Brokerage, BV Private Wealth, TexPool, LOGIC, and TexStar. The operating account, which is not interest bearing, is with Wells Fargo. The bulk of our tax deposits go directly into our account at TexPool. Funds are transferred to our operating account as-needed. TexStar and LOGIC serve as alternative pool accounts. Frost Brokerage holds a money market account fully invested in Fidelity's Government Money Market Fund, CUSIP FZBXX, and has a series of Treasury Bills (T-Bills). T-Bills are purchased in tranches, with staggered maturity dates, designed to shield the City against rate fluctuations. Every 90 days a tranche hits maturity, giving the City an option to

remove funds from the investment strategy without penalty. BV Private Wealth holds investments in thirty different bonds, five of which are Treasury Notes. The remaining bonds consist of US Government Agencies (6), Municipal Bonds (10), and Certificates of Deposit (9). Less than 39% of the bond portfolio will mature in 2026, 47% will mature in 2027, and the remaining is set to mature in 2028.

Details of the portfolio are presented in the following tables:

Institution	Account Type	For the Quarter Ended 6/30/2026					
		Beginning Balance	Additions and Withdrawals - Net	Realized Income	Ending Balance (Book)	Unrealized Income	Ending Balance (Market)
TexPool	Pooled Funds	\$ 8,723,254.76	\$ (5,456,455.28)	\$ 53,387.39	\$ 3,320,186.87	\$ -	\$ 3,320,186.87
TexStar	Pooled Funds	409,739.27	-	3,707.84	413,447.11	-	413,447.11
LOGIC	Pooled Funds	4,321,325.43	1,500,000.00	47,355.99	5,868,681.42	-	5,868,681.42
Frost Brokerage	Money Market	44,119.56	(43,624.96)	2,177.00	2,671.60	-	2,671.60
Frost Brokerage	Bonds	13,493,665.48	43,624.96	174,956.48	13,712,246.92	190,183.62	13,902,430.54
BV Private Wealth	Money Market	2,063,022.80	(2,049,879.89)	4,297.84	17,440.75	-	17,440.75
BV Private Wealth	Bonds	16,265,238.54	2,050,191.64	117,610.75	18,433,040.93	14,514.28	18,447,555.21
WF Operating	DDA	209,511.37	536,947.85	-	746,459.22	-	746,459.22
WF EHB Trust	DDA	2,139.30	(2,100.00)	1.29	40.59	-	40.59
Total Investment Activity		\$ 45,532,016.51	\$ (3,421,295.68)	\$ 403,494.58	\$ 42,514,215.41	\$ 204,697.90	\$ 42,718,913.31

Institution	Account Type	Fiscal Year To Date 6/30/2026					
		Beginning Balance	Additions and Withdrawals - Net	Realized Income	Ending Balance (Book)	Unrealized Income	Ending Balance (Market)
TexPool	Pooled Funds	\$ 14,068,982.44	\$ (11,007,231.21)	\$ 258,435.64	\$ 3,320,186.87	\$ -	\$ 3,320,186.87
TexStar	Pooled Funds	402,005.25	-	11,441.86	413,447.11	-	413,447.11
LOGIC	Pooled Funds	-	5,800,000.00	68,681.42	5,868,681.42	-	5,868,681.42
Frost Brokerage	Money Market	4,087.67	(6,593.37)	5,177.30	2,671.60	-	2,671.60
Frost Brokerage	Bonds	15,564,138.46	(2,293,406.63)	441,515.09	13,712,246.92	190,183.62	13,902,430.54
RW Baird & Co	Money Market	2,219,700.24	(2,220,911.73)	1,211.49	-	-	-
RW Baird & Co	Bonds	15,646,027.71	(15,666,177.71)	20,150.00	-	-	-
BV Private Wealth	Money Market	-	(3,502.45)	20,943.20	17,440.75	-	17,440.75
BV Private Wealth	Bonds	-	18,101,452.88	331,588.05	18,433,040.93	14,514.28	18,447,555.21
WF Operating	DDA	431,467.98	314,991.24	-	746,459.22	-	746,459.22
WF EHB Trust	DDA	103.99	(71.00)	7.60	40.59	-	40.59
Total Investment Activity		\$ 48,336,513.74	\$ (6,981,449.98)	\$ 1,159,151.65	\$ 42,514,215.41	\$ 204,697.90	\$ 42,718,913.31

The Wells Fargo Consolidated Operating Cash account is non-interest bearing.

Collateral

The City's depository bank shall comply with Chapter 2257 of the Government Code, Collateral for Public Funds, as required by the City's bank depository contract. The market value of the pledged collateral must be equal to or greater than 102% of the principal and accrued interest for cash balances in excess of the Federal Deposit Insurance Corporation (FDIC). The City receives a detailed collateral report each month.

The TexPool, TexStar, and LOGIC funds are collateralized at the entire fund level by the entities that manage the funds.

Upcoming Action

Frost Brokerage:

We are working back to four evenly distributed tranches. There is no expectation to withdrawal funds during the upcoming quarter.

BV Private Wealth:

We have just over \$1MM in bonds that will mature this quarter. Our cash cycle is allowing us to consider longer-term options, but we are not quite ready to extend beyond 2028. We will look for the highest-yield options that mature before 2029.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.

SUBJECT
CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.1.

SUBJECT
June 15, 2026 Workshop Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	June 15, 2026 City Council Bond Issuance Workshop Minutes 2	June 15, 2026 City Council Bond Issuance Workshop Minutes 2.docx
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KENNEDALE CITY COUNCIL BOND ISSUANCE WORKSHOP MINUTES

WORKSHOP | JUNE 15, 2026 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER – Mayor Johnson called the workshop to order at 5:30pm.

A. ROLL CALL- Members present:

Mayor Brian Johnson- Present
Council Member Place 1- David Glover- Present
Council Member Place 2- Bryant Griffith- Present
Mayor Pro Tem/ Place 3- Kenneth Michels- Present
Council Member Place 4- Ryon Ray- Present
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

"I pledge Allegiance to the Flag, of the United States of America, and to the Republic, for which it stands, One Nation, Under God, Indivisible, with Liberty and Justice for all."

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

II. WORK SESSION

City Manager Darrell Hull began the bond issuance workshop presenting to the City Council a brief overview regarding the bond in question.

Jack McLiney with Samco, presented in detail how the bond would work on the market including current interest rates, how we would pay for it, and the benefits to the City of Kennedale.

Jon Horton, Finance Director helped with understanding the financial aspect. Mr Horton explained that we might have a healthier bond rating if we continue with this project.

Fire Chief Eric Peterson explained the fire truck issues as well as the life span of fire trucks. If we are to get the ladder truck, it will increase our standard by getting an aerial into the fleet. It is increasing our safety measures that we have. We are able to protect life and property much better continuing our mission statement. Population is growing as well as our needs.

Several roads and other projects were discussed as well including the Eden Road Bridge Project and the Little School Road Extension Project. There was also discussion regarding city taxes, infrastructure, development, equipment needs, and employees. The Kennedale Realignment Project and time tables were also discussed.

Freese and Nichols was also in attendance to discuss the current status and the paths forward to the Little School Road Extension Project. The goal of this project is to create a reliable transportation corridor that improve the local and regional mobility, enhances emergency response access, supports the future development and eliminates delays associated with the railroad operations.

The City Council asked lots of questions and brainstormed on lots of ideas.

III. ADJOURNMENT

Meeting adjourned at 7:11 p.m.

APPROVED:

ATTEST:

MAYOR -Brian Johnson

CITY SECRETARY- BARBARA DAHL



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.2.

SUBJECT
June 16, 2026 Regular Meeting with Workshop Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	June 16, 2026 Kennedale City Council Regular Meeting MINUTES	June 16, 2026 Kennedale City Council Regular Meeting MINUTES.pdf
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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING WITH WORKSESSION | JUNE 16, 2026 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

CALL TO ORDER @ 5:30pm

Mayor Brian Johnson- Mayor- Present
Council Member Place 1- David Glover- Present
Council Member Place 2- Bryant Griffith- Present
Mayor Pro Tem/ Place 3- Kenneth Michels- Present
Council Member Place 4- Ryon Ray- Present
Council Member Place 5- Jeff Nevarez- Present

All Council members were present including the Mayor, constituting a quorum.

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

WORKSESSION -Topics

Youth Advisory Council- Council Member Griffith & Mayor ProTem Michels spoke of revitalizing this commission.

Kennedale ISD City Committee- Sean Glover & Maria Douglas spoke to council about forming a committee to bridge the communication gap between the School District and the City. They also updated the council on the Back to School bash.

Water & Sewer Fund Update- Finance Director, Jon Horton spoke of the Impact Fee Invoice from Fort Worth. He also spoke of the interceptor project.

Capital Improvement Updates- Public Works Director, Kristian Sugrim updated the council on the infrastructure and Capital Improvements Projects.

REGULAR SESSION – Mayor Johnson opened up the regular meeting @ 6:45pm with all the council members still present.

Council Member Griffith lead the invocation followed by Mayor ProTem Michels leading in both the pledges of allegiances to our state and to our country.

PUBLIC COMMENT –

There was one public comment by Nicole Brown regarding: “unregulated agricultural practices”

REGULAR SESSION

REPORTS AND ANNOUNCEMENTS

Updates from the Mayor and City Council

Council Member Nevarez reported that he attended the North Texas Transportation Council of Government as well as the Rotary. Also, the Boy Scouts had their annual 3-day event at Sonora Park.

Council Member Ray reported that he has met with all the City Directors as part of his onboarding process. Council Member Ray was also involved with Rotary as well as Flag Day.

Mayor ProTem Michels reported on the Tarrant County Transportation Summit. He also attended the North Central Texas COG as well as the Carry the Load event and Juneteenth celebration.

Council Member Griffith attended some of the similar events including Rotary, Carry the Load, Tarrant County Council of Mayors meeting, TRTC Transportation Summit, The small Cities Council, NCTCOG. Council Member Griffith is focused on building stronger relationships.

Council Member Glover reported that he attended the EDC meeting as well as participating in the Carry the Load event.

Updates from the City Manager

Fire Station Update- Chief Eric Peterson reported on the status of the new Fire Hall. There is no opening date as of yet; however, it will be very soon. He estimates that the new Fire Department is 95% complete.

City Manager Hull announced that Eric Carlson has been promoted to the Chief of Police. Chief Carlson has served as our Interim Police Chief for several months and has been with the department for 22 years.

Financial Reports for the City – Finance Director Horton reported:

Results through May represent 67% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$5,997,349; 99.9% of total budget; prior year receipts through May were 99.3% of budget
- ◇ Sales tax revenues received year-to-date \$1,687,843; 46.3% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December
- ◇ Investment revenue year-to-date is \$124,942, 42.2% of budget
- ◇ General Fund expenditures year-to-date \$8,398,380; 58.8% of total budget
- ◇ Fund Balance year-to-date is \$6,484,300; 166 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ *Water service sales year-to-date \$2,316,930; 53.7% of budget
- ◇ *Sewer service sales year-to-date \$1,632,944; 71.1% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$3,429,746; 64.8% of total budget

STORMWATER FUND (07)

- ◇ *Drainage fees year-to-date \$160,969; 52.7% of budget
- ◇ Stormwater Fund expenditures year-to-date \$251,360, 64.5% of total budget

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$562,539; 53.8% 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 \$153,976; 64.2% of budget
- ◇ EDC Operations expenditures year-to-date \$1,312,376; 108.4% of budget
- ◇ EDC Town Shopping Center expenditures year-to-date \$531,120; 51.8% of budget
- ◇ Fund Balance year-to-date is \$1,517,668; 248 days of total budgeted expenditures and transfers out.

*Indicates May activity was not available at time of publish.

CONSENT AGENDA

Approval of the May 19, 2026 Regular Meeting Minutes.

Mayor ProTem Michels Moved to Approve the Consent Agenda.

Council Member Nevarez 2nd the motion

No opposition, No Abstention

The motion ***passed*** 5-0

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

Bond Issuance was presented by Mr. Jack McLainey with SAMCO Capital. Samco serves as the cities long term advisors in bond transactions. Mr. McLainey compared the Tax Rate Impact Analysis at a 15 year bond compared to a 20 year bond with and without the fire truck portion. There was lots of good discussion.

Resolution #647 Authorizing Notice of Intention to issue certificates of obligation for \$5,000,000 for various projects

Council Member Nevarez voted to approve Resolution #647

Council Member Glover 2nd the motion

No opposition, No Abstention

The motion ***passed*** 5-0

Selection of Mayor Pro Tem- Mayor Johnson suggested keeping the current Mayor ProTem Kenneth Michels, in his current role for the next year.

Council Member Nevarez voted to reappoint Kenneth Michels as Mayor ProTem

Council Member Griffith 2nd the motion

No opposition, No Abstention

The motion ***passed*** 5-0

2026 Agreement for Alternative Municipal Court Judges- *This item was not discussed due to legal review at this time.*

Fire Chief Peterson gave a brief overview of the Resolution #648 for Assistance to Firefighter Grant

Council Member Griffith voted to approve Resolution #648

Council Member Nevarez 2nd the motion

No opposition, No Abstention

The motion ***passed*** 5-0

Fire Chief Peterson gave a brief overview of the Resolution #649 for Fire Prevention Safety Grant
Council Member Griffith voted to approve Resolution #649
Council Member Ray 2nd the motion
No opposition, No Abstention
The motion ***passed*** 5-0

LAWS Outdoor Warning System- This item has been postponed due to continued contract negotiations.

EXECUTIVE SESSION

Council Member Griffith moved to recess into Executive Session
Council Member Nevarez 2nd the motion
No opposition, No Abstention
The motion ***passed*** 5-0

The City Council recessed into executive session at 7:41pm.

Chapter 551.071 Consultation with counsel on legal matters. Section 551.074 Personnel matters (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline of dismissal of a public officer or employee.

Description Appointment of Citizen to the Municipal Animal Board

Description: Appointment of Citizen to the Municipal Animal Board

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

Mayor Johnson called the meeting back to order after executive session @ 8:03pm.

ADJOURNMENT

With no further business, Mayor Johnson adjourned the meeting at 8:03pm.

APPROVED:

ATTEST:

MAYOR ProTem -BRIAN JOHNSON

CITY SECRETARY- BARBARA DAHL

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM V.B.3.

SUBJECT
June 24, 2026 Budget Workshop Minutes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	June 24, 2026 Budget Workshop Minutes	June 24, 2026 Budget Workshop Minutes.docx
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KENNEDALE CITY COUNCIL BUDGET WORKSHOP MINUTES

BUDGET WORKSHOP/ MEETING | JUNE 24, 2026 AT 8:30 AM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

Mayor Brian Johnson- Present
Council Member Place 1- David Glover- Present
Council Member Place 2- Bryant Griffith- Present (Arrived at 8:35am)
Mayor Pro Tem/ Place 3- Kenneth Michels- Present
Council Member Place 4- Ryon Ray- Present (Arrived at 8:34am)
Council Member Place 5- Jeff Nevarez- Present

All Council members were present constituting a quorum.

The City Manager, City Secretary, and all Department Directors were also present.

II. PUBLIC COMMENT – There was no one signed up to speak for the Public Comment portion of this workshop/meeting.

III. WORK SESSION City Manager Darrell Hull began the Budget Workshop with an overview of the presentations that will be presented. Not only did each Department Director present current needs but also be future goals & visions to be considered with the creation of the 2026-2027 budget. As our population continues to grow, so must each department.

Department Budget Presentation- Library/Communications- Elizabeth Partridge presented her wants and needs to the Council.

9:37 a.m. Mayor Johnson called for a short break.

The meeting was reconvened at 9:46 a.m.

Department Budget Presentations- Public Safety- Fire Department wants and needs were presented by Chief Eric Peterson

Next was the Police Department Budget Presentation presented by Chief Eric Carlson.

Mayor Johnson recessed the Budget Workshop for a lunch break at noon.

Mayor Johnson reconvened the Budget workshop at 1:07 p.m.

Department Director Bertha Vindel presented the Courts Budget Presentation.

The next Department Budget Presentation was Public Works, presented by Director Kristian Sugrim.

Department Budget Presentation for Community Development was next, with Director Edward McRoy.

Human Resource Director, Danielle Clark presented the Department Budget for the Administration. This includes the combined departments of the City Manager, City Secretary and Human Resources.

Mayor Johnson called for a break at 3:17 p.m.

The workshop reconvened at 3:31p.m. Mayor ProTem Michels left the meeting at 3:30 p.m.

Jonathan Horton was last to present his Departmental Budget for Finance.

City Manager Hull also addressed the budget for the City Council and Mayor.

Each Department brought lots of great ideas, suggestions and discussion in preparation when considering for the City of Kennedale Fiscal Year 2026-2027 Budget.

ADJOURNMENT

Meeting adjourned at 4:03 p.m.

APPROVED:

ATTEST:

MAYOR -Brian Johnson

CITY SECRETARY- BARBARA DAHL

STAFF REPORT TO THE CITY COUNCIL

MEETING DATE: July 27, 2026

AGENDA ITEM NUMBER: Consent ITEM V.B.4.

SUBJECT

PZ CASE #26-05 Consider an approval of a proposed Replat of the property located at 5400 High Ridge Rd, Parcel # 42220767, to be called Lot 1R1, Block 5 and Lot 1R2, Block 5, Oak Crest Addition Being all of Lot 1R, Block 5 Oak Crest Addition in the City of Kennedale, Tarrant County, Texas.

ORIGINATED BY: Edward McRoy, Director of Community Development

AREA SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
Employment Center EC-2	N/A - No Change	TOD Transit Oriented Development

Nearby Zoning/Use			
North	N/A – Forest Hill	East	EC-2 & PD Retail (gas station and fast food)
South	R-3 – SF Residential	West	C-1 Commercial

BACKGROUND / ANALYSIS / REVIEW

This plat proposes splitting and existing lot into two lots for the purpose of developing a hotel and restaurant. The site is elevated from properties to the south and adjacent to the I-20 interstate highway. Area conditions and the Future Land Use Plan envision this type of development in this location.

FINDINGS & CONCLUSIONS

The proposed plat:
Complies with the Future Land Use Plan
Complies with the EC-2 Zoning District requirements
Complies with the Subdivision Standards of the UDC

RECOMMENDATIONS

Staff – Approve
P&Z - Approve (4-0)

ATTACHMENTS

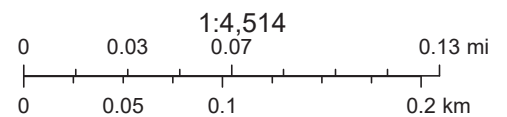
1	Location Map			
2	Zoning Map			
3	Land Use Plan Map			
4	Proposed Plat			
5	Application Form			
6	Tax Statement			

PZ -26-05 Location Map



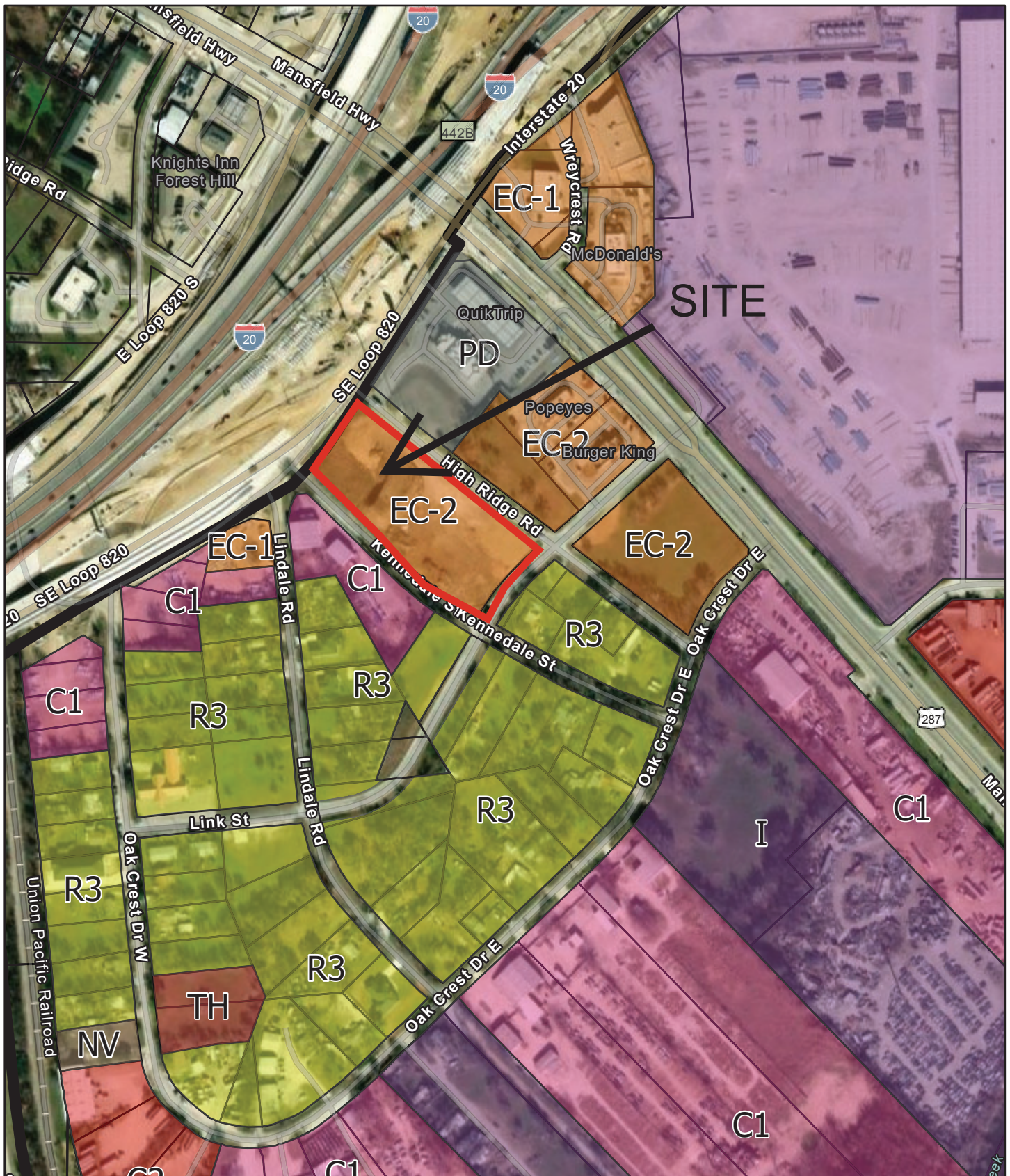
5/20/2026, 8:54:45 PM

-  City Limits
-  TAD Parcels
-  Site



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

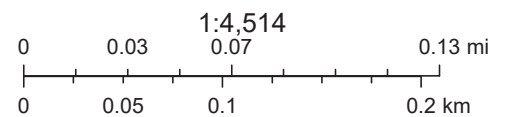
PZ 26-05 Zoning Map



5/20/2026, 9:11:36 PM

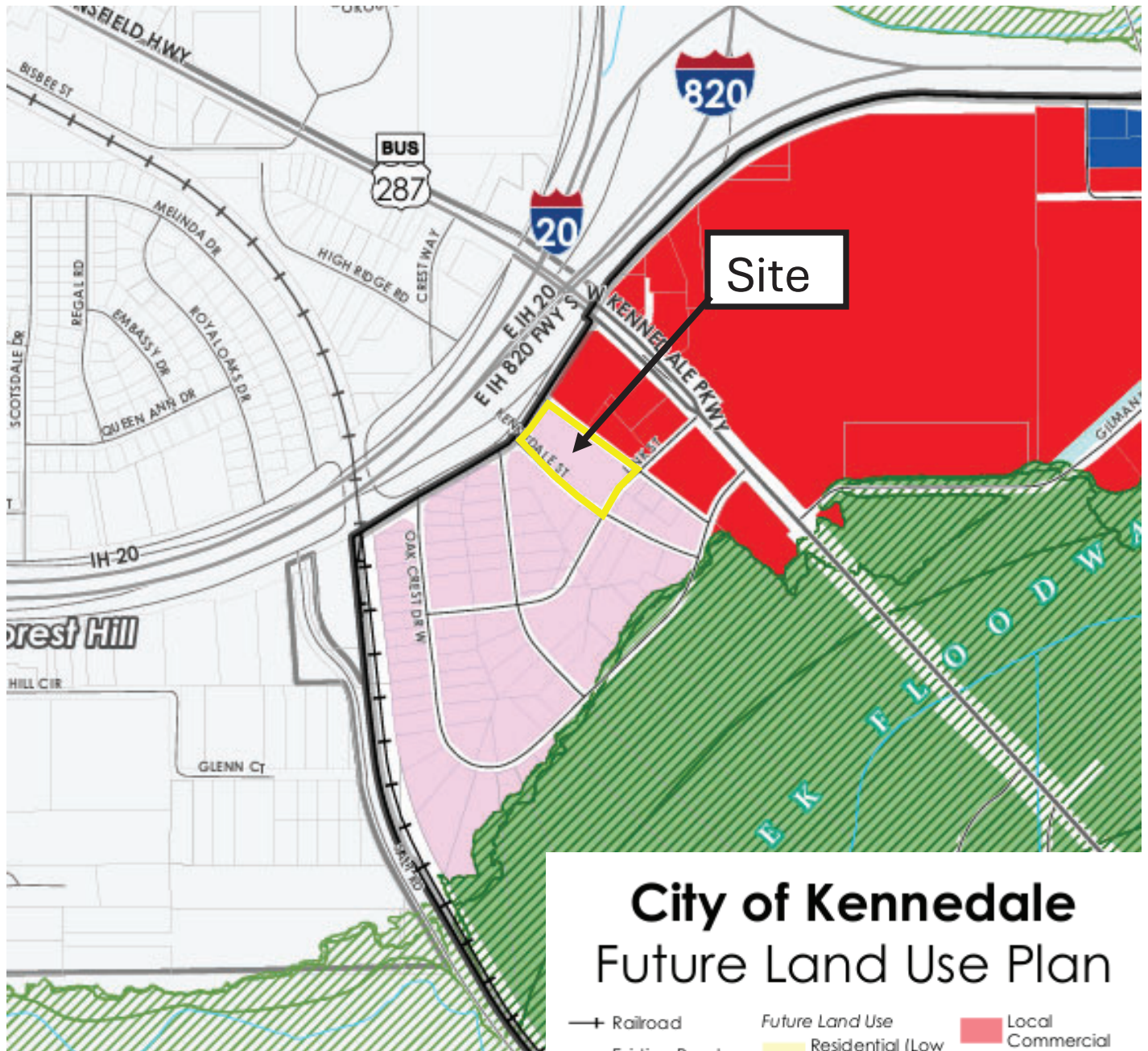
Zoning (View)

- R3 - Single Family Residential District
- C1 - Restricted Commercial District
- C2 - General Commercial District
- EC-1 - Employment Center 1
- EC-2 - Employment Center 2
- I - Industrial District
- TH - Townhome District
- Neighborhood Village District
- PD - Planned Development District
- City Limits
- TAD Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

PZ-26-05 Future Land Use Map



City of Kennedale Future Land Use Plan



City of Kennedale Replat Application

APPLICANT NAME: Mark Nastri DATE: 04/24/2026
CURRENT LEGAL DESCRIPTION: Lot 1R, Block 5, OAK CREST ADDITION ACRES: 2.543
CURRENT ZONING: EC-2 PROPOSED ZONING: EC-2
BEING PLATTED AS: SUBDIVISION NAME LOT 1R1, BLOCK 5 AND LOT 1R2, BLOCK 5 OAK CREST
LOTS: 2 BLOCKS: 1 PHASES: 1
PROPERTY ADDRESS: 5400 High Ridge Rd, Kennedale, TX 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Al Karmali | Karmali Holdings, Inc.
ADDRESS: PO Box 93593 PHONE: (817) 368-3341
(mailing)
CITY: Southlake STATE: Texas ZIP: 76092

SURVEYOR: Shelby Hoffman | Geomatic Solutions, Inc.
ADDRESS: 3000 S. HULEN, SUITE 124-236, PHONE: (817) 487-8916
(mailing)
CITY: Fort Worth STATE: Texas ZIP: 76109

ENGINEER: Paul Cragun | Cumulus Design, Inc.
ADDRESS: P.O. Box 2119 PHONE: (817) 689-8301
(mailing)
CITY: Eules STATE: Texas ZIP: 76039

DEVELOPER: Karmali Holdings, Inc. | Mark Nastri | Vice President of Development
ADDRESS: PO Box 93593 PHONE: (214) 808-3530
(mailing)
CITY: Southlake STATE: Texas ZIP: 76092

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

- | | | |
|---|-----------------------------|-------------------------------------|
| ☐ Owner | Phone <u>(817) 368-3341</u> | Email <u>alkarmali1@gmail.com</u> |
| ☒ Developer | Phone <u>(214) 808-3530</u> | Email <u>marknastri1@gmail.com</u> |
| ☐ Surveyor | Phone <u>(817) 487-8916</u> | Email <u>shelby@gsisurvey.com</u> |
| ☐ Engineer | Phone <u>(817) 689-8301</u> | Email <u>paul@cumulusdesign.net</u> |

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

Southern lot (Lot 1R1, Block 5): Hotel - 100-key Tru by Hilton select service hotel, 4-story, 45,400 SF.

Building Permit No. 25-000134 and Site Development Permit No. 25-000151 issued by City of Kennedale.

Located along High Ridge Road frontage at the intersection of High Ridge Road, Link Street, and Interstate Highway

20/820 service road. Northern lot (Lot 1R2, Block 5): Future commercial development - approximately 7,500+ SF retail/restaurant building (Occupancy A-2/M). Site currently unimproved. Development plans in progress.

APPLICANT SIGNATURE: <u>Hay Nastro</u>	DATE: <u>04/24/2026</u>
OWNER SIGNATURE: <u>[Signature]</u>	DATE: <u>04/24/2026</u>
SURVEYOR SIGNATURE: _____	DATE: _____
ENGINEER SIGNATURE: _____	DATE: _____
DEVELOPER SIGNATURE: <u>Hay Nastro</u>	DATE: <u>04/24/2026</u>

Re-Plat Check List

This check list is for your use and is not required to be submitted with your application.

The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments **before** resubmitting the plans for review.

	Items to be submitted
	1) Final plat application (this document) – <u>One copy shall be submitted.</u> The application must include the property owner's signature.
	2) Final plat drawing – <u>Six folded paper copies and a PDF version shall be submitted for review by city staff.</u> The final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.
	3) Taxes and liens paid certificates – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. <u>NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.</u>
	4) Drainage study – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. <u>Two paper copies and a PDF version of the drainage study should be submitted.</u>
	5) Engineering/construction drawings – The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.
	6) City-developer agreement, if required – This agreement shall be negotiated between the city and the developer.
	7) Sign-off from Oncor and Atmos – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.
	8) Any additional plans required by the Public Works Department, Fire Department, or Engineers.
	NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.

City of Kennedale Replat Check List

GENERAL INFORMATION

_____ Map Sheet Size.

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

_____ Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

_____ North Arrow & graphic scale in close proximity

A north arrow indicating the approximate true north shall be predominantly placed near the scale.

_____ Vicinity Map

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

_____ Title includes City, County, State, Survey Name, Total Gross Acreage

_____ Subdivision name.

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

_____ Appropriate Title, i.e. "Replat of ..."

In addition to the name of the subdivision shall be an entry indicating whether the plat is a preliminary plat, final plat, replat, minor plat, or amending plat.

_____ Name & Address of Owner of Record, Sub-divider, Engineer, Surveyor, & Planner

The name and address of the current legal owner, and the name, address, and telephone number of the developer, if other than the owner, shall be shown on the plat drawing.

_____ City Limits boundaries (where applicable)

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

_____ Surveyor's certification.

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high

and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature

_____/_____/_____
Date

Phone Number _____/_____/_____

(Affix Seal)

_____ **Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

_____ **Adjacent Property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

_____ **Existing easements**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of

not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

_____ **Permanent structure encroachments.**

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

_____ **Existing Street Right of Way dimensioned**

The width of all existing and proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

PROPOSED INFORMATION

_____ **Sub-division boundary in heavy lines**

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

_____ **Drainage & Utility Easements labeled and dimensioned**

The location and dimension of all existing or proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

_____ **Lot and Blocks labeled in consecutive order**

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

_____ **Setback lines labeled or noted**

_____ Flood Plain Features shown

ADDITIONAL INFORMATION

_____ Plat notes and conditions.

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

_____ Public Use Areas.

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

_____ Street names.

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

_____ Metes and bounds description.

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference. The legal description will also be shown in its entirety on a separate eight and one-half (8½) X eleven (11) or eight and one-half (8½) X fourteen (14) inch sheet of bond paper to meet the filing requirements of the county clerk.

_____ Lot dimensions.

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

_____ Lot areas.

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

_____ Irregular side lot lines.

Side lot lines which are not perpendicular to the street right-of-way shall be indicated with bearing and distance.

_____ Drainage easements.

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

_____ County certification.

Any certification block required by the county clerk's office for filing shall be shown on the plat drawing.

_____ Dedication certificate.

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

That, I, (owners name) do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use; the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

Signature of Owner

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for Tarrant County

My commission expires: _____ / _____ / _____

_____ City council approval certification.

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to approve of this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary



RICK BARNES
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

100 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100
e-mail: taxoffice@tarrantcountytx.gov
web: propertytax.tarrantcountytx.gov
IN GOD WE TRUST

2025 TAX STATEMENT

DATE: 04/24/2026
ACCOUNT: 00042220767

LEGAL: OAK CREST ADDITION BLOCK 5 LOT 1R

Facebook.com/TarrantCoTAX
@TarrantCoTax



Visit our website for online credit card and eCheck payments.
Pay by phone at 817-884-1110

V6.3
1

OWNER: KARMALI HOLDINGS INC
PARCEL ADDRESS: 0005400 HIGH RIDGE RD
EXEMPTIONS:

LAND VALUE	APPRAISED VALUE					
368,380	368,380					
TAXING ENTITIES	APPRAISED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	TAXES DUE CURRENTLY
KENNEDALE CITY	368,380	0	368,380	0.696190	2564.62	0.00
TARRANT COUNTY	368,380	0	368,380	0.186200	685.92	0.00
T C HOSPITAL	368,380	0	368,380	0.165000	607.83	0.00
T C COLLEGE	368,380	0	368,380	0.112280	413.62	0.00
FT WORTH ISD	368,380	0	368,380	1.029100	3791.00	0.00
Total Taxes					8,062.99	0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

TOTAL AMOUNT DUE*
*INCLUDES PAYMENT RECEIVED

0.00

*ADDITIONAL CITY SALES TAX REDUCED YOUR CITY AD VALOREM TAX BY \$219.51.

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

KARMALI HOLDINGS INC



RETURN WITH PAYMENT

**PAY THIS AMOUNT
DUE UPON RECEIPT**

\$0.00

Delinquent after: 1/31/2026

00042220767 2025
30390----5----1R TC



KARMALI HOLDINGS INC
PO BOX 93593
SOUTHLAKE TX 76092

IF PAID IN	AMOUNT DUE
MAY	0.00
JUN	0.00

Make checks payable to:
RICK BARNES. TAX ASSESSOR-COLLECTOR



SCAN BARCODE
TO PAY NOW

00042220767 0000000000 0000000000 0000000000 0424202600000

THIS ACCOUNT IS NOT SUBJECT TO 5-YEAR COMPARISON

SCHOOL MAINTENANCE AND DEBT RATE INFORMATION

FORT WORTH ISD	TAX YEAR	MAINTENANCE RATE	DEBT RATE	TAX YEAR	MAINTENANCE RATE	DEBT RATE
	2025	\$0.786900	\$0.242200	2024	\$0.786900	\$0.275500

DEDICATION STATEMENT:

STATE OF TEXAS §
COUNTY OF TARRANT §
A 2.54 ACRES TRACT OF LAND, BEING A TRACT OF LAND SITUATED IN THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 136, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AND KARAMU HOLDINGS, INC. DOES HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS BEING DEDICATED TO THE PUBLIC FOR THE PURPOSES OF THE EMPLOYMENT CENTER DISTRICT OF THE KENNEDALE UNITED DEVELOPMENT CODE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT A CAPED IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID LOT 1R, IN THE INTERSECTION OF THE SOUTH LINE OF HIGH RIDGE ROAD, A 50' WIDE RIGHT-OF-WAY, (R.O.W.), AND THE EAST LINE OF INTERSTATE HIGHWAY 20, A VARIABLE WIDTH R.O.W.;

THENCE, WITH THE SOUTH LINE OF SAID HIGH RIDGE ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1. S 89°25'37" E, A DISTANCE OF 164.26 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. S 81°17'36" E, A DISTANCE OF 35.47 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING";
3. S 81°17'36" E, A DISTANCE OF 164.26 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING";
THENCE, WITH THE WEST LINE OF SAID HIGH RIDGE ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 47°18'49" W, A DISTANCE OF 50.22 FEET, TO A CAPED IRON ROD FOUND, A 1/4" CURVE TO THE LEFT, HAVING A RADIUS OF 5348 FEET;
2. WITH SAID CURVE TO THE LEFT, A CHORD BEARING AND DISTANCE OF S 38°14'24" W, 164.36 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID LOT 1R, IN THE INTERSECTION OF THE WEST LINE OF SAID LINK STREET, AND THE NORTH LINE OF KENNEDALE STREET, A 50' WIDE R.O.W.;

THENCE, WITH THE NORTH LINE OF SAID KENNEDALE STREET, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
1. S 67°38'46" W, A DISTANCE OF 194.87 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING"; IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 719.53 FEET;
2. S 67°38'46" W, A DISTANCE OF 194.87 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING";
3. N 46°12'35" W, A DISTANCE OF 127.49 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING";
4. N 46°12'35" W, A DISTANCE OF 127.49 FEET, TO A CAPED IRON ROD SET, STAMPED "GSI SURVEYING";
THENCE, WITH THE EAST LINE OF SAID INTERSTATE HIGHWAY 20, N 27°15'15" E, A DISTANCE OF 164.15 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.543 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.L.S. NO. 6084, ON JULY 24, 2021.

THENCE, WITH THE EAST LINE OF SAID INTERSTATE HIGHWAY 20, N 27°15'15" E, A DISTANCE OF 164.15 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.543 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.L.S. NO. 6084, ON JULY 24, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____
SURVEYOR'S STATEMENT:
KNOW ALL MEN BY THESE PRESENTS,
THAT I, SHELBY J. HOFFMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.
PRELIMINARY NOT TO BE RECORDED
SHELBY J. HOFFMAN
TEXAS REGISTRATION NO. 6084

LEGEND:
CM = CONTROLLING MONUMENT
CRS = CAPED IRON ROD SET STAMPED "GSI SURVEYING"
CRS = CAPED IRON ROD FOUND
UE = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
P.R.I.C.T. = PLAY RECORDS OF TARRANT COUNTY, TEXAS
D.R.I.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS
O.P.R.I.C.T. = OPTIONAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

NOTES:
1. BASIS OF BEARINGS IS STATE PLANE GRID - TEXAS NORTH CENTRAL ZONE (4202) NAD 83 GPS OBSERVATIONS.
2. ALL DISTANCES ARE SURFACE.
3. NO ABSTRACTING HAS BEEN PERFORMED BY THE SURVEYOR.
4. THE SURVEYOR HAS NO RECORD OF ANY PREVIOUS SURVEYS AFFECTING THE SUBJECT TRACT WHICH THE SURVEYOR IS UNAWARE OF AND THEREFORE ARE NOT SHOWN HEREON.
5. ADDITIONAL EASEMENTS CROSSING THE SUBJECT TRACT WHICH ARE NOT SHOWN HEREON ARE THE PROPERTY OF KARAMU HOLDINGS, INC. AND ARE NOT ABANDONED BY THIS PLAT.

AS RECORDED IN CLERKS FILE NO. D216285560
PLAT RECORDS OF TARRANT COUNTY, TEXAS
SITUATED IN THE DAVID STRICKLAND SURVEY
ABSTRACT NO. 1376
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

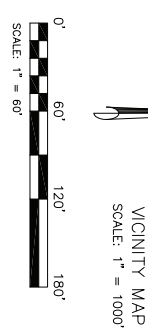
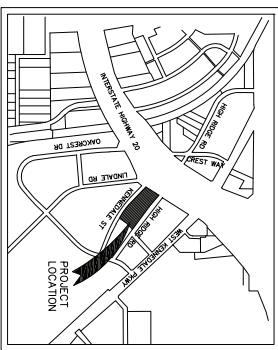


REPLAT
LOT 1R1, BLOCK 5
AND
LOT 1R2, BLOCK 5
OAK CREST
BEING ALL OF
LOT 1R, BLOCK 5
OAK CREST
AS RECORDED IN CLERKS FILE NO. D216285560
PLAT RECORDS OF TARRANT COUNTY, TEXAS
SITUATED IN THE DAVID STRICKLAND SURVEY
ABSTRACT NO. 1376
CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

GEOMATICS SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBP@GSI.SOLUTIONS.COM
Scale: 1"=60' Date: 06/09/26 DWG: 2024201-FINAL PLAT
Drawn: OF Checked: S.J.H Job: 2024-201



"This plat does not amend or remove any covenants or deed restrictions".
The lots in this plat are subject to Build-To requirements established in the Employment Center District of the Kennedale Unified Development Code."



MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: Consent ITEM V.B.5.

SUBJECT

PZ CASE #26-06 Consider approval of a proposed replat of the property located at 600 W Kennedale Pkwy Parcel # 04478924, Block 1, Lots 8R1, 8R2, and 8R3, Woodlea Acres Addition Being a Replat of Lot 8, Block 1, Woodlea Acres Addition to the City of Kennedale, Tarrant County, Texas.

ORIGINATED BY: Edward McRoy, Director of Community Development

AREA SUMMARY

Current Zoning		Proposed Zoning	Comprehensive Plan Designation
C-2 Commercial		N/A - No Change	Entertainment District

Nearby Zoning/Use			
Northwest	C-2 – Commercial (future convenience store)	Northeast	R1 Residential (church/institutional)
Southeast	C- 2 Commercial (automotive repair)	Southwest	OT-2 Old Town (automotive & outside storage)

BACKGROUND / ANALYSIS / REVIEW

This plat proposes splitting an existing lot along Bowman Springs Road into three (3) lots for retail/commercial development. In October of 2025 the BOA approved a reduction in setbacks from the rear and east of the property to provide it with adequate developable space. The only matter of significance with the plat is staff's recommendation that a common access easement (CAE) be provided in the site to connect each of the three pad sites. This will facilitate cross-lot traffic and better turning movements.

FINDINGS & CONCLUSIONS

The proposed plat: Complies with the Future Land Use Plan
Complies with C-2 Zoning District requirements
Complies with Subdivision Standards

RECOMMENDATIONS

Staff – Approval as shown
P&Z - Approval as shown (4-0)

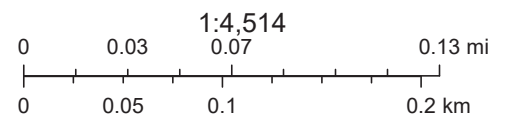
ATTACHMENTS

1	Location Map	4	Proposed Plat	7	Legal Description
2	Zoning Map	5	Application Form	8	Tax Statement
3	Land Use Plan Map	6	Warranty Deed	9	Owner Affidavit



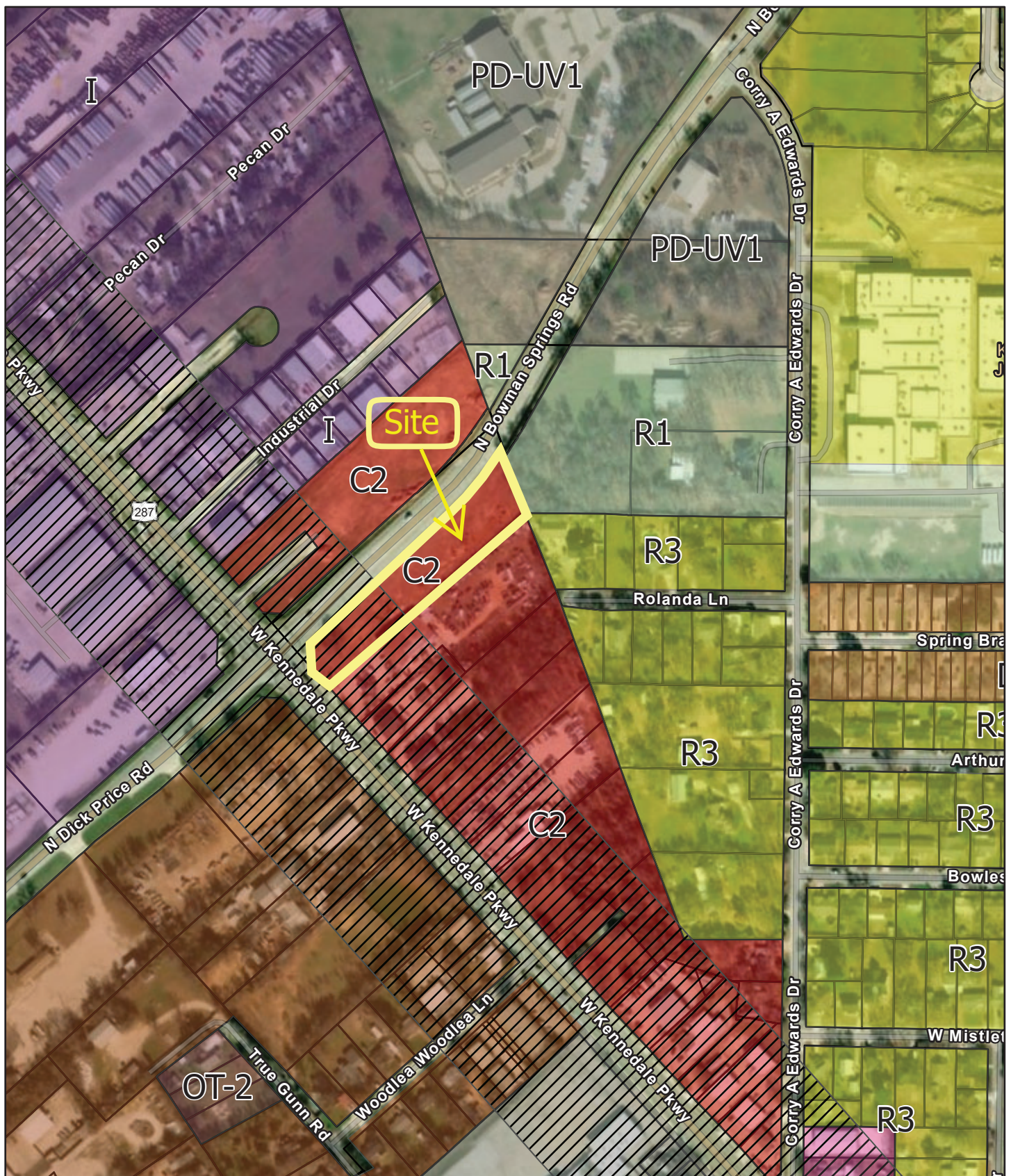
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- TAD Parcels
- Site



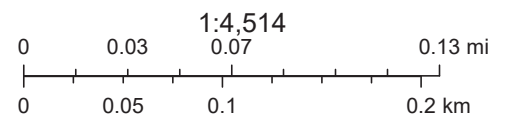
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

PZ-26-06 Zoning Map



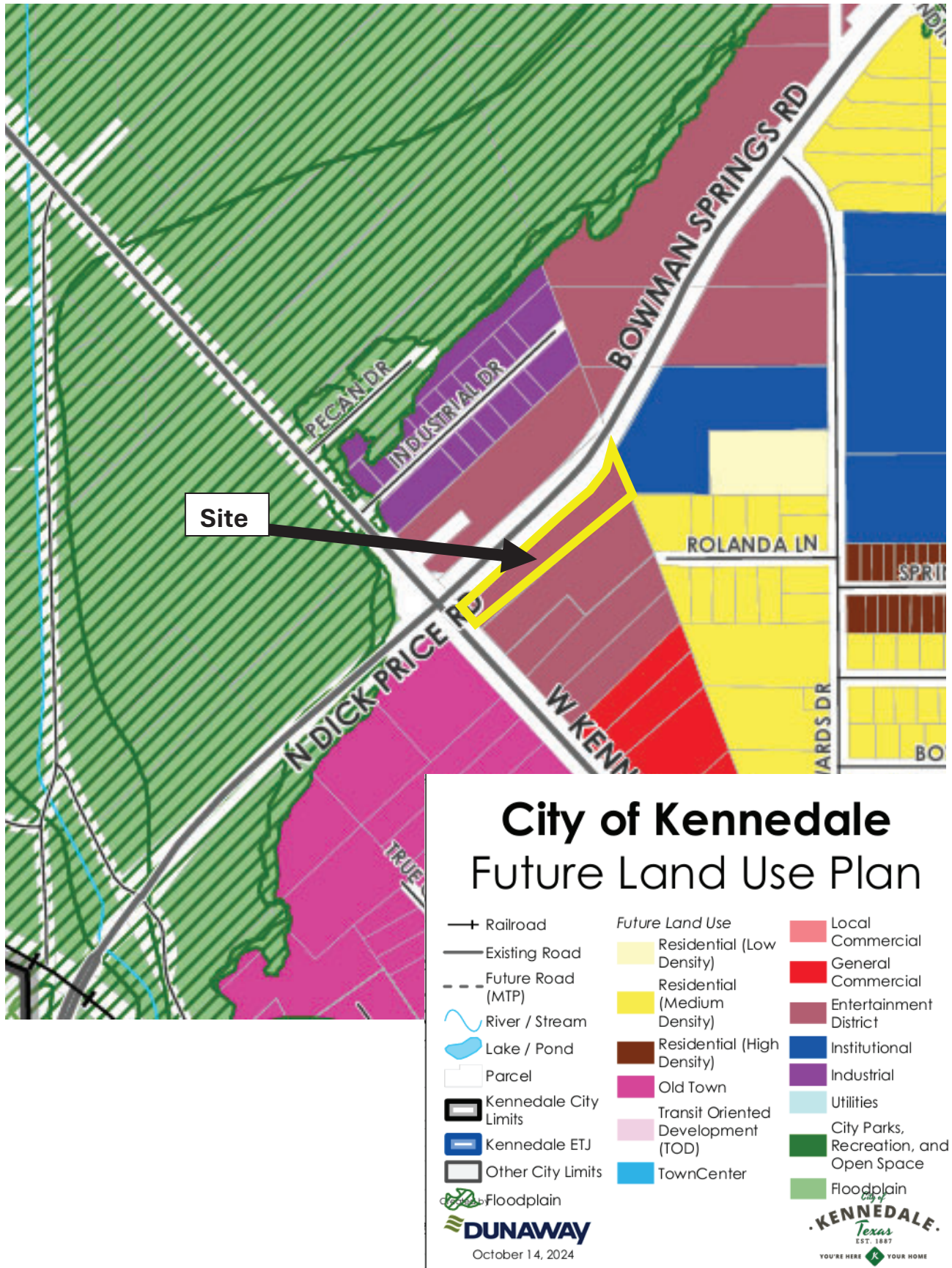
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- | | |
|---|---|
| Overlay Districts - Business 287 and Interstate 20/820 Loop | OT-4 - Old Town Sub-District 4 |
| C1 - Restricted Commercial District | R1 - Single Family Residential District |
| C2 - General Commercial District | R3 - Single Family Residential District |
| D - Two Family (Duplex) Residential District | PD - Planned Development District |
| I - Industrial District | PD-UV1 - Planned Development District - Urban Village |
| OT-2 - Old Town Sub-District 2 | TAD Parcels |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

PZ 26-06 Future Land Use Plan





KENNEDALE
Planning Department
www.cityofkennedale.com

CITY OF KENNEDALE
PLANNING & ZONING

OWNER AFFIDAVIT (Only required if applicant is applying on behalf of the owner)

Case # PZ 26-000268

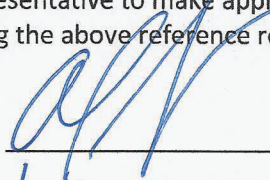
Property Address: 600 W. Kennedale Pkwy

Legal Description: WOODLEA ACRES ADDITION Block 1 Lot 8R

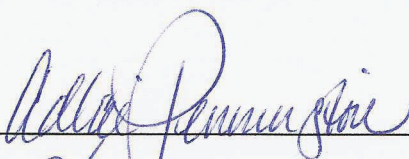
Applicant: Stefan Kenyon

Type of PZ request: Replat

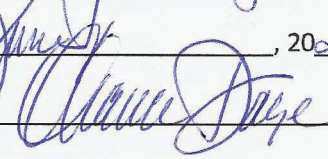
I, Adlai Pennington, current owner of above mentioned property, authorize the applicant or his authorized representative to make application for the Kennedale Planning & Zoning Commission to consider granting the above reference request on my behalf and to appear before the Commission.

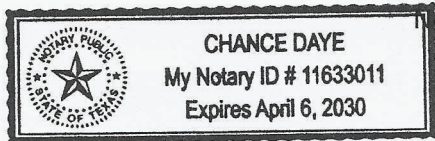
Owner Signature: 

Date: 6/16/26

SWORN TO and Subscribed before me by 

ON THIS 16 DAY OF June, 2026





Notary Public, Tarrant County, Texas

City of Kennedale Replat Application

APPLICANT NAME: Stefan Kenyon DATE: 6/16/2026
CURRENT LEGAL DESCRIPTION: Woodlea Acres Addition Block 1, Lot 8R ACRES: 1.618
CURRENT ZONING: C2 PROPOSED ZONING: C2
BEING PLATTED AS: SUBDIVISION NAME Woodlea Acres
LOTS: 8R1, 8R2, 8R3 BLOCKS: 1 PHASES: 1
PROPERTY ADDRESS: 600 W. Kennedale Pkwy, Kennedale, Texas 76060
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____
1380 US 287 Frontage Rd, Suite 101, Mansfield, Texas 76063

PROJECT CONTACT INFORMATION

OWNER OF RECORD: MKP Development, LLC
ADDRESS: 1375 Gilman Rd. PHONE: 817-729-6511
(mailing)
CITY: Fort Worth STATE: Texas ZIP: 76140

SURVEYOR: Drew Lonigro
ADDRESS: 1380 US 287 Frontage Rd, Suite 101 PHONE: 918-859-7241
(mailing)
CITY: Mansfield STATE: Texas ZIP: 76063

ENGINEER: Evan Byers
ADDRESS: 1380 US 287 Frontage Rd, Suite 101 PHONE: 469-383-6795
(mailing)
CITY: Mansfield STATE: Texas ZIP: 76063

DEVELOPER: _____
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only ONE primary contact.

- ☐ Owner Phone _____ Email _____
- ☐ Developer Phone _____ Email _____
- ☒ Surveyor Phone Drew Lonigro Email drew@hanna-se.com
- ☐ Engineer Phone _____ Email _____

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

We will be replatting the property into 3 lots of approximately 0.5 acres each. The existing land use is commercial.

APPLICANT SIGNATURE: Steve Hemmer DATE: 06/16/2026

OWNER SIGNATURE: [Signature] DATE: 06/16/2026

SURVEYOR SIGNATURE: [Signature] DATE: 06/16/2026

ENGINEER SIGNATURE: Emm Byers DATE: 06/16/2026

DEVELOPER SIGNATURE: [Signature] DATE: 06/16/2026



OWNER'S AUTHORIZATION FORM

Name: Adilzi Pennington
Company Name: MKP Development LLC
Address: 1375 Gilman Rd. Fort Worth, TX 76140
Telephone: _____ Email: pennington@mkpassociates.com

CHECK ONE OF THE FOLLOWING:

- ☐ I will represent the application myself; or
☒ I hereby designate **Evan Byers, PE (Hanna Surveying and Engineering)** to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Kennedale (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: _____

Date: _____

6/22/20



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004478924
AD NUMBER: 47685 1 8
CERTIFICATE NO : 147314170

COLLECTING AGENCY

RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

KENNEDALE ECONOMIC
DEVELOPMENT CORP

405 MUNICIPAL DR
KENNEDALE TX 76060

DATE : 5/1/2026
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

WOODLEA ACRES ADDITION BLOCK 1
LOT 8

0000600 W KENNEDALE PKWY
3.05 ACRES

PROPERTY OWNER

KENNEDALE ECONOMIC
DEVELOPMENT CORP

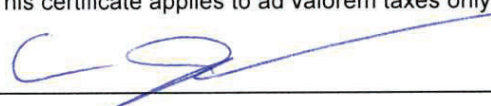
405 MUNICIPAL DR
KENNEDALE TX 76060

YEAR	TAX UNIT	AMOUNT DUE
2025	CITY OF KENNEDALE	\$0.00
2025	Tarrant County	\$0.00
2025	JPS HEALTH NETWORK	\$0.00
2025	TARRANT COUNTY COLLEGE	\$0.00
2025	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : KENNEDALE ECONOMIC DEVELOPMENT CORP
ACCOUNT NUMBER: 00004478924
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.


Deputy



BEING A TRACT OF LAND SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 1, WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN VOLUME 388-A, PAGE 130, PLAT RECORDS, TARRANT COUNTY, TEXAS, (PRTCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS REFERENCE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 VIA THE TRIMBLE VRS NETWORK FOR NORTH CENTRAL TEXAS. ALL DISTANCES ARE SURFACE DISTANCES.)

COMMENCING AT A 5/8-INCH CAPPED IRON ROD FOUND MARKED "TNP" FOR THE NORTH CORNER OF LOT 9, OF SAID BLOCK 1 AND BEING COMMON WITH THE WEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO HIEP NGUYEN AND RECORDED IN INST. NO. D21037748, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, (OPRTCT), ALSO BEING THE NORTHWEST CORNER OF LOT 10R, BLOCK 1, WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN INST. NO. D201307353, (OPRTCT);

THENCE SOUTH 21°27'16" EAST, WITH THE SOUTHWEST LINE OF THE SAID NGUYEN TRACT AND THE SOUTHWEST LINE OF SAID LOT 10R, AND BEING COMMON WITH THE NORTHEAST LINE OF THE SAID LOT 9 AND THE NORTHEAST LINE OF TRACT 2, AS DESCRIBED BY DEED TO THE CITY OF KENNEDALE AND RECORDED IN INST. NO. D209336340, (OPRTCT), A DISTANCE OF 214.40 FEET TO THE POINT OF BEGINNING, ALSO BEING THE EAST CORNER OF THE SAID TRACT 2 AND BEING COMMON WITH THE NORTH CORNER OF THE SAID LOT 8;

THENCE SOUTH 21°27'16" EAST, WITH THE NORTHEAST LINE OF THE SAID LOT 8 AND BEING COMMON WITH THE SOUTHWEST LINE OF THE SAID LOT 10R AT 72.35 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" AND CONTINUING A TOTAL DISTANCE OF 214.70 FEET TO A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" FOR THE EAST CORNER OF THE SAID LOT 8, BEING COMMON WITH THE NORTH CORNER OF LOT 7, OF SAID BLOCK 1, AND BEING COMMON WITH THE SOUTHWEST CORNER OF THE SAID LOT 10R, ALSO BEING THE WEST CORNER OF LOT A6, BLOCK 1, WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN VOLUME 388-29, PAGE 295, (PRTCT), FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF THE SAID LOT 7 BEARS SOUTH 21°27'16" EAST, A DISTANCE OF 213.47 FEET;

THENCE SOUTH 47°19'57" WEST, WITH THE COMMON LINE OF THE SAID LOT 8 AND LOT 7, A DISTANCE OF 619.96 FEET TO A 5/8-INCH CAPPED IRON ROD SET MARKED "HANNA SURVEYING" FOR THE SOUTH CORNER OF THE SAID LOT 8 AND BEING COMMON WITH WEST CORNER OF THE SAID LOT 7, ALSO BEING IN THE NORTHEAST RIGHT OF WAY LINE OF THE WEST KENNEDALE PARKWAY (A 100 FOOT RIGHT OF WAY);

THENCE NORTH 42°40'03" WEST, WITH THE SOUTHWEST LINE OF THE AFORESAID LOT 8 AND BEING COMMON WITH THE NORTHEAST RIGHT OF WAY LINE OF THE SAID WEST KENNEDALE PARKWAY AT 75.30 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" AND CONTINUING A TOTAL DISTANCE OF 200.15 FEET TO A MAG NAIL SET WITH A SHINER MARKED "SHIELD ENGINEERING" FOR THE WEST CORNER OF THE AFOREMENTIONED LOT 8 AND BEING COMMON WITH THE SOUTH CORNER OF THE SAID LOT 9, ALSO BEING THE SOUTH CORNER OF TRACT 1 AS DESCRIBED BY DEED TO THE CITY OF KENNEDALE AND RECORDED IN INST. NO. D209336340, (OPRTCT), FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND MARKED "FELS" FOR THE WEST CORNER OF LOT 9 BEARS NORTH 42°40'03" WEST, A DISTANCE OF 200.15 FEET;

THENCE NORTH 47°19'57" EAST, WITH THE NORTHWEST LINE OF THE SAID LOT 8 AND BEING COMMON WITH THE SOUTHEAST LINE OF THE AFORESAID LOT 9 AT 35.00 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING", CONTINUING WITH SAID LINE AT 445.53 FEET PASS A 5/8-INCH CAPPED IRON ROD SET MARKED "SHIELD ENGINEERING" FOR THE SOUTH CORNER OF THE SAID TRACT 2 AND CONTINUING A TOTAL DISTANCE 697.65 FEET TO THE POINT OF BEGINNING, CONTAINING 131,859 SQUARE FEET OR 3.027 ACRES OF LAND MORE OR LESS.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: June 10, 2026

Grantor: Kennedale Economic Development Corporation, a Texas Type B economic development corporation

Grantor's Mailing Address: 405 Municipal Drive, Kennedale, Texas 76060

Grantee: MKP Development, LLC, a Texas limited liability company

Grantee's Mailing Address: 1375 Gilman Rd., Fort Worth, Texas 76140

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grantor. The note is in the original principal amount of One Hundred Ten Thousand and No/100 Dollars (\$110,000.00), represents the deferred and conditionally forgivable portion of the purchase price under that certain MKP, LLC Development Performance Agreement entered into by and between Grantor and Grantee, and is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to Kennedale EDC, Trustee.

Property (including any improvements): A TRACT OF LAND SITUATED IN THE JACOB PRICKETT SURVEY, ABSTRACT NO. 1225, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 1, WOODLEA ACRES ADDITION, AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN THEREOF AND RECORDED IN VOLUME 388-A, PAGE 130, PLAT RECORDS, TARRANT COUNTY, TEXAS.

Reservations from Conveyance: Grantor reserves for Grantor and Grantor's successors and assigns forever, all of Grantor's interest, if any, in the oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Provided, however, subject to the terms of any existing lease, if any, Grantor waives the right of ingress and egress to and from the surface of the Property relating to the mineral estate owned by Grantor and further waives the right to conduct any operation on the Property relating to the exploration for or production of minerals without the written consent of the owner of the surface of the Property. Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under



D226114975

06/15/2026 12:05 PM

Page: 1 of 3

Fees: \$28.00

DEED

SUBMITTER: TINA COX

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

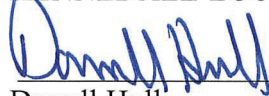
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any applicable governmental district, agency, or authority; taxes for the current year, which Grantee assumes and agrees to pay; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until the note described above is fully paid or forgiven according to its terms and the terms of the Performance Agreement, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

KENNEDALE ECONOMIC DEVELOPMENT CORPORATION



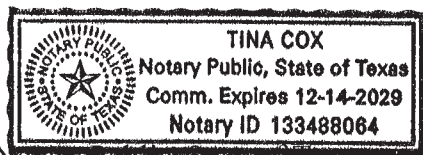
Darrell Hull

EDC Executive Director

THE STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10 day of June, 2026, by Darrell Hull, EDC Executive Director of the Kennedale Economic Development Corporation, a Texas Type B economic development corporation, on behalf of said corporation.



Notary Public, State of Texas

Tina Cox

AFTER RECORDING RETURN TO:

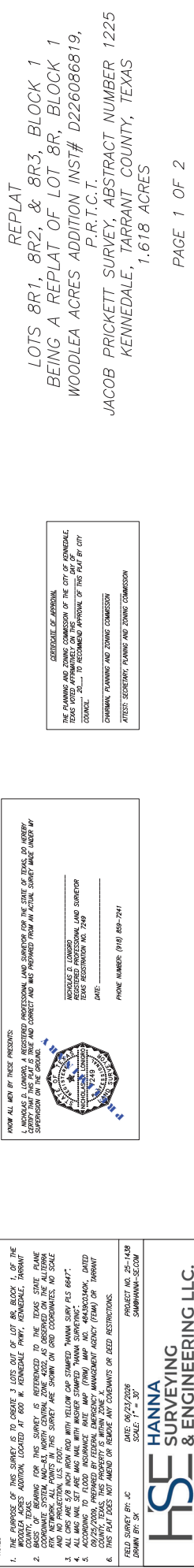
Kennedale Economic Development Corporation
405 Municipal Drive
Kennedale, Texas 76060
Attn: Darrell Hull, EDC Executive Director



D226114975
DEED
Pages: 3
Fees: \$28.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
06/15/2026 12:05 PM

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: Consent Item V.B.6.

SUBJECT

PZ CASE #26-07 Consider approval of a proposed replat of the property located at 616 W. Kennedale Pkwy, Parcel #04478932 Woodlea Acres Addition Block 1 Lot 9A; 933 Bowman Springs Rd, Parcel #41517318 Woodlea Acres Addition Block 1 Lot 10R2B; and 1003 Bowman Springs Rd, Parcel #41517326 Woodlea Acres Addition Block 1 Lot 18B being a replat of Lots 1 and 2 Block 1 Wise Men 2 Addition of the City of Kennedale, Tarrant County, Texas.

ORIGINATED BY: Edward McRoy, Director of Community Development

AREA SUMMARY

Current Zoning	Proposed Zoning	Comprehensive Plan Designation
616 W. Kennedale Pkwy - C-2 Commercial 933 Bowman Springs Rd – R-1 1003 Bowman Springs Rd – PD-UV1	N/A - No Change	Entertainment District

Nearby Zoning/Use			
Northwest	C-2 – Commercial (future convenience store)	Northeast	R1 Residential (church/institutional)
Southeast	C- 2 Commercial (automotive repair)	Southwest	OT-2 Old Town (automotive & outside storage)

BACKGROUND / ANALYSIS / REVIEW

This replat proposes a joining of three (3) existing lots along Bowman Springs Road into two lots for immediate development of a gas station/convenience store on the westmost lot and future development of the easternmost lot to be determined. The proposed development has been granted a site development permit and needs to replat the above-mentioned properties. Staff has requested that the applicant apply for a rezone of the eastern lot to resolve a residual zoning inconsistency and have a more cohesive development pattern.

FINDINGS & CONCLUSIONS

The proposed plat: Complies with the Future Land Use Plan
Complies with C-2 Zoning District requirements
Complies with Applicable standards except for Staff Comments listed in Attachment 6

RECOMMENDATIONS

Staff - Conditional Approval subject to compliance with Staff Comments listed in Attachment 6 and a rezoning of the proposed Lot 2, Block 1 to a compliant zoning district.
P&Z – Conditional Approval as recommended by staff and indicated above.

ATTACHMENTS

1	Location Map	4	Proposed Plat	7	Tax Statement
2	Zoning Map	5	Staff Comments	8	Warranty Deed
3	Land Use Plan Map	6	Application Form		

P&Z Case 26-07 Location Map

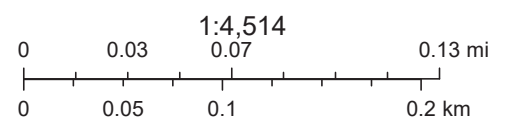


6/16/2026, 5:26:32 PM

Image

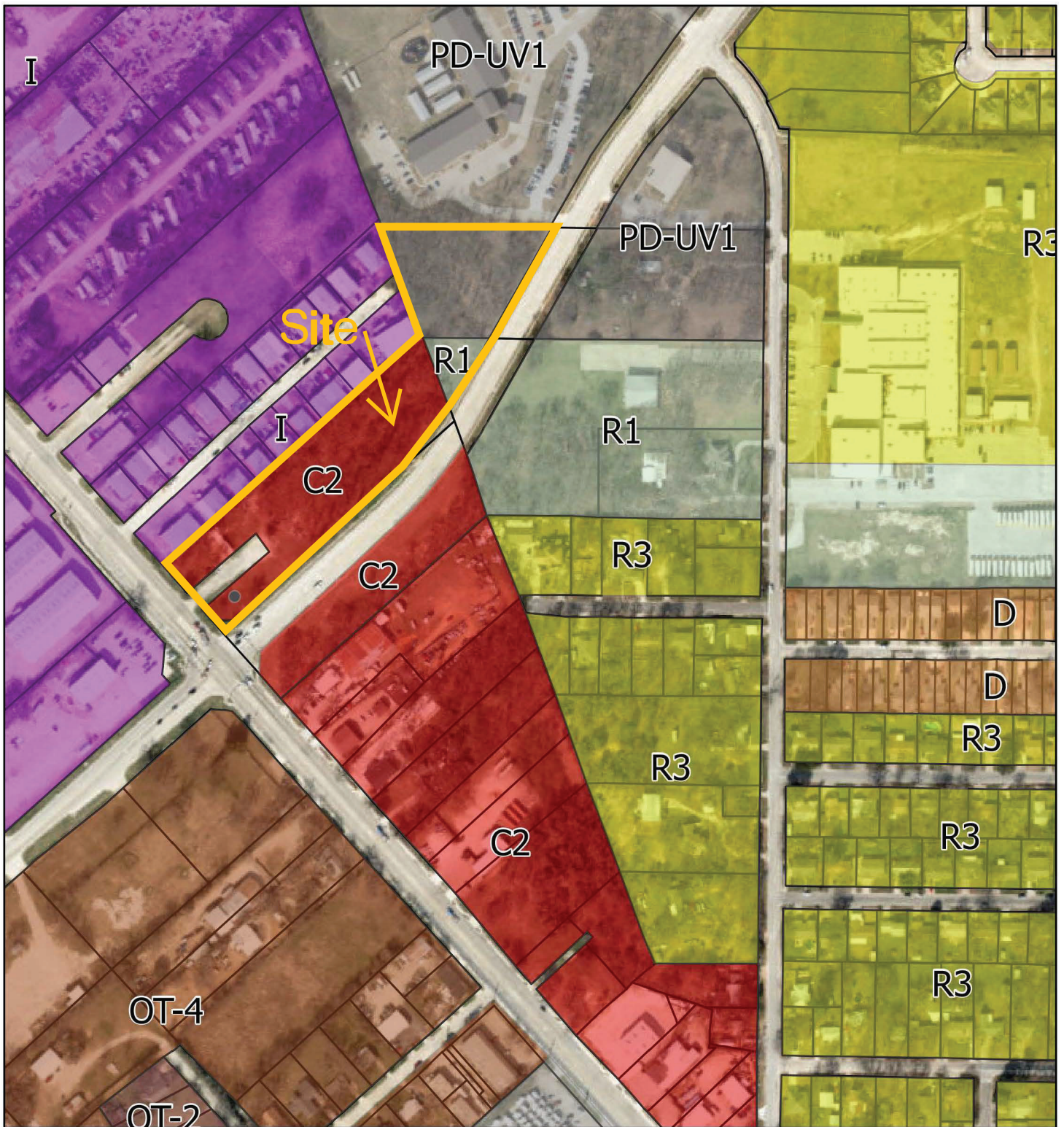
 Red: Site Location

 TAD Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

PZ Case 26-07 Zoning Map



6/17/2026, 11:24:30 AM

Site

Zoning View

C2 - General Commercial District

D - Two Family (Duplex) Residential District

I - Industrial District

OT-2 - Old Town Sub-District 2

OT-4 - Old Town Sub-District 4

R1 - Single Family Residential District

R3 - Single Family Residential District

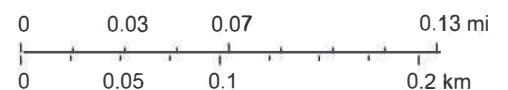
PD - Planned Development District

PD-UV1 - Planned Development District - Urban Village

City Limits

TAD Parcels

1:4,514

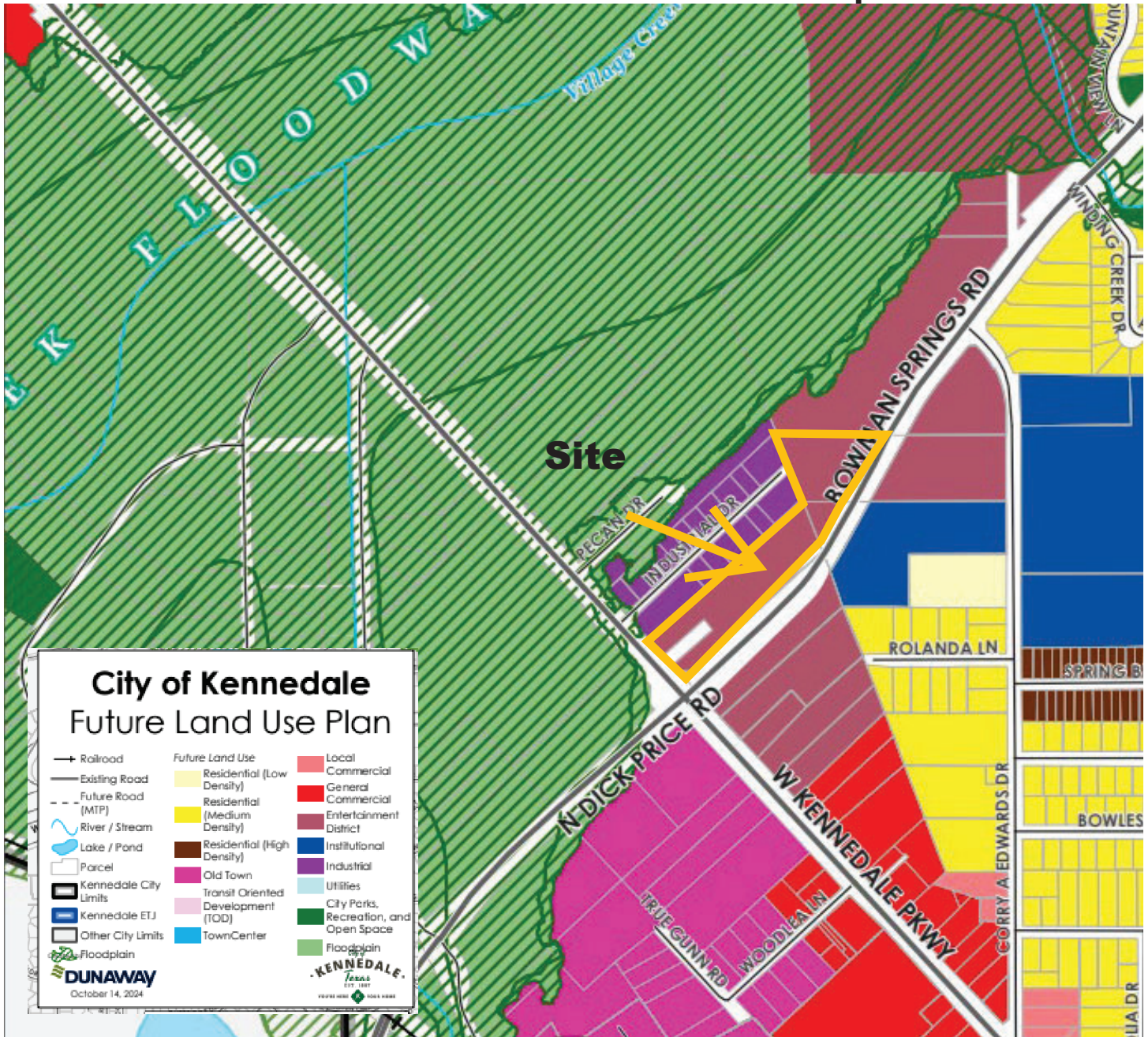


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS

Esri Community Maps Contributors, Tarrant County College, City of Arlington, TX, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

PZ 26-07 Future Land Use Map



APPLICATION INFORMATION

PROJECT OVERVIEW



Project Type: Replat | **Project Title:** Replat

ID # 26-000374 | **Started** 06/05/2026 at 3:58 PM **Status:** In Review

Address

616 W Kennedale, Kennedale, TX USA 76060

Legal

Woodlea Acres Addition Block 1 Lot 9a Blk 1 Lot 9a
S
Woodlea Acres Addition Block 1 Lot 9a

Description

P&Z Case # 26-07 Replat for a new commercial construction of a convenience store

PROPERTY DETAILS

Property ID

04478932

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

INFORMATION FIELDS

Current Legal Description

WOODLEA ACRES ADDITION BLOCK 1 LOT 9A

Acres

5.114

Current Zoning

General Commercial District

Being Platted As: Subdivision Name

Wise Men 2 Addition

of Lots

2

Blocks

1

Phases

N/A

Applicant Name

Arun Srinivasan

Applicant Address

Applicant Phone Number

4094546117

Applicant Email

aruns@armansolutionsllc.com

Owner of Record**Owner's Name**

Wise Men Investment 2 LLC

Address (mailing)

1111 W. Mockingbird Lane, Suite 930, Dallas, TX, 75247

Phone

(682) 225-4500

Email

pennysidhu@gmail.com

Surveyor**Name and Address (mailing)**

Larry Turman, 1475 Heritage PKWY, STE 217, Mansfield, TX 76063

Phone

(817) 798-4039

Email

surveygroup@att.net

Engineer**Name and Address (mailing)**

Arun Srinivasan, PO Box 9187, Longview, TX, 75608

Phone

(409) 454-6117

Email

aruns@armansolutionsllc.com

Developer**Name and Address (mailing)**

-

Phone

-

Email

-

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS

Proposed plat is a replat of an existing commercial/residential use property. It will remain as-is.

Re-plat Drawing

KENNENDALEPLATWISEMEN.pdf

Taxes and Liens Paid Certificates

TarrantCountyTaxOfficeStamped.pdf

Property Owner Affidavit

25-0298WD-recorded.pdf


MARY LOUISE NICHOLSON
COUNTY CLERK

-----[Space Above This Line For Recording Data]-----
RTC GF# 25-0298 CD/DBailiff;chk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: Executed as of the date set forth in the Acknowledgment, but to be effective:
May 5, 2025

Grantor: BEN VAN TRAN and spouse, VUONG THI PHAM and
HIEP NGUYEN and spouse, MYCHELE P. TRAN,
as their interests may appear

Grantor's Mailing Address:

BEN VAN TRAN
VUONG THI PHAM:
825 Pennsylvania Avenue
Kennedale, Texas 77606
Tarrant County

HIEP NGUYEN
MYCHELE P. TRAN:
4115 Surfside Court
Arlington, Texas 76016
Tarrant County

Grantee: WISE MEN INVESTMENT 2 LLC, a Texas limited liability company

Grantee's Mailing Address: 1111 W. Mockingbird Lane, Suite 930
Dallas, Texas 75247
Dallas County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration,
the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): All of Our Undivided Interest In and To:

Being a 5.114 acres of land situated in the Jacob Prickett Survey, Abstract No. 1225, City of Kennedale, Tarrant County, Texas, being a portion of Lot 9, Block 1, an addition to the City of Kennedale, Woodlea Acres, according to the plat thereof recorded in Volume 388-A, Page 130, Plat Records, Tarrant County, Texas, being a portion of Lot 10R, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet B, Slide 2328, Plat Records, Tarrant County, Texas, being a portion of Lot 18, Block 1, an addition to the City of Kennedale, Woodlea Acres, according to the plat thereof recorded in Volume 388-B Page 158, Plat Records, Tarrant County, Texas, being all of that certain tract of land conveyed to Ben Van Tran & Vuong Thi Pham by deed as recorded in Instrument No. D211095624, Official Public Records, Tarrant County, Texas, and being all of that certain tract of land conveyed to Hiep Nguyen by deed as recorded in Instrument No. D210137748 & D207391013, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the west corner of said 5.114 acre tract of land being described, said point being the west corner of said Lot 9, Block 1, Woodlea Acres, same point being south corner of Lot 28, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Volume 388-B, Page 158, Plat Records, Tarrant County, Texas, said point also being in the northeasterly right-of-way line of Kennedale Parkway (U.S. Highway No. 287) (a variable width R.O.W.);

THENCE North 47 Degrees 24 Minutes 49 Seconds East, departing the northeasterly right-of-way line of said Kennedale Parkway and along the common line of said Lot 28, Block 1 Woodlea Acres and said Lot 9, Block 1, Woodlea Acres, a distance of 775.57 feet to a 5/8 inch iron rod with plastic cap found for corner, said point being the east corner of said Lot 28, Block 1, Woodlea Acres, same point being the north corner of said Lot 9, Block 1, Woodlea Acres, said point being the west corner of said Lot 10R, Block 1, Woodlea Acres, said point also being the southwest corner of said Lot 18, Block 1, Woodlea Acres;

THENCE North 21 Degrees 24 Minutes 30 Seconds West, along the common line of said Lot 18, Block 1, Woodlea Acres and said Lot 28, Block 1, a distance of 268.11 feet to a 60D nail found for corner, said point being the north corner of said Lot 28, Block 1, same point being the east corner of Lot 2-R, Block 1-R, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Cabinet A, Page 3953, Plat Records, Tarrant County, Texas, said point also being the southwest corner of Lot 20-R-1, Block 1, Woodlea Acres, an addition to the City of Kennedale, according to the plat thereof recorded in Instrument No. D214165527, Official Public Records, Tarrant County, Texas, said point also being the northwest corner of said Lot 18, Block 1, Woodlea Acres;

THENCE North 89 Degrees 44 Minutes 44 Seconds East, along the common line of said Lot 18, Block 1, Woodlea Acres and said Lot 20-R-1, Block 1, a distance of 385.71 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner, said point being the northeast corner of said Lot 18, Block 1, Woodlea Acres, same point being in the westerly right-of-way line of Bowman Springs Road (a variable width right-of-way)

THENCE South 29 Degrees 00 Minutes 17 Seconds West, along the westerly right-of-way line of said Bowman Springs Road, a distance of 286.65 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner;

THENCE South 27 Degrees 38 Minutes 03 Seconds West, continuing along the westerly right-of-way line of said Bowman Springs Road, a distance of 183.78 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set, point being the beginning of a curve to the right with a radius of 960.00 feet, a delta angle of 16 degrees 08 minutes 02 seconds and a chord bearing and distance of South 39 Degrees 20 Minutes 47 Seconds West, 269.44 feet;

THENCE in a southwesterly direction along said curve to the right and along the west right-of-way line of said Bowman Springs Road, an arc distance of 270.33 feet to a 5/8 inch iron rod found with cap stamped "Shields Engineering" for corner;

THENCE South 47 Degrees 24 Minutes 49 Seconds West, along the northeasterly R.O.W. of said U. S. Highway No 287, a distance of 410.87 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set, said point being the most easterly southeast corner of said 5.114 acre tract of land being described, same point being the east corner of that certain tract of land conveyed to City of Kennedale by deed as recorded in Instrument No. D209336240, Official Public Records, Tarrant County, Texas, said point also being at the intersection of the northeasterly right-of-way line of said Kennedale Parkway and the northwesterly right-of-way line of Bowman Springs Road;

THENCE North 87 Degrees 35 Minutes 11 Seconds West, along said intersection, a distance of 49.50 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS NO. 1740" set for corner, said point being the most westerly southwest corner of said 5.114 acre tract of land being described, same point being the west corner of said City of Kennedale tract;

THENCE North 42 Degrees 35 Minutes 11 Seconds West, along the northeasterly right-of-way line of said Kennedale Parkway, a distance of 165.23 feet to the PLACE OF BEGINNING and containing 222,780 square feet or 5.114 acres of computed land, more or less.

"It is the intention of the Grantors to convey all of the interest Grantors own."

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to certain matters referred to by the parties herein as the "Permitted Exceptions" and being more particularly described on attached **Exhibit "A"**.

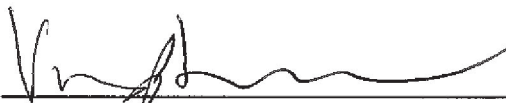
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof *when the claim is by, through or under Grantor, but not otherwise*, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

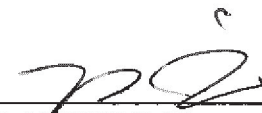
When the context requires, singular nouns and pronouns include the plural.



BEN VAN TRAN



VUONG THI PHAM



HIEP NGUYEN

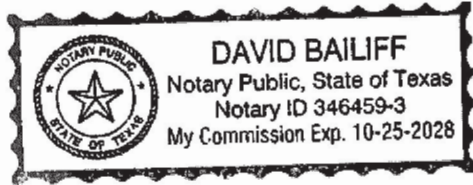


MYCHELE R. TRAN

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 2025
by BEN VAN TRAN.

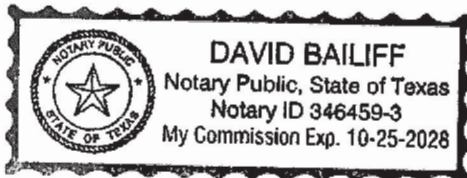


[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 2025,
by VUONG THI PHAM.

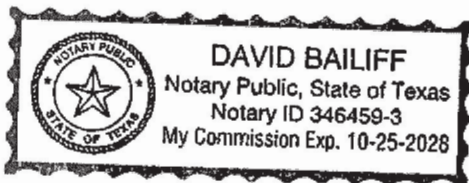


[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 2025,
by HIEP NGUYEN.

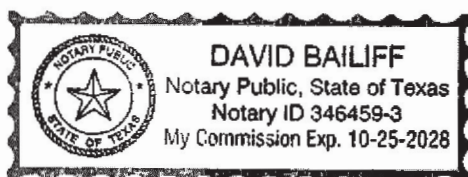


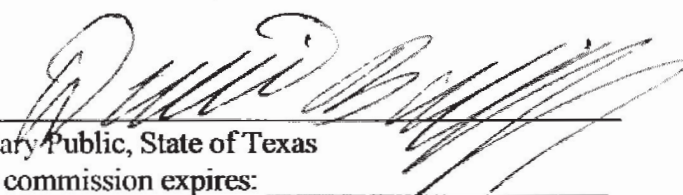
[Signature]
Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on May 5, 20 25
by MYCHELE P. TRAN.




Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

WISE MEN INVESTMENT 2 LLC
Attn: Vikramjeet Singh Mann, Mgr Mbr
1111 W. Mockingbird Ln, Ste 930
Dallas, TX 75247

Exhibit "A"

"Permitted Exceptions"

-Solo Page-

a. A 4 foot wide public utilities easement along the Northeasterly side(s) of the property, as shown by plat recorded in Volume 388-A, Page 130, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

b. A 25 foot building setback line along the Southwesterly side(s), as shown by plat recorded in Volume 388-A, Page 130, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

c. A 7.5 foot wide public utilities easement along the Northerly and Westerly side(s) of the property, as shown by plat recorded in Cabinet B, Slide 2328, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

d. Notice(s) of any law, ordinance, permit, fees or governmental regulation (including building and zoning) restricting, regulating, prohibiting or relating to the occupancy, use, or enjoyment of the property, as noted and/or shown on plat recorded in Cabinet B, Slide 2328, Deed Records of Tarrant County, Texas, and noted on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

e. A 4 foot wide public utilities easement along the Westerly side(s) of the property, as shown by plat recorded in Volume 388-B, Page 158, Deed Records of Tarrant County, Texas, and shown on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

f. A 25 foot building setback line along the Easterly side(s), as shown by plat recorded in Volume 388-B, Page 158, Deed Records of Tarrant County, Texas, and noted on survey plat dated January 19, 2025 last revised March 26, 2025 prepared by Larry Turman, Registered Professional Land Surveyor No. 1740.

g. Consequences, if any, including rights and interests of others, arising out of or evidenced by the following matters as disclosed on the survey dated January 19, 2025 last revised March 26, 2025, prepared by Larry Turman, Registered Professional Land Surveyor No. 1740:

1) Fences inside and outside of the North, Southwesterly and Northwesterly property lines.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004478932
AD NUMBER: 47685 1 9A
CERTIFICATE NO : 147885533

COLLECTING AGENCY

RICK BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

WISE MEN INVESTMENT 2 LLC

DATE : 6/2/2026

PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION

WOODLEA ACRES ADDITION BLOCK 1
LOT 9A

0000616 W KENNEDALE PKWY
3.0099 ACRES

PROPERTY OWNER

WISE MEN INVESTMENT 2 LLC

YEAR	TAX UNIT	AMOUNT DUE
2025	CITY OF KENNEDALE	\$0.00
2025	Tarrant County	\$0.00
2025	JPS HEALTH NETWORK	\$0.00
2025	TARRANT COUNTY COLLEGE	\$0.00
2025	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : WISE MEN INVESTMENT 2 LLC

ACCOUNT NUMBER: 00004478932

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

A blue ink signature, appearing to be "D. S.", written over a horizontal line.

Deputy



CORRECTIONS LIST

Project Type: Replat | Project Title: Replat

ID # 26-000374 | Started: 06/05/2026 at 3:58 PM



Address

616 W Kennedale,
Kennedale, TX USA
76060

Legal

Woodlea Acres Addition
Block 1 Lot 9a Blk 1 Lot 9a
S
Woodlea Acres Addition
Block 1 Lot 9a

Property Info

Property ID: 04478932

Description

P&Z Case # 26-07 Replat for a new commercial construction of a convenience store

CORRECTION / ADDED ON	DESCRIPTION	PRIORITY
Miscellaneous		Required: 6 Corrected: 0

Informational Note - Comment Types Please be aware of the following

Normal

[N/A]

By: Edward McRoy

06/19/2026 at 2:40 PM

NOTE

Comments are categorized into three(3) different types as described below:

(Action) Comments listed with this are those that require a correction of a deficiency, where additional information or an additional process is required, or where information submitted is insufficient.

(Conditional) Comments listed with this indicate situations in which a correction or a deficiency MAY apply IF certain circumstances are true, but information supplied or available is insufficient to make such a determination. Applicants typically must supply additional information or amend submitted materials in these circumstances. Submittal of new information in response to a (Conditional) comment may result in additional (Action) items be identified or additional modifications being required to submitted plans.

(Informational) Comments listed with this indicate advice, information, questions, suggestions, or observations that do not require corrective action, but which may be provided to better inform the applicant on potential options, alterations, processes or circumstances which City Staff believes may be helpful for improved design or operations, or which may benefit the applicant, the City, or general public for the enhancement of health, safety, or general welfare of the community.

Replat - Zoning -Spatial Standards - Minimum Area Required [UDC 3.3 Table 3.3]

By: Edward McRoy
06/19/2026 at 2:38 PM

REQUIRED

(Action) Required spatial area provided does not comply with zoning standards for the lots and/or areas described below. Correct by rezoning the area(s) identified to an appropriate district (preferred) or altering the shown number/location of lots or lot lines as appropriate or directed.

Normal

A) Lot 2, Block 1 (Approximate 10,800 sq ft triangular shaped area on the south) is zoned R1 requiring a minimum 21,780 sq, ft.

(Informational Note from Staff) The current Future Land Use Plan (FLUP) indicates a Commercial or Village District category to be the most appropriate available zoning district options for a rezoning action).

Plat - Replat- Meets and Bounds Description [UDC 26.17.B.2.]

By: Edward McRoy
06/19/2026 at 1:20 PM

REQUIRED

Correct the following items in the Metes and Bounds Description:

A) (Conditional) In the Preamble to the Metes and Bounds description on the third (3rd) line from the top a reference is made to Instrument # D225080291. Verify the status of any easements called out in this reference. If any such easements are still valid they must be shown on the graphic of this plat or if not longer applicable the abandoning instrument should be identified as appropriate. *(Engineer Comment)*

B) (Action) In the fifth (5th) call from the beginning, a chord bearing for a 960' radius curve to the right does not match what is indicated on the graphic. Correct as appropriate. *(Engineer Comment)*

Normal

Plat - Replat Setbacks C2 District

[UDC 6.3 TBL 6.3 (+ 10.12 & 8.2.)]

By: Edward McRoy

06/19/2026 at 12:37 PM

REQUIRED

(Action) Show and label on the face of the plat the following building setback lines as indicated below to comply with City standards Specifically:

A) _____ Front setback (Primary) from street ROW

B) _____ Front setback (Secondary) from secondary street ROW (corner lots) UDC10.12 C.2.

C) _____ Front Setback (Through Lot) from the 2nd street ROW UDC 10.12 C.4.

D) _____ Front Setback (Multi-Street) from 3rd street UDC 10.12 C.3.

E) _____ Side setback (Standard) from interior lot lines.

F) _____ Side setback (Special) from lot lines adjacent to A, R, OT, NV, & UV zoned districts.

G) 20' Rear setback (Standard) from adjacent lot line (See Note 1)

H) 50' Rear setback (Special) from lot lines adjacent to A, R, OT, NV, & UV zoned districts (See Note 1 Below)

Note 1

A 50' setback applies to the eastmost lot line on the Shown Lot 1, Block 1 due to the current R1 zoning on a generally triangularly shaped area on the adjacent Lot 2, Block 1 to the east of here. A 20' rear setback would apply if this area was rezoned to an appropriate commercial zoning district (Example C-2 District).

Normal

Plat- Replat - Owner Information [UDC

26.17.B.2.]

By: Edward McRoy

06/19/2026 at 10:40 AM

REQUIRED

(Action) Label the name, and mailing address of the current owner of the property along the bottom of the first page. If the property is being developed/subdivided by an entity that is not the current owner include the name, address, and phone number of this entity as well differentiating between the two of these.

Normal

**Plat - Replat - General Notes -
Covenants and Restrictions** [LGC CH
212.014 (3)]
By: Edward McRoy
06/19/2026 at 10:33 AM

REQUIRED

(Action) Add a note to the face of the plat stating, "This plat does not amend or remove any covenants or deed restrictions".

Normal

Plat - Replat - CC Approval Block
[UDC 26.17.B.2.]
By: Edward McRoy
06/19/2026 at 10:32 AM

REQUIRED

(Action) Add or modify (as needed), a standard City Council Approval Box being no greater than two (2) inches high and four and one-half (4 1/2) inches wide containing the following information:

Normal

The City Council of the City of Kennedale, Texas voted affirmatively on this the _____ day of _____, 20____, to approve this plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.1.

SUBJECT

Proposal by Keep Kennedale Beautiful (KKB) to rename the Town Center Butterfly Garden to:
"Wilda Turner Butterfly Garden".

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER:

SUBJECT

City of Kennedale Hazard Mitigation Action Plan

ORIGINATED BY

Eric Peterson

SUMMARY

The City of Kennedale has updated the 2020 Hazard Mitigation Action Plan. The plan must be updated every 5 years to be eligible for Hazard Mitigation Grant Funding. This process started in October 2025.

Hazard mitigation refers to ongoing, proactive efforts designed to lessen or prevent the long-term impacts of natural hazards on Kennedale's residents, infrastructure, and community assets. This consists of identifying hazards that pose a risk, prioritizing mitigation strategies that reduce damage, disruption, and recovery costs, establishing a clear framework to implement, monitor, and update mitigation actions, and seeking public input throughout the planning process

The Kennedale Office of Emergency Management has completed required planning meetings and revisions of the Hazard Mitigation Action Plan. This plan was reviewed, updated, and submitted to the Texas Department of Emergency Management for approval. After this review, some additional revisions were recommended. These updates were resubmitted and returned to TDEM. Their review was finalized, and it was forwarded to FEMA for approval. FEMA noted some further recommended revisions, including adoption by our governing body. Once approved by our city council, the resolution will be included with the plan and submitted.

RECOMMENDATION

Staff requests approval of a resolution adopting the 2026 Hazard Mitigation Action Plan as submitted to the Texas Department of Emergency Management and FEMA

ATTACHMENTS

1.	2026 Kennedale Hazard Mitigation Action Plan	Resolution for adoption of the 2026 Kennedale Hazard Mitigation Plan
----	--	--

RESOLUTION 651

A RESOLUTION OF THE CITY OF KENNEDALE, TEXAS, ADOPTING THE 2026 KENNEDALE HAZARD MITIGATION ACTION PLAN

WHEREAS the City of Kennedale recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions before disasters occur reduces the potential for harm to people and property and saves taxpayer dollars; and

WHEREAS an adopted hazard mitigation plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency (FEMA) pre- and post-disaster mitigation grant programs; and

WHEREAS the City of Kennedale has fully participated in the update process of the 2026 Hazard Mitigation Action Plan in coordination with Tarrant County and other participating jurisdictions; and

WHEREAS the 2026 City of Kennedale Hazard Mitigation Action Plan identifies natural hazards and mitigation strategies specific to the City of Kennedale and is being adopted by the Tarrant County Commissioners' Court for submission to the Texas Division of Emergency Management and FEMA.

WHEREAS The Emergency Manager and all appropriate departments are encouraged to pursue implementation of the recommended mitigation actions, as feasible and appropriate.

WHEREAS The City of Kennedale will continue to actively participate in future updates and implementation efforts of the countywide hazard mitigation plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF KENNEDALE, TEXAS

The City of Kennedale hereby adopts the 2026 Hazard Mitigation Action Plan as the official hazard mitigation plan for the City of Kennedale. This resolution shall take effect immediately upon adoption.

PASSED and ADOPTED this 27th day of July, 2026.

Mayor, Brian Johnson

ATTEST:

City Secretary, Barbara Dahl

City of Kennedale Hazard Mitigation Action Plan (HazMAP)

Version: 2026

Prepared by: **The City of Kennedale Hazard Mitigation Action Planning Team**

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Section 1. Introduction & Plan Overview

Purpose and Scope

Purpose

The purpose of the City of Kennedale Hazard Mitigation Action Plan is to create a clear framework for reducing long-term risks to people, property, and critical services from natural hazards. The plan guides city leaders, departments, and residents in understanding vulnerabilities, setting priorities, and acting to build resilience. This document supersedes all previous versions.

This plan:

- Meets the requirements of the Disaster Mitigation Act of 2000 and federal regulations under 44 CFR Part 201.
- Ensures the City of Kennedale remains eligible for state and federal mitigation funding, including the Hazard Mitigation Grant Program, Building Resilient Infrastructure and Communities, and Flood Mitigation Assistance.
- Provides a foundation for making informed decisions about land use, infrastructure, and emergency preparedness.
- Supports the community's ability to withstand and recover quickly from disasters by protecting critical services such as safety, housing, health, utilities, and transportation.

Scope

The scope of this plan is to identify the natural hazards that pose the greatest risk to the City of Kennedale, assess community vulnerabilities, and develop practical, cost-effective strategies to reduce those risks.

1. Geographic Area:

- The plan covers the incorporated boundaries of the City of Kennedale in Tarrant County, Texas.
- Hazards addressed include tornadoes, severe weather, flooding, wildfire, drought, winter storms, extreme heat, expansive soils, and earthquake.

2. Participants and Stakeholders:

- City departments include Fire and Emergency Medical Services, Police, Public Works, Planning and Development, Finance, and City Administration.

- Partners such as Tarrant County, the North Central Texas Council of Governments, Kennedale Independent School District, regional utilities, and neighboring cities.
- Community stakeholders include residents, businesses, nonprofit organizations, and community groups.

The following stakeholders were invited to participate in the planning process, via email, and included local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development, and neighboring communities. While stakeholders did not respond to our invitations, the Planning Team Collected data from the agencies' website.

Figure 1.0: Identified Stakeholders

Organization	Position
American Red Cross	Disaster District Coordinator
Kennedale Independent School District	Superintendent
Texas Department of Emergency Management	Hazard Mitigation Planner
Tarrant County Emergency Management	Emergency Management Coordinator
NCTCOG's Emergency Preparedness Planning Council	Chair
NCTCOG's Regional Emergency Preparedness Advisory Council	Chair
State Fire Marshal's Office	Region 6, Inspector
Local Stakeholders	Position
Sabre Industries	Director of Operations, EH&R Director
Azz Galvanizing	Director of Operations
Harrison Jet Guns II	Owner
Kennedale Rotary Club	President
Beards Towing	Owner
Frontier Waste Solutions	Director of Operations
Southwest Ambulance	Owner
Arlington Mansfield Area YMCA	Director

3. Planning Elements:

- Planning Process: How the city and partners worked together and engaged the public.
- Risk Assessment: Identification of hazards, vulnerabilities, and likely impacts.
- Mitigation Strategy: Goals and actions that reduce risks.
- Plan Maintenance: How will the plan be monitored, evaluated, and updated.
- Plan Update: Incorporation of changes in risk, development, or priorities.
- Plan Adoption: Formal adoption by the Kennedale City Council.

4. Time Horizon:

- The plan provides a five-year framework for mitigation of actions. It will be reviewed annually and updated at least once every five years, or sooner if significant changes occur.

Planning Area and Participating Jurisdictions

The planning area for this Hazard Mitigation Action Plan is the incorporated boundaries of the City of Kennedale, Texas, located in southeastern Tarrant County. The city covers approximately 6.6 square miles and is part of the Dallas–Fort Worth metropolitan region.

Kennedale is bordered by the cities of Arlington, Everman, Fort Worth, Forest Hill, Mansfield, and Rendon. Major transportation routes, including U.S. Highway 287 and Interstate 20, run near or through the city and serve as critical evacuation and supply corridors. The city includes residential neighborhoods, commercial areas, schools, municipal facilities, parks, and portions of natural floodplains and creeks that contribute to local hazard risks.

Figure 1.2: Kennedale City Limits and Surrounding Areas

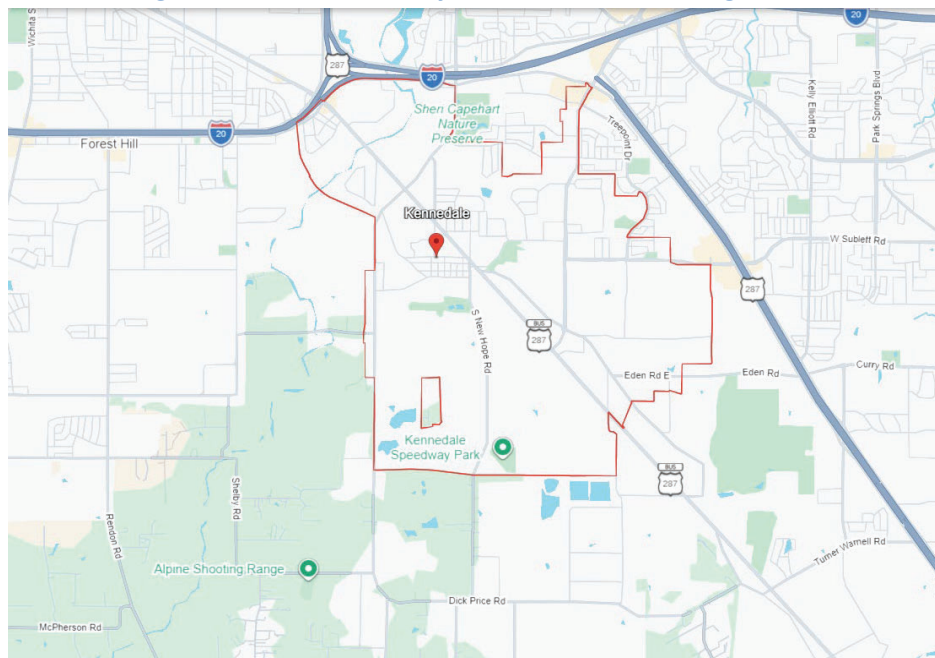


Figure 1.2 shows the limits of Kennedale in a solid red line. Forest Hill lies to the west, Fort Worth to the north, Arlington to the north, east, and south east, Tarrant County to the southwest and south, and Mansfield to the southeast.

Participating Jurisdictions

This plan is being developed as a single-jurisdiction plan. The sole participating jurisdiction is the City of Kennedale, Texas. No other municipalities or special districts are included as full participants in this plan.

While this plan is limited to the City of Kennedale, it recognizes that hazards do not follow jurisdictional boundaries. Therefore, Kennedale coordinated with neighboring communities, Tarrant County, Kennedale Independent School District, regional utilities, and the North Central Texas Council of Governments during the planning process to ensure consistency and to identify opportunities for regional cooperation in hazard mitigation.

Authority and Alignment with Federal Requirements

This Hazard Mitigation Action Plan is developed under the authority of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended by the Disaster Mitigation Act of 2000. The Stafford Act established the requirement for state and local governments to develop hazard mitigation plans as a condition of receiving certain types of non-emergency disaster assistance and mitigation funding.

The plan also follows the implementation regulations found in the Code of Federal Regulations, Title 44, Part 201.6. These regulations set forth the minimum standards that local mitigation plans must meet in order to be approved by the Federal Emergency Management Agency. Key requirements under 44 CFR 201.6 include:

- Documenting the planning process, including public and stakeholder involvement.
- Identifying natural hazards and assessing risks and vulnerabilities to the community.
- Developing a mitigation strategy with goals, objectives, and prioritized actions.
- Describe how the plan will be maintained, evaluated, and updated.
- Demonstrating integration with other local planning mechanisms.
- Formal adoption of the plan by the governing body of the jurisdiction.

By meeting the requirements of the Stafford Act and 44 CFR 201.6, the City of Kennedale ensures:

1. **Eligibility for federal and state mitigation funding**, including the Hazard Mitigation Grant Program, Building Resilient Infrastructure and Communities program, and Flood Mitigation Assistance program.
2. **Compliance with state and federal law**, aligning the city's efforts with Texas Division of Emergency Management guidance and Federal Emergency Management Agency policy.
3. **A stronger framework for community resilience**, reducing long-term disaster losses and supporting safer development and investment decisions.

Plan organization and how to read this document:

This Hazard Mitigation Action Plan is organized to follow the federal requirements outlined in 44 CFR 201.6 and the Texas Division of Emergency Management guidance. The structure of the document mirrors FEMA's evaluation criteria and is designed to be user-friendly for both technical reviewers and community stakeholders.

The plan is organized into the following major sections:

- Introduction and Plan Overview – Provides the purpose, scope, planning area, participating jurisdiction, and authorities that guide the plan.
- Community Profile – Describes Kennedale's population, geography, economy, and critical facilities that are relevant to hazard risk.
- Planning Process – Explains how the plan was developed, who participated, and how the public and stakeholders were involved.
- Risk Assessment– Identifies hazards that can affect Kennedale, profiles their characteristics, and evaluates the city's vulnerabilities.
- Mitigation Strategy– Establishes mitigation goals, reviews existing capabilities, and presents prioritized actions to reduce risk.
- Plan Maintenance– Defines how the plan will be monitored, evaluated, and updated over its five-year cycle.
- Plan Update– Summarizes changes since the last plan, shifts in priorities, and progress on past actions.
- Plan Adoption– Provides the formal resolution by the Kennedale City Council adopting the plan.
- Appendices – Includes supporting materials such as records of public involvement, data sources, capability documentation, and the FEMA Plan Review Tool.

How to Read This Document

- City Leadership and Staff: Focus on the Mitigation Strategy (Section 5) and Plan Maintenance (Section 6) to guide decision-making and funding priorities.
- Community Members and Stakeholders: The Community Profile (Section 2) and Risk Assessment (Section 4) provide context about hazards and vulnerabilities.
- Technical Reviewers (FEMA and TDEM): Each section is aligned with required plan elements (A–F) and cross-referenced with FEMA's Plan Review Tool to demonstrate compliance.
- General Use: The appendices provide detailed supporting data and documentation for those seeking more technical depth.
- This organization ensures that the plan serves both as a compliance document for federal approval and as a practical guide for local implementation.

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Section 2. Community Profile (Context)

Overview

The City of Kennedale is a growing suburban community located in southeastern Tarrant County, Texas, within the Dallas–Fort Worth metropolitan region. The city covers 6.6 square miles and is bordered by Arlington, Fort Worth, and Forest Hill. Kennedale’s location along major transportation routes, including U.S. Highway 287 and Interstate 20, ties the community into regional employment, commerce, and emergency response networks.

Kennedale’s population has increased steadily in recent years, reflecting broader growth across the Dallas–Fort Worth area. The city’s blend of residential neighborhoods, schools, local businesses, and industrial employers gives it both a small-town character and strong regional connections.

Figure 2.0: Kennedale Zoning Map

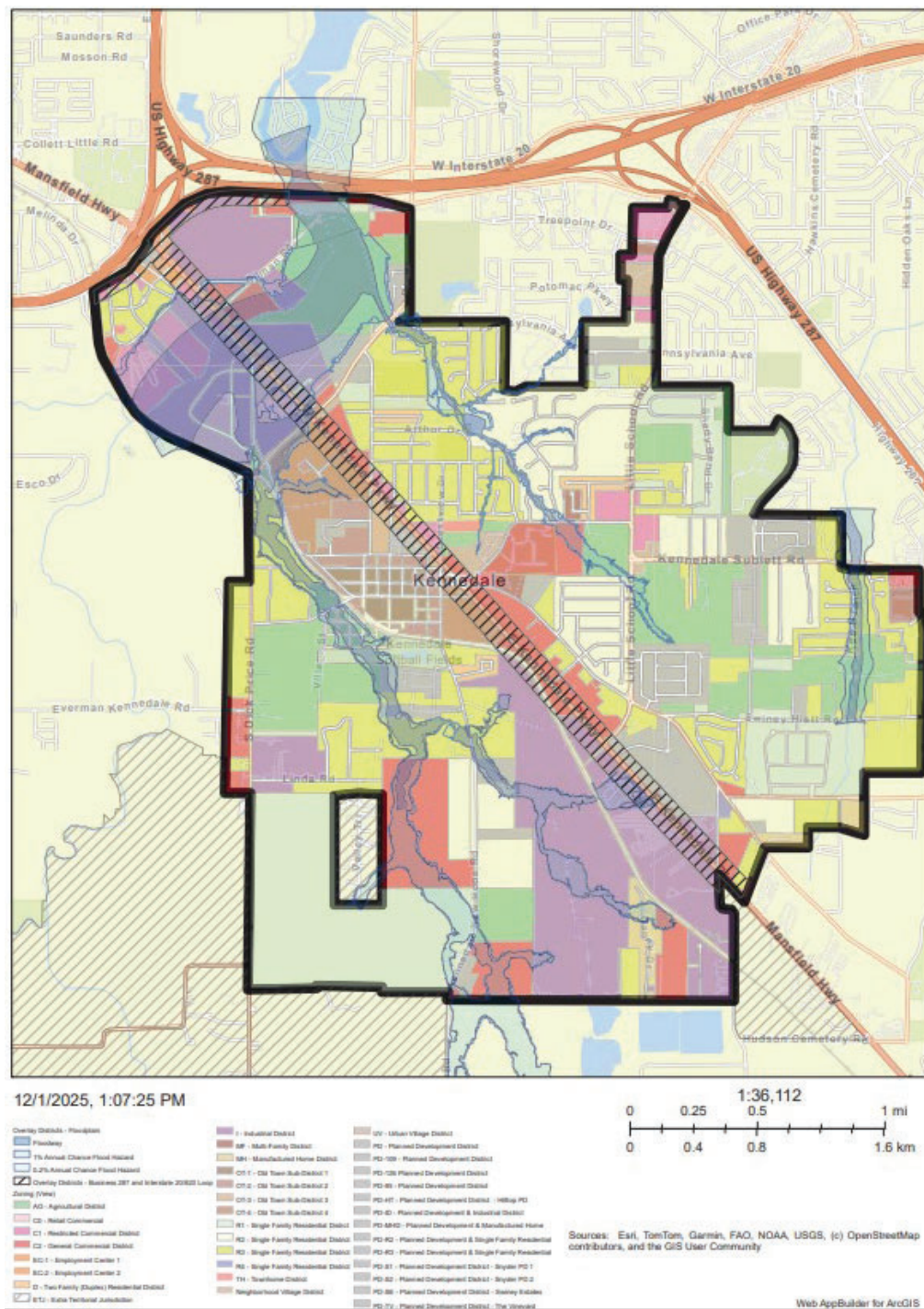
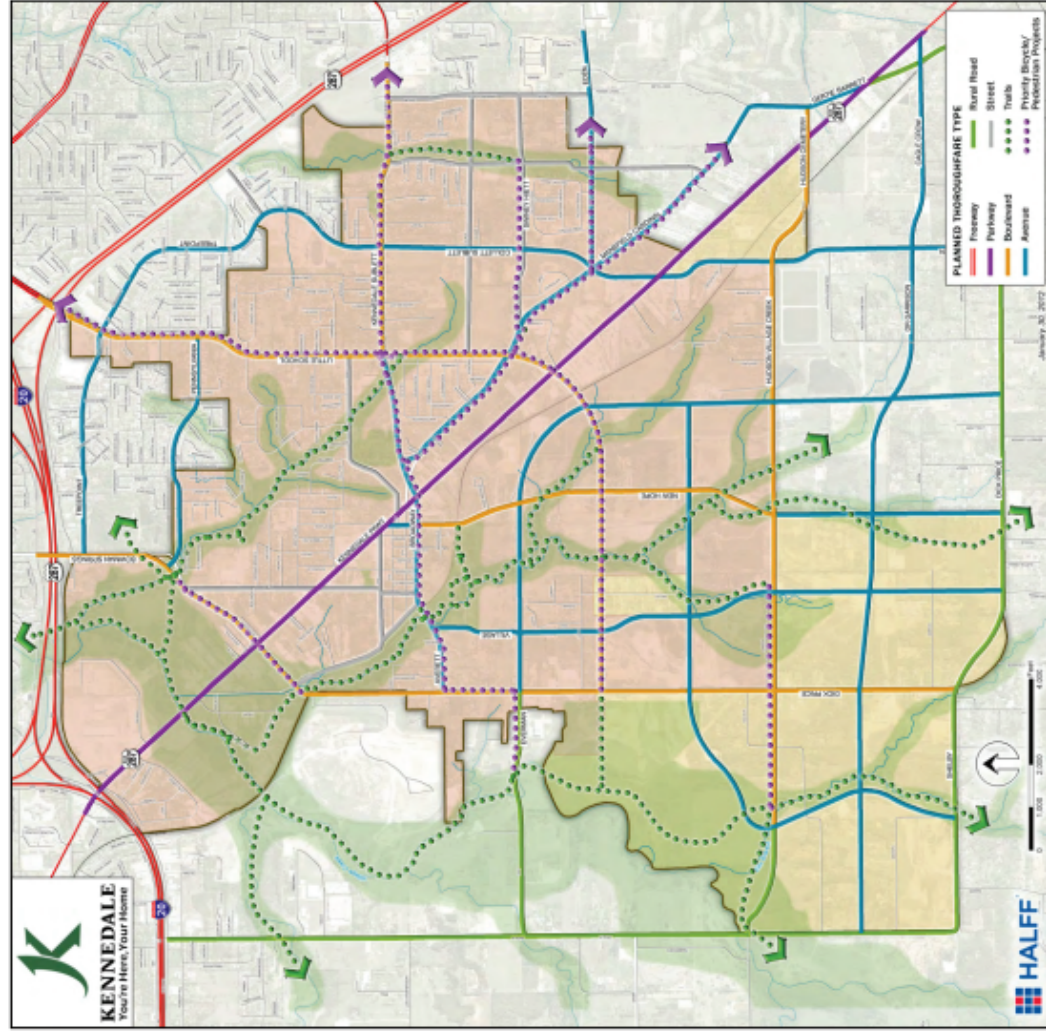


Figure 2.0 provides an overview of the City Limits of Kennedale and the Zoning districts. This map details FEMA floodplains, roadways and major arteries, and the Business 287 district.
<https://cityofkennedale.maps.arcgis.com/apps/webappviewer/index.html?id=eff39a6f3b794b9a98ff991676e42432>

Figure 2.1: City of Kennedale Future Transportation Plan



2012 COMPREHENSIVE PLAN UPDATE FUTURE TRANSPORTATION PLAN									
Thoroughfare Type	Parkway	Multiway Parkway / Main lanes / Access lanes	Boulevard	Avenue	Street	Rural Road			
Number of Through Lanes	4	4 / 2	4	2 to 4	2	2			
Desired Operating Speed (mph)	40-45	40-45 / 30-35	35-40	30-35	25-30	35-40			
Median	16'-18'	12'-18' / 6'-8'	12'-18'	4'-16' (optional)	--	--			
Driveway Access	Limited	From access lanes	Limited	Yes	Yes	Yes			
Curb Parking	No	Yes (access lane)	Optional	Yes	Yes (not delineated)	No			
Pedestrian Facilities ¹ (clear through-way)	5'	5'-10' (access lanes)	5'-10'	5'-10'	5'-8'	5'			
Bicycle Facilities ²	SP or SH	BL or SL	BL or BBL	BL or SL	SL	SL or SH			
Streetside Width ³	18'-25'	15'-20'	18'-22'	15'-20'	10'-16'	25'-30'			
Required ROW Width	100'-150'	120'-160'	100'-130'	60'-110'	50'-70'	80'-100'			

NOTES:

¹ Proposed widths of pedestrian facilities should be applied to both sides of the street.

² SP - Side Path
SL - Shared lane
SH - Shoulder
BBL - Buffered bike lane
BL - Bike lane

³ Streetside Width refers to the area between the street and building. It includes the edge, furnishings/planting strip, clear throughway, and frontage zones.

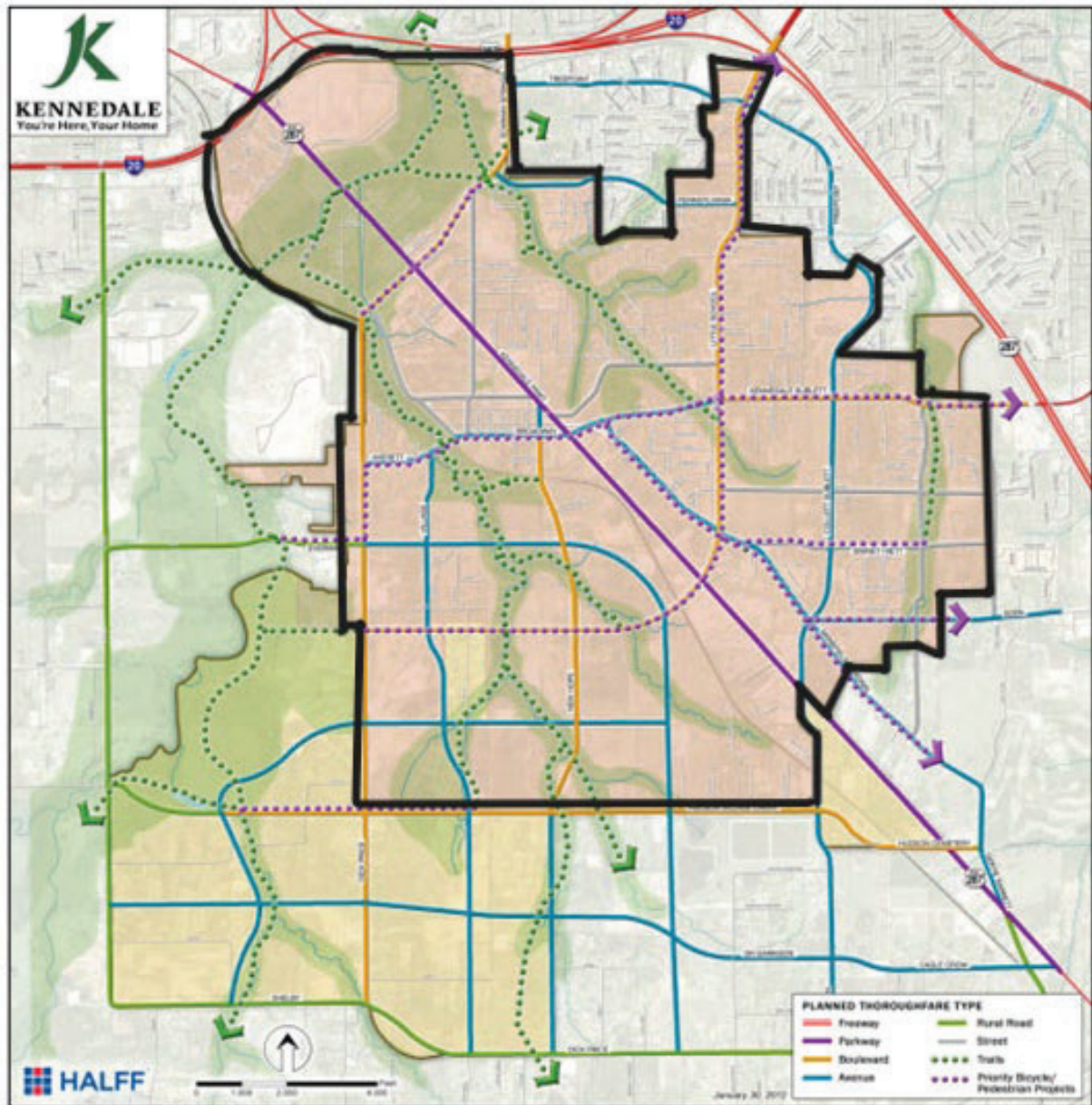


Figure 2.2: City of Kennedale City Limits Transportation Plan

Figure 2.1 and Figure 2.2 show an estimation of the Kennedale City Limits as it relates to the City of Kennedale Future Transportation Plan. The solid, wide orange line indicated Interstate 20 and US Highway 287. The solid purple line indicates Parkway designated roads. Solid orange lines indicate Boulevards, with solid blue lines indicating Avenues. Darker green solid lines indicate Rural Streets and solid light green or olive lines indicate streets. Dotted green lines indicate trail systems or pathways, and dotted purple lines indicate priority bicycle and pedestrian projects.

<https://cityofkennedale.com/DocumentCenter/View/3843/Kennedale-Future-Transportation-Plan--2012-Comprehensive-Plan>

Figure 2.3: Examples of Street Views

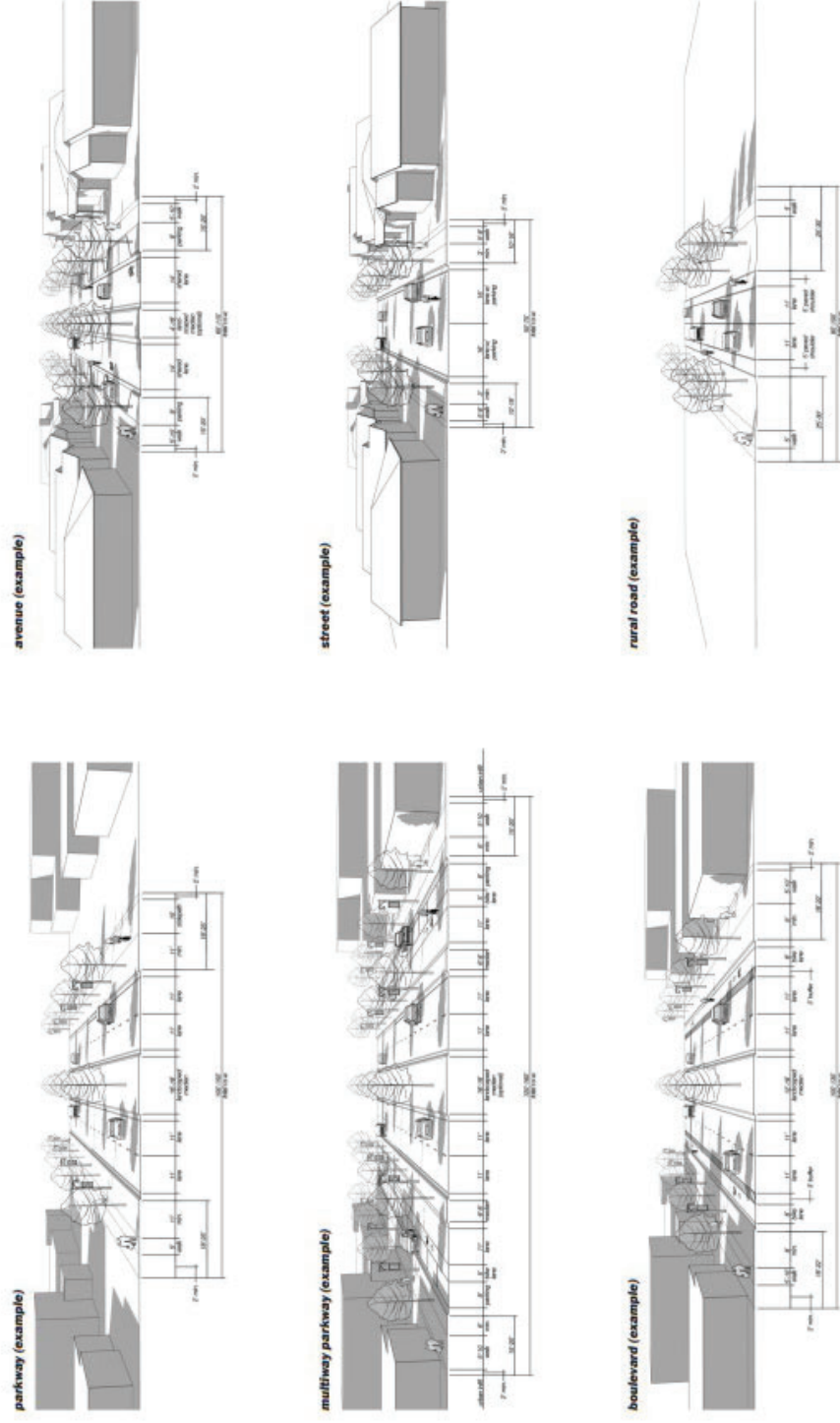


Figure 2.3 depicts examples of possible layouts for the roadways listed in Figure 2.1 and Figure 2.2.
<https://cityofkennedale.com/DocumentCenter/View/3843/Kennedale-Future-Transportation-Plan---2012-Comprehensive-Plan>

Figure 2.4: City of Kennedale Future Land Use Plan

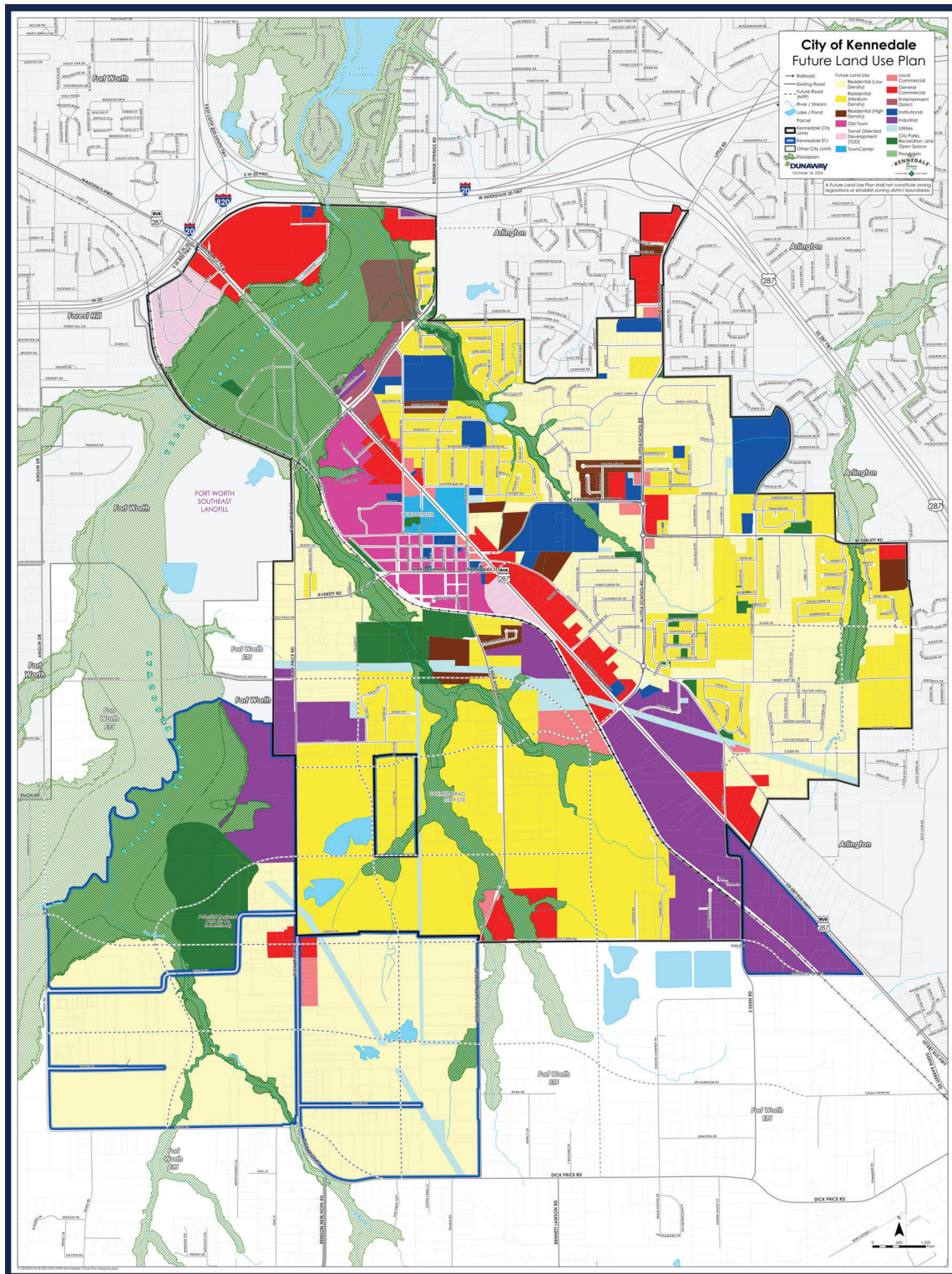


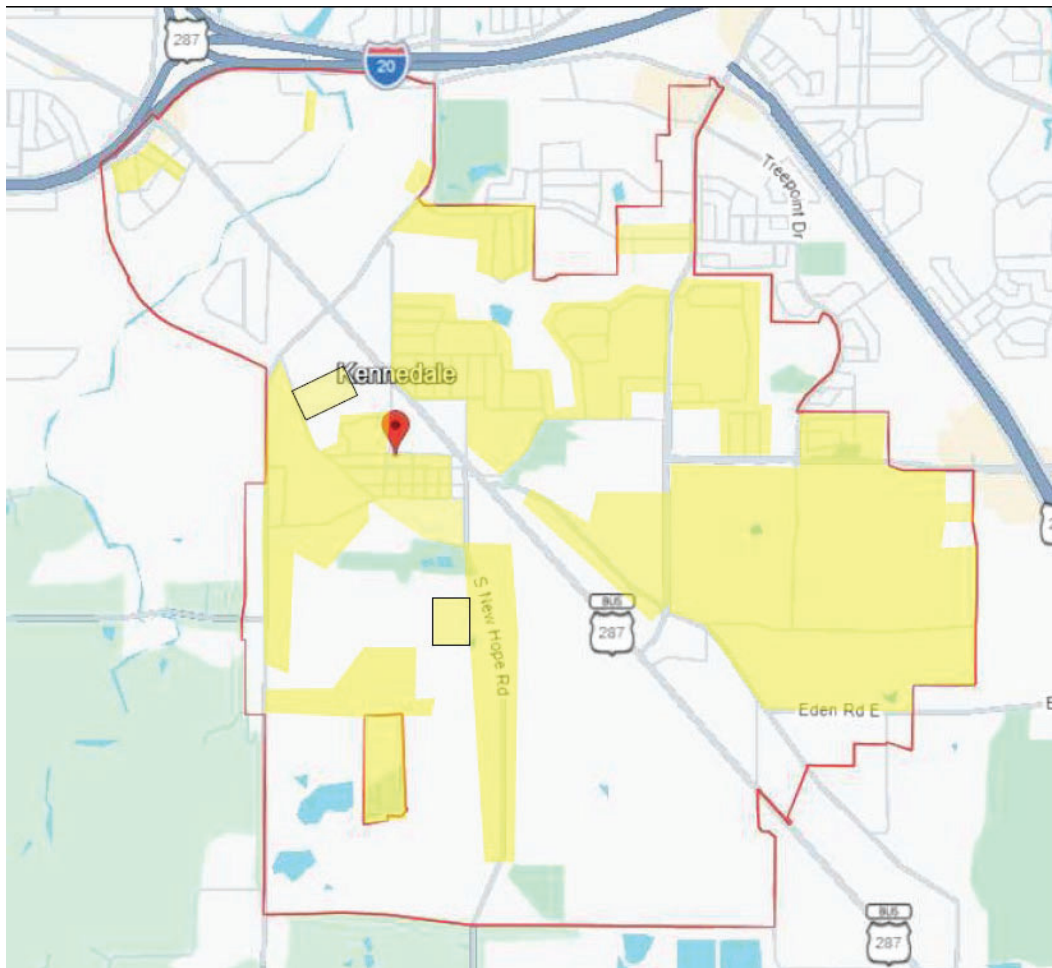
Figure 2.4 shows the City of Kennedale’s strategic plan towards expanding its city limits and potential zoning changes. <https://cityofkennedale.com/flup>

Population and Growth Trends

- **2020 Census Population:** 8,517
- **2025 Population** ~11,771 (Projected 3-4% growth annually)
- **Median Age:** 40.7 years
- **Diversity:** White non-Hispanic (~56%), Black or African American (~19%), Hispanic or Latino (~18%), with other groups making up the balance.

Kennedale is expected to continue experiencing rapid growth due to its proximity to Fort Worth and Arlington, affordable housing compared to regional averages, and availability of undeveloped land for residential and commercial expansion.

Figure 2.5: Estimated residential population centers within the City of Kennedale shown in yellow



Economy

Kennedale's economy is a mix of manufacturing, education, construction, and services:

- **Major Employers:** Sabre Industries/Fort Worth Tower, Southwest Ambulance, Harrison Jet, Beards Towing, Kennedale Independent School District, Speed Fab Crete, Hawk Steel, and the City of Kennedale.
- **Median Household Income (2020):** \$117,853 (above county and state averages).
- **Median Home Value:** \$356,300, with a 75% homeownership rate.
- **Employment Outlook:** Projected 40% job growth over the next decade, above the national average.

This strong local economy is closely tied to the Dallas–Fort Worth metroplex, meaning Kennedale's resilience depends on both local and regional infrastructure.

Geography and Setting

- **Land Area:** 6.62 square miles, virtually all land.
- **Elevation:** ~656 feet above sea level.
- **Watersheds:** Located in the Trinity River watershed, with Village Creek and tributaries running through the city. These waterways contribute to both natural amenities and localized flood risks.
- **Character:** A suburban community with a mix of residential neighborhoods, schools, municipal facilities, light industry, and undeveloped tracts that maintain a semi-rural character.

Regional Context

Kennedale does not exist in isolation—its risks and opportunities are influenced by the wider North Central Texas region. The city is interdependent with regional systems for power, water, transportation, and economic activity. It participates in emergency management and planning through the Tarrant County Office of Emergency Management and the North Central Texas Council of Governments.

The 2025 Tarrant County Hazard Mitigation Action Plan identified ten primary hazards of concern: dam failure, drought, earthquake, extreme heat, flash flood, hailstorm, lightning, tornado, wildfire, and winter storm. Kennedale shares these risks, with tornadoes, severe weather, flooding, drought, extreme heat, wildfire, and winter weather being the most significant to the city. By aligning with county-level hazards, Kennedale's plan ensures consistency with regional mitigation priorities and strengthens eligibility for multi-jurisdictional funding opportunities.

Figure 2.6: Critical Facilities and Lifelines Overview:

Facility/Name	Type of Asset	Capacity	Square Feet	Structure Value	Content Value
Kennedale City Hall	Administrative and Civic Offices	150	40,000	\$8,000,000	\$500,000
Kennedale Police Department	Law Enforcement	50	20,000	\$4,000,000	\$500,000
Kennedale Fire Station 59	Fire/EMS	100	17,811	\$5,000,000	\$2,000,000
Public Works elevated water storage tank -Gail Drive	Utility	30	40,000	\$5,000,000	\$8,000,000
Public Works elevated water storage tank	Utility	5	50,000	\$3,000,000	\$3,700,000
Water storage tank and well pumps -Border Lane	Utility	15	30,000	\$2,500,000	\$4,000,000
Water storage tank and well pumps -Crestview Drive	Utility	5	30,000	\$2,000,000	\$3,000,000
Public Works Service Center	Utility	40	12,000	\$1,800,000	\$1,800,000
Library/Community Center	Capital	100	6,000	\$1,000,000	\$787,000

Figure 2.6 lists the facility, the type of asset, the capacity of each location, the square footage of each location, and the values of the structure and contents.

Figure 2.7: Critical Infrastructure Overview Map

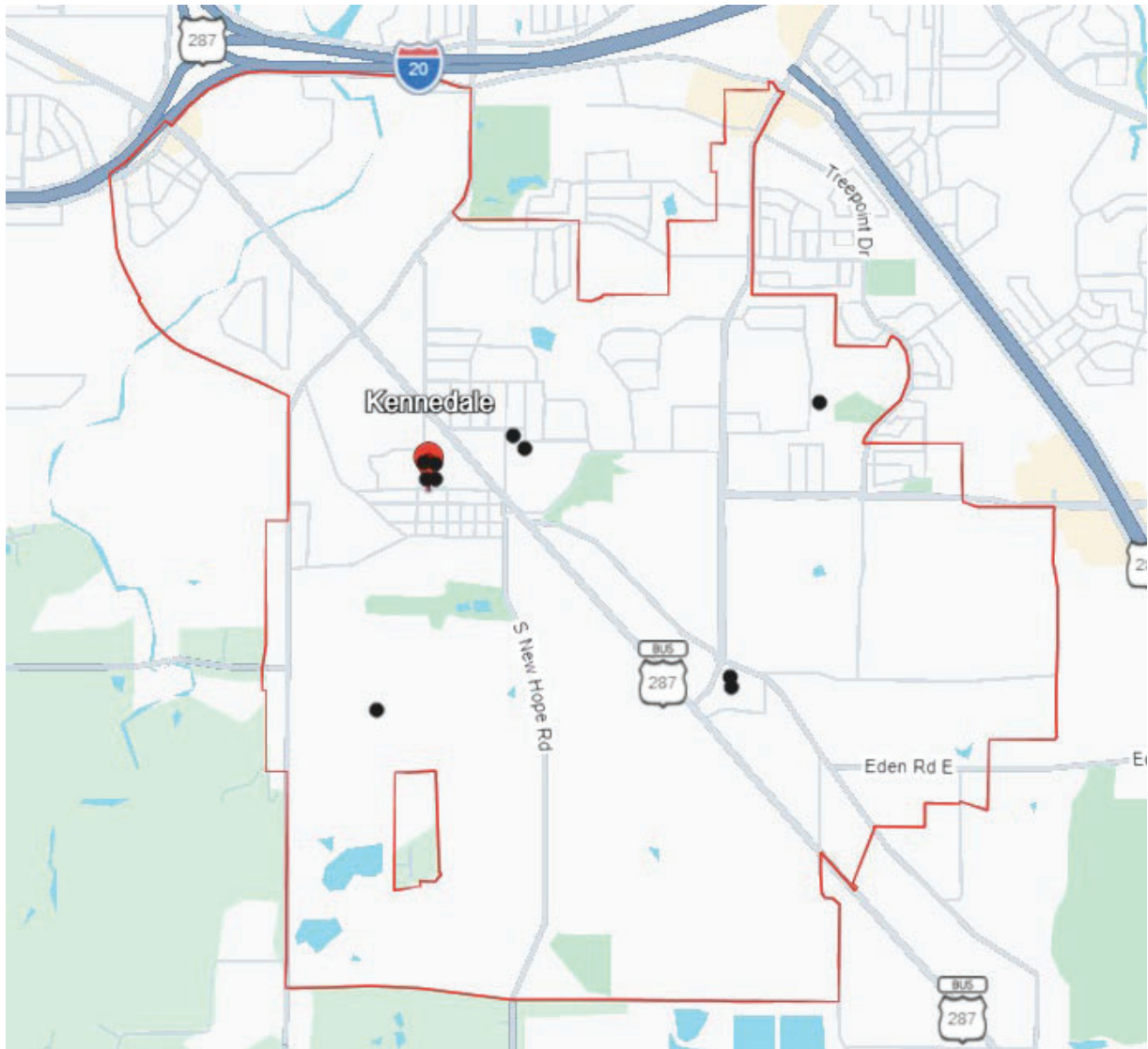


Figure 2.7 shows the approximate locations of critical infrastructures, or facilities, and are represented as black dots.

Figure 2.7: Critical Facilities Municipal Complex Map

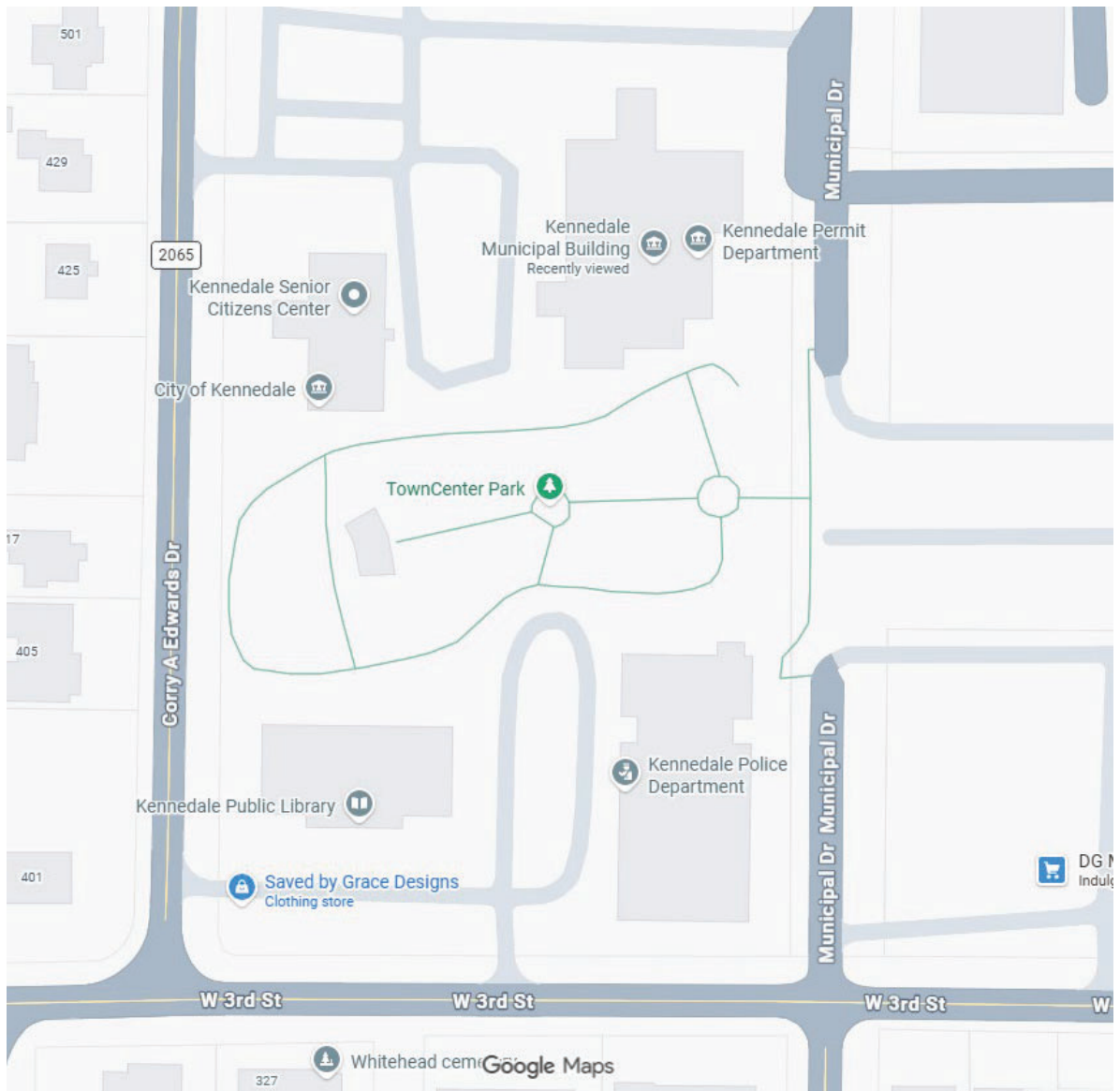


Figure 2.7 shows the locations of the Kennedale Municipal Building, the Kennedale Senior Citizens Center, Town Center Park, the Kennedale Public Library, and the Kennedale Police Department; all of which make up the Kennedale Municipal Complex. The Municipal Building is located at 405 Municipal Drive. The Senior Citizens Center is located at 420 Corry A Edwards Drive. The Public Library is located at 316 W 3rd Street. The Police Department is located at 401 Municipal Drive.

Figure 2.8: Kennedale Public Works Facility

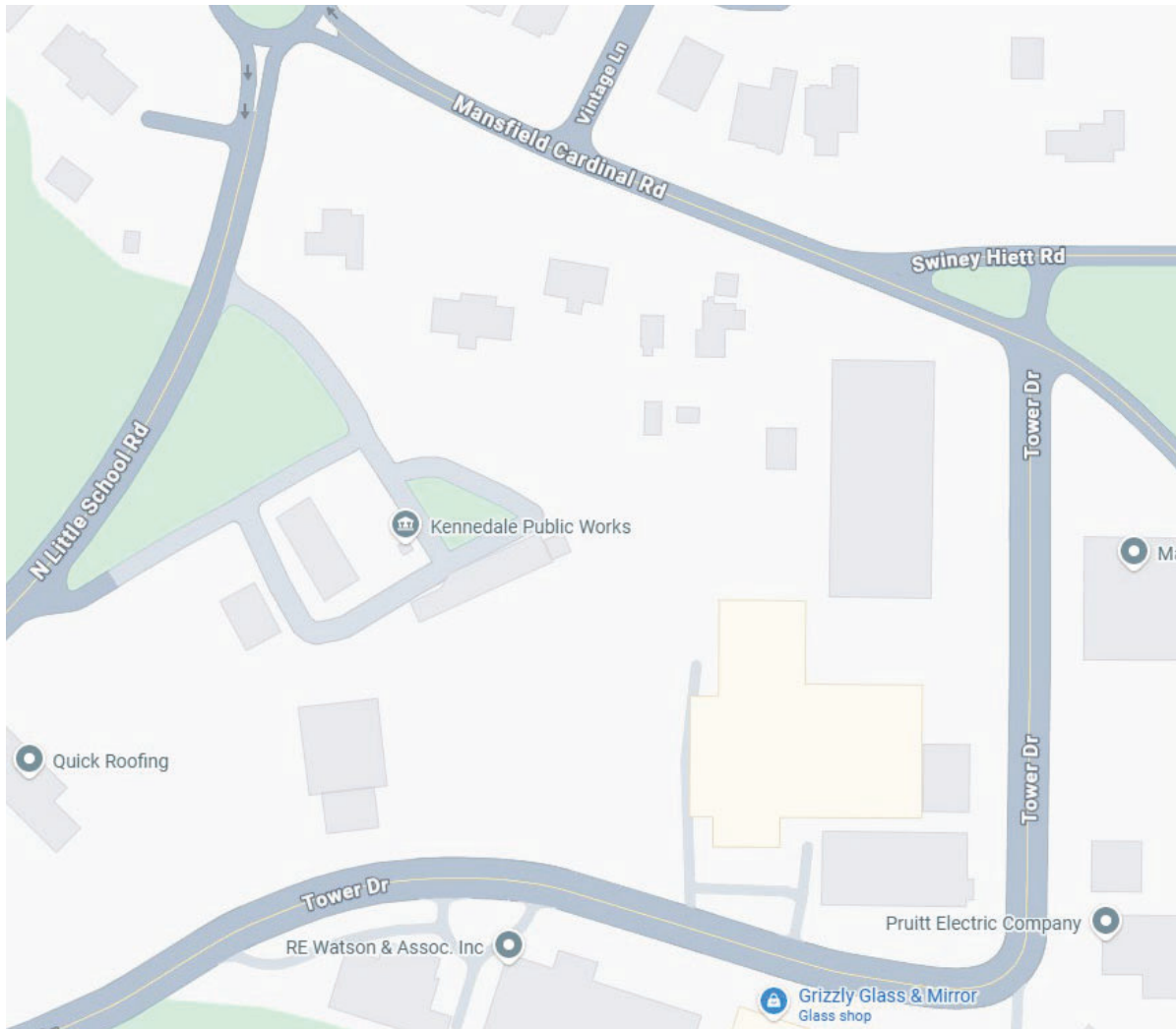


Figure 2.8 shows the location of Kennedale Public Works facilities located at 150 N Little School Rd.

Figure 2.9: Kennedale Fire Station 59

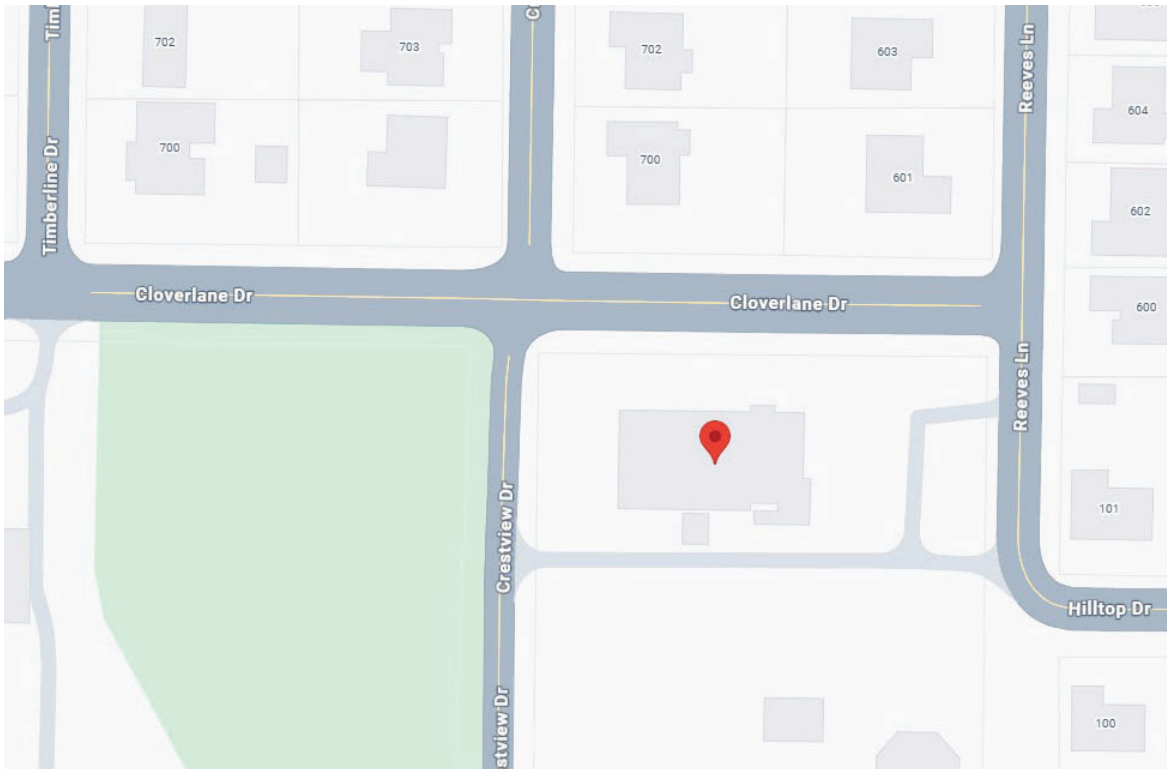


Figure 2.9 shows the location of the Kennedale Fire Department Fire Station and Fire Administration Offices, located at 100 Cloverland Drive.

Figure 2.1.1: Water Utility Storage Tank Locations

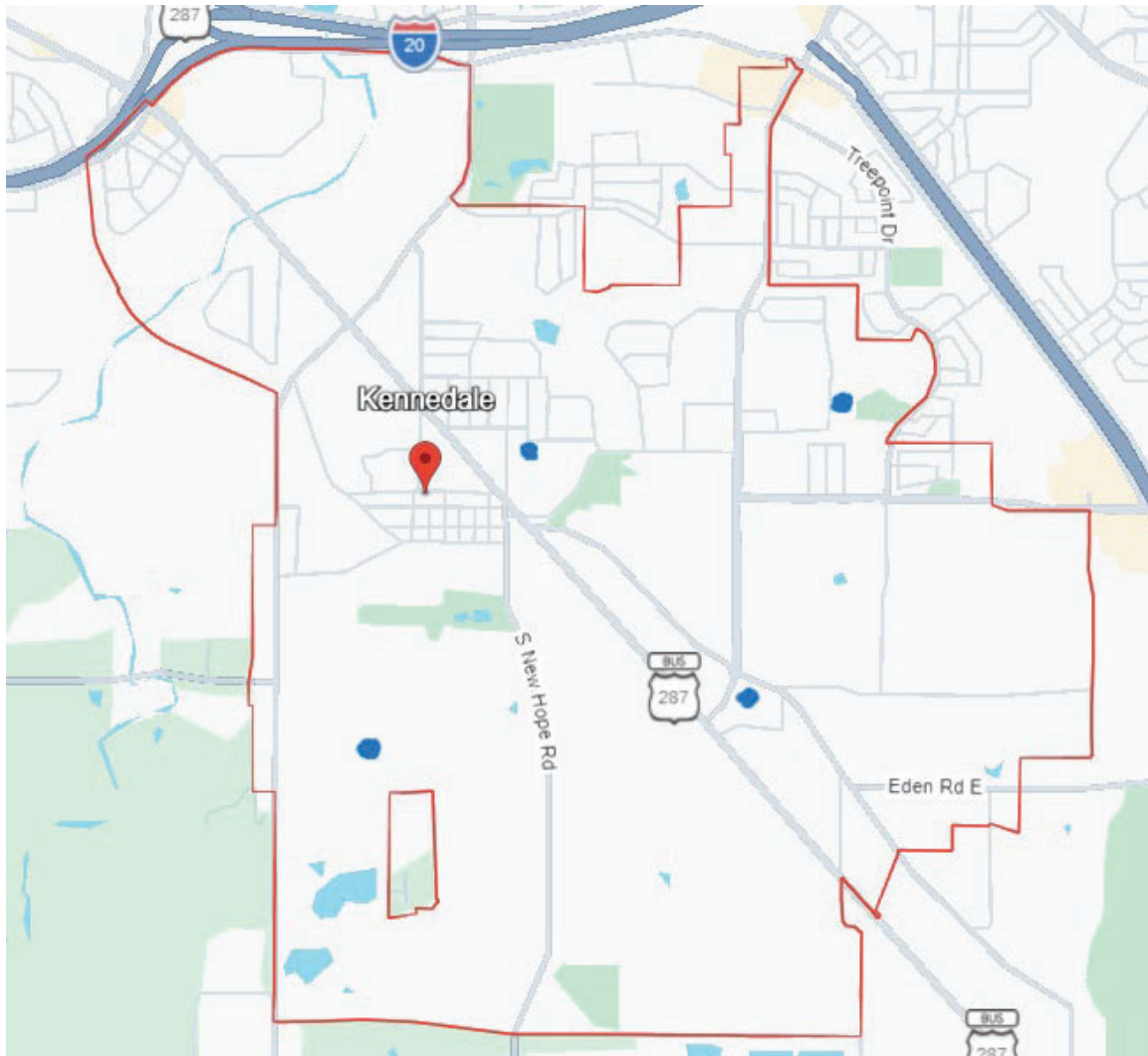


Figure 2.1.1 shows the estimated locations of water utility storage tanks and are represented by blue dots. The locations of the water storage tanks are 150 N Little School Rd, 700-block of Border Lane, 500-block of Crestview Drive, and 500-block of Gail Drive.

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Section 3. Planning Process (Element A)

Process Summary

The City of Kennedale developed this Hazard Mitigation Action Plan (HazMAP) through a collaborative planning process consistent with FEMA’s Local Mitigation Planning Policy Guide (2025) and TDEM requirements. The process included a series of meetings, workshops, and reviews designed to ensure meaningful participation across city departments, stakeholders, and the public.

The planning effort was led by the City’s Director of Public Safety / Emergency Management Coordinator, with support from the Local Planning Team (LPT) consisting of the Police Department, Fire Department, Community Development, and Public Works. Each department contributed subject-matter expertise, data, and guidance related to hazard identification, risk assessment, and capability analysis.

The schedule of activities included:

- **Kickoff Meeting:** Established goals, reviewed FEMA/TDEM requirements, and confirmed LPT membership.
- **Data Collection and Risk Assessment:** Compiled hazard history, maps, and critical facilities data; reviewed existing plans and studies.
- **Department Workshops:** LPT departments provided input on vulnerabilities, capabilities, and ongoing mitigation efforts.
- **Draft Plan Development:** Integrated findings into risk assessment, capability assessment, and mitigation strategy sections.
- **Public and Stakeholder Involvement:** Opportunities were provided through outreach, workshops, and comment periods to ensure transparency and input.
- **Plan Review and Adoption:** Final draft reviewed by the LPT and city leadership, followed by adoption through City Council resolution.

This structured process ensured that the plan reflects Kennedale’s unique risks, resources, and priorities while aligning with regional and countywide mitigation strategies

Figure 3.0: City of Kennedale Local Planning Team (LPT) Members for 2026 HazMap

Jurisdiction	Agency/Organization	Position	Role on LPT
City of Kennedale	Fire Department	Fire Chief/ Emergency Management Coordinator	General oversight, hazard identification, and plan development.
City of Kennedale	Community Development	Director	Supplies data on land use, zoning, permits, and future growth. Ensure hazard mitigation is integrated into development policies and codes.
City of Kennedale	Public Works	Streets, Parks, Floodplain	Contributes information on stormwater systems, infrastructure, floodplain

			management, streets, and parks. Supports mitigation for flooding and severe weather.
City of Kennedale	Police Department	Police Chief	Hazard identification, provide jurisdiction local knowledge, identify potential mitigation projects.
City of Kennedale	Fire Department	Assistant Chief	Hazard identification, provide jurisdiction local knowledge, identify potential mitigation projects.

Public Involvement

The City of Kennedale provided multiple, accessible opportunities for the public to participate in the development of the Hazard Mitigation Plan (HMP) throughout the drafting process and prior to plan approval, as required by 44 CFR §201.6(b)(1). Public involvement was designed to ensure residents, businesses, community organizations, and other stakeholders had meaningful opportunities to review materials, provide input, and influence the development of mitigation strategies.

Figure 3.1 Public Involvement Invitation and Responses

Organization/Business/NPO Invited	Participation/Response
Sabre Industries	None
Southwest Ambulance	Response Received
Harrison Jet Guns	None
Beards Towing	None
Kennedale Independent School District	None
Speed Fab Concrete	None
Hawk Steel	None
Rotary Club of Kennedale	None
Oncor	None
Atmos	None
Tarrant County Fire Marshal's Office	None
Tarrant County Office of Emergency Management	Assisted in Development
North Central Texas Council of Governments	None
City of Arlington Water Department	None
Citizens/Residents	One Response Received

Public Meetings

Two public meetings were held to gather input on hazards, community vulnerabilities, and proposed mitigation strategies. The meetings took place at accessible city facilities and were promoted through the City's website, social media platforms, community bulletin boards, and partner agencies. Each meeting included a presentation outlining the purpose of the Hazard Mitigation Plan (HMP), an overview of the hazard analysis, and a discussion of potential

mitigation actions. Attendees were encouraged to ask questions and provide recommendations. Community feedback primarily focused on clarifying the purpose of the plan and identifying the members of the planning team. During this process, an error in the planning team table was identified and corrected. All meeting materials, sign-in sheets, and comments are included in Appendix A.

Public Comment Period (Online and In-Person)

A formal public comment period was conducted to gather feedback before submitting the plan to TDEM and FEMA. The draft HazMAP was posted in full on the City's Hazard Mitigation Planning webpage, along with instructions on how to review and submit comments. Printed copies were available at City Hall and the Public Library for residents without internet access.

<https://www.cityofkennedale.com/1091/Hazard-Mitigation-Plan-Update>

<https://www.cityofkennedale.com/FormCenter/Fire-Dept-10/Hazard-Mitigation-Plan-Community-Feedback-223>

Community members were able to provide comments in multiple ways:

- Online submission through a Microsoft Forms public feedback survey
- Email submissions to the Office of Emergency Management
- Paper comment forms at public facilities
- Verbal comments recorded during public meetings

Public comment was open from December 2025- February 2026

Online Engagement & Survey

To ensure broad public involvement beyond the scheduled meetings, the City developed an online Hazard Mitigation Community Feedback Survey. The survey allowed residents to:

- Identify local hazards of concern
- Provide examples of past hazard impacts
- Suggest hazard mitigation projects
- Offer corrections or recommendations for the draft plan
- Share experiences that help shape vulnerability analysis

Survey results were summarized and incorporated into the final risk assessment and mitigation strategy sections.

Public Outreach & Notifications

The City used multiple communication channels to notify the public of the HMP process and opportunities to participate:

- City of Kennedale website announcements

- Facebook and social media posts
- Flyers at City Hall, the Library, and recreation facilities
- Email distribution to local partners and stakeholder groups
- Coordination with local community organizations

All outreach materials are retained in Appendix A as supporting documentation.

Incorporation of Public Input

Public input did not directly influence the development of this risk assessment, including the selection and prioritization of mitigation actions. This was the result of a lack of active participation and public comments to planners. Examples include:

- Public and staff comments strengthened the document by identifying minor typographical and formatting errors, which were reviewed and corrected prior to final submission.
- One online survey response was received regarding a dump site outside the City's jurisdiction; while the issue was not applicable to this plan, the comment was documented for transparency and included in Appendix A.

The planning team reviewed all comments and documented how each was addressed. Adjustments are reflected throughout the risk assessment and mitigation strategy.

Figure 3.1: Timeframe & Planning Meetings

Activity	Time Period
Kickoff Meeting	September 2025
Created Planning Team	September 2025
Conduct Risk Assessments	September 2025
Update Capability Assessment & Mitigation Strategy	October 2025
Create and Review HMP Draft	November-December 2025
Public Comment	December 2025-February 2026
Send HMP to TDEM/Make Revisions as Needed	February 2026
Send to FEMA/Make Revisions as Needed	TBD
Adoption & Signatures	Once "Approved Pending Adoption" designation received from FEMA.

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Section 4. Hazard Identification and Risk Assessment (Element B)

Major Disaster Declarations

The table below summarizes major disaster declarations from 2012–2025 that included Tarrant County, where Kennedale is located, listed in order from most recent.

Figure 4.0: Disaster Declarations

Declaration String	Declaration Type	Fiscal Year	Declared Incident Type	Declaration Title
DR-4586-TX	DR	2021	Severe Winter Storm	Severe Ice Storm
EM-3554-TX	EM	2021	Severe Winter Storm	Severe Ice Storm
DR-4485-TX	DR	2020	Biological	COVID-19 Pandemic
EM-3458-TX	EM	2020	Biological	COVID-19
DR-4223-TX	DR	2015	Severe Storms, Tornadoes, Straight-Line Winds	Severe Storm

Hazard Identification:

The City of Kennedale’s Local Planning Team (LPT) ranked potential hazards in order of risk, with 1 being the highest. Risk, for the purposes of hazard mitigation planning, is the potential for damage or loss created by the interaction of natural hazards with community assets. If a natural hazard does not and could not impact the City of Kennedale in any way, not applicable (N/A) is used as its rank and its reasoning is noted in the hazard profile of this section.

Figure 4.1: City of Kennedale Hazard Ranking

Rank of Risk	Natural Hazard
1	Severe Weather (Wind, Hail, & Lightning)
2	Winter Storm
3	Flooding
4	Extreme Heat
5	Drought
6	Wildfire
7	Tornado
8	Expansive Soils
9	Earthquake

The City of Kennedale has no dams within city limits. There is no historical data to suggest that the City of Kennedale is at risk of an incident. Although historical impacts have not been reported, dam failure remains a low-probability hazard that is typically considered as part of comprehensive hazard mitigation planning, and is included in the Tarrant County Hazard Mitigation Action Plan. Continued monitoring of regional dam activity and maintaining

awareness of potential risks supports a well-rounded approach to emergency management and long-term resilience planning.

Geographic Area Affected

- Negligible: Less than 10 percent of planning area.
- Limited: 10 to 25 percent of planning area.
- Significant: 25 to 75 percent of planning area.
- Extensive: 75 to 100 percent of planning area.
 - Planning area refers to the entire City of Kennedale.

Probability of Future Occurrence

- Unlikely: Event possible in next 10 years.
- Occasional: Event possible in next 5 years.
- Likely: Event probable in next 3 years.
- Highly Likely: Event probable in next year.

Maximum Probable Extent (Magnitude/Strength of Hazard using the following extent scale)

- Minor: Limited classification on scientific scale, slow speed of onset or short duration of event.
- Medium: Moderate classification on scientific scale, moderate speed of onset or moderate duration of event.
- Major: Severe classification on scientific scale, fast speed of/immediate onset or long duration of event.

Figure 4.2: Hazard Ranking Formula

Category	Definition	Scale
Location (geographic impact within planning area)	Portion of the planning area impacted by a single event. Planning area refers to each jurisdiction.	• Negligible – <10% impacted • Limited – 10–25% impacted • Significant – 26–99% impacted • Extensive – 100% impacted or hazard has no boundary
Probability of Future Events	Based on historic events and climate trends.	• Unlikely – <1% annual probability • Possible – 1–10% annual probability • Likely – 10–100% annual probability • Highly Likely – 100% annual probability
Level of Possible Damage	Based on historic events and probability.	• Minor – Minimal damage, temporary facility shutdown, few/no injuries • Limited – >10% property loss, facilities closed >1 day, minor injuries possible • Critical – >25% property loss, facilities closed >1 week, multiple deaths/injuries • Catastrophic – >50% property loss, facilities closed ≥30 days, high casualties possible

Maximum Probable Extent	Classification on the scientific scale.	• Minor – Minor classification • Medium – Medium classification • Major – Major classification
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Figure 4.3: Hazard Scales

Hazard	Minor	Medium	Major
Drought (National Drought Mitigation Center)	D0	D1	D2–D4
Earthquakes (Modified Mercalli; Richter Scale)	I–IV; 3–4.9 magnitude	V–VII; 5–6.9 magnitude	VIII–X; >7.0 magnitude
Expansive Soils (Expansion Index Test)	EI 0–50	EI 51–90	EI >91
Extreme Heat (NWS Heat Index)	Heat Index <91°F	Heat Index 91–103°F	Heat Index >103°F
Flooding (Base Flood Elevation)	<2 feet	3–5 feet	>5 feet
Thunderstorms (Extreme Weather Madness Chart)	TS1	TS2–TS3	Moderate–High, TS4–5
Tornadoes (Enhanced Fujita Scale)	EF0–EF1	EF2–EF3	EF4–EF5
Wildfires (Fire Intensity Scale, FIS)	FIS Class 1–2	FIS Class 3	FIS Class 4–5
Winter Storms (WSSI; SPIA Index)	WSSI Minor, SPIA 0–1	WSSI Moderate, SPIA 2–3	WSSI Major–Extreme, SPIA 4–5

Hazard Profiles:

This section provides detailed information on the natural hazards that may affect the City of Kennedale. The hazard profiles describe the characteristics, location, extent, historical occurrences, probability of future occurrence, and vulnerability associated with each hazard identified as relevant to the planning area. Understanding these hazards allows the City to identify mitigation actions that reduce risk to people, property, infrastructure, and the local economy.

The City of Kennedale is in Tarrant County in North Central Texas, a region subject to weather-related hazards including severe weather, tornadoes, winter storms, extreme heat, drought, and localized flooding. The geographic location of the City, combined with regional climate patterns, influences the frequency and severity of hazards that may occur. Some hazards may impact the entire planning area, while others may affect specific locations depending on development patterns, infrastructure, and environmental conditions.

The hazard identification process included review of historical data, technical reports, and risk assessment resources from federal, state, regional, and local agencies. Sources reviewed include the National Oceanic and Atmospheric Administration (NOAA), National Centers for Environmental Information (NCEI), Federal Emergency Management Agency (FEMA), Texas Division of Emergency Management (TDEM), National Weather Service (NWS), and other supporting planning documents. These sources provide documentation of previous hazard events, frequency of occurrence, and potential impacts within Tarrant County and the surrounding region.

Each hazard profile includes information describing the potential magnitude of hazard events, past occurrences, and the likelihood of future events based on available historical data and regional trends. Vulnerability is evaluated by considering potential impacts to population, critical facilities, infrastructure, and the local economy. Development trends are also reviewed to determine whether growth patterns may increase or decrease future risk.

Some hazards present a greater risk to the City of Kennedale than others. Hazards with higher probability or greater potential impact are discussed in greater detail, while hazards with limited relevance to the planning area are documented at a level appropriate to their risk. This approach ensures the hazard analysis reflects the actual conditions affecting the City and supports development of practical mitigation strategies.

The information presented in this section establishes the foundation for the mitigation strategy and helps ensure compliance with the Disaster Mitigation Act of 2000 and 44 CFR §201.6(c)(2). The hazard profiles support risk-based decision making and help guide future planning efforts intended to reduce the long-term impacts of natural hazards on the Kennedale community.

Severe Weather – Including Hail, Wind, and Lightning

Hazard Description

Severe weather is one of the most frequent natural hazards affecting the City of Kennedale. These storms are characterized by lightning, thunder, heavy rainfall, intense winds, and occasionally hail. Thunderstorms form when warm, moist air rapidly rises into cooler layers of the atmosphere, creating cumulonimbus clouds capable of producing electrical activity, damaging winds, and large hail.

In North Central Texas, severe weather commonly occurs during the spring and early summer but may occur at any time of the year. Severe weather in Kennedale has the potential to produce straight-line winds, downbursts, lightning strikes, and hail large enough to cause structural damage. Straight-line winds associated with severe weather can produce damage similar to tornadoes, including roof damage, fallen trees, and utility disruptions.

Hail develops when ice crystals are repeatedly carried upward within strong storm updrafts, accumulating layers of ice before falling to the ground. Lightning occurs when electrical charges build between clouds and the ground, producing high-temperature electrical discharges capable of igniting fires and damaging infrastructure.

According to FEMA, lightning causes an average of approximately 300 injuries and 80 fatalities annually in the United States. Severe weather is considered a significant hazard for Kennedale due to their frequency and ability to cause localized damage to structures, utilities, and transportation networks.

Location

Severe weather, including hail, damaging winds, and lightning, can occur throughout the entire City of Kennedale planning area. Due to regional climate conditions in North Central Texas, the City is subject to recurring convective storm activity capable of producing severe weather impacts.

Kennedale's developed residential areas, commercial corridors, transportation routes, and public facilities are all vulnerable to severe weather impacts. Areas with overhead utility infrastructure, older roofing materials, and tree density may be particularly susceptible to damage from hail and wind events.

Because lightning can strike outside of rainfall areas and storms may develop rapidly, all areas of Kennedale are considered uniformly exposed to lightning risk.

The Dallas–Fort Worth–Arlington metropolitan area has been identified as one of the more lightning-prone metropolitan regions in the United States, indicating a recurring regional hazard affecting Kennedale.

Extent

The extent of severe weather hazards affecting Kennedale is classified as **medium** with highly likely probability of future occurrences. Additionally, all geographical areas of the city are susceptible to impact by severe weather incidents. See Figure 4.5: Severe Weather Mapping.

Hail

Severe hail is defined as hailstones measuring 1 inch in diameter or greater. Larger hailstones have the potential to damage roofing materials, vehicles, windows, and HVAC systems.

Typical hail size descriptions include:

- 1 inch – Quarter size (severe threshold)
- 1.5 inches – Ping pong ball
- 1.75 inches – Golf ball
- 2 inches – Egg size
- 2.75 inches – Baseball size
- 4 inches or greater – Grapefruit size

Wind

Severe thunderstorm winds are defined as wind gusts of 58 miles per hour or greater. Stronger thunderstorm wind events, including downbursts and microbursts, can produce wind speeds between 60 and 150 miles per hour, which may result in structural damage, tree damage, and power outages.

Wind damage severity can include:

- 40–57 mph – minor damage
- 58–74 mph – scattered roof and tree damage
- 75–100 mph – widespread tree damage and structural impacts
- Greater than 100 mph – significant structural damage similar to tornado impacts

Lightning

Lightning hazard extent is measured using lightning to strike frequency and density. Lightning strikes can occur up to 10 miles away from rainfall and may cause fires, electrical damage, and injuries.

Lightning temperatures may reach approximately 50,000°F, posing a significant ignition risk for structures and vegetation.

Previous Occurrences

Historical data from NOAA’s National Centers for Environmental Information (NCEI) Storm Events Database indicates that severe thunderstorms regularly impact Tarrant County and surrounding jurisdictions, including the City of Kennedale.

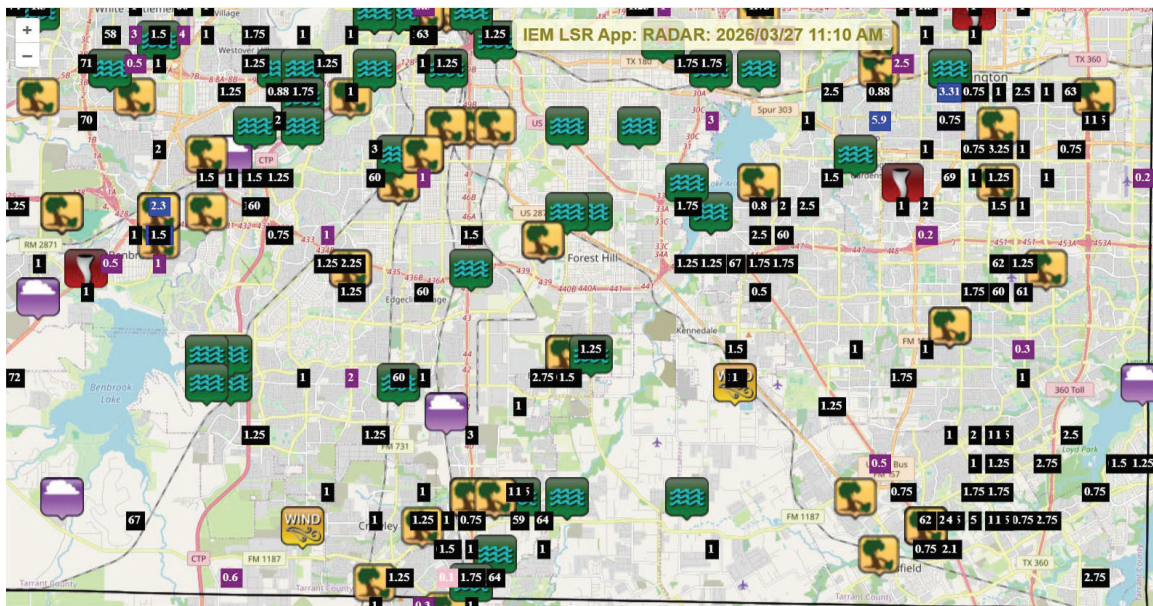
Previous events affecting the region have produced:

- Large hail causing damage to residential roofing and vehicles
- Straight-line winds resulting in downed trees and power outages
- Lightning strikes causing fires and electrical system damage
- Temporary roadway flooding associated with heavy rainfall

North Central Texas experiences frequent severe thunderstorm activity each year, contributing to repetitive impacts to residential structures, public infrastructure, and utilities.

Historical data indicates that the jurisdiction has experienced minimal documented structural damage directly attributed to severe weather. While severe weather in the region commonly produced hazards such as hail, high winds, and lightning, there have been no recorded instances of homes lost due to hail or high wind impacts. However, there has been three documented case of a residential structure loss resulting from a lightning-induced fire, as most recently as March 11, 2026. This isolated incident highlights that while the overall risk of catastrophic structural loss from thunderstorms remains relatively low, lightning continues to present a credible hazard capable of causing significant property damage and life safety risk.

Figure 4.5: Severe Weather Mapping



Probability of Future Occurrence

The probability of future thunderstorm occurrence in Kennedale is highly likely. Thunderstorms occur throughout North Central Texas, with multiple opportunities each year for severe weather conditions capable of producing hail, damaging winds, and lightning.

Based on historical frequency data and regional climate patterns, thunderstorms, severe thunderstorms, hail events capable of causing property damage, and lightning events extensively affect the geographic area.

Given historical trends, the City of Kennedale will continue to experience thunderstorms capable of producing localized damage.

Vulnerability

Population

Residents of Kennedale may be vulnerable to injury from lightning strikes, flying debris, falling tree limbs, and motor vehicle accidents caused by severe weather conditions. Outdoor populations, including recreational users, school populations, and workers in outdoor environments, may face increased risk during thunderstorm events.

Critical Facilities

Critical facilities including fire stations, law enforcement facilities, schools, government buildings, and emergency response infrastructure may experience operational disruption due to power outages, lightning strikes, hail damage, or fallen debris.

Damage to communications systems and electrical infrastructure may affect continuity of operations and emergency response capability.

Infrastructure

Thunderstorms may impact Kennedale's infrastructure through downed power lines, damaged traffic signals, fallen trees blocking roadways, and localized flooding impacting transportation routes. Hail impacts may damage roofing systems, public facilities, and mechanical equipment such as HVAC systems.

Economy

Economic impacts to Kennedale may include costs associated with property damage, insurance claims, debris removal, infrastructure repair, and temporary business interruptions. Hail events frequently result in roofing repairs and vehicle damage throughout North Central Texas communities.

Development Trends

The City of Kennedale continues to experience development and infrastructure improvements consistent with regional growth trends in Tarrant County. As residential and commercial development expands, additional structures and infrastructure may increase exposure to thunderstorm hazards.

Increased development may result in greater potential economic losses due to hail, wind, and lightning impacts. Continued implementation of building codes, infrastructure improvements, and public awareness efforts may reduce vulnerability over time; however, the overall exposure of assets to thunderstorm hazards is expected to increase as the community grows.

Future mitigation actions may focus on strengthening building resilience, improving public education regarding severe weather safety, and enhancing infrastructure durability to withstand hail, wind, and lightning impacts.

Figure 4.4: Hazard Profile Severe Weather

Hazard Profile: Severe Weather- Including Wind, Hail and Lightning	
Category	Response
Risk Ranking	1
Geographic Area Affected	Extensive
Probability of Future Occurrence	Highly Likely
Maximum Probable Extent	Medium
Potential Impact	Property damage to fences, vehicles, equipment, and roofs Transportation delays Injuries and deaths Debris from trees and damaged property Electrical grid problems Communication problems – phone and internet lines down Natural environments damage, to include protected species and critical habitats
Vulnerabilities	All populations, economy, structures, improved property, critical facilities and infrastructure, and natural environments are exposed to this hazard. Four mobile home parks in the community (Cactus Acres, Avalon, and Kennedale Mobile Home Parks) could be severely impacted

Overall, the available data suggests that thunderstorm-related impacts have been limited in severity; however, continued monitoring and public education regarding lightning safety and structural hardening measures remain important to reduce future risk.

Figure 4.6: 2025 Lightning Report

State	County	Total Lightning Pulses	Total Lightning Flashes	Flash Density
Texas	Tarrant	444,266	53,988	59,807

References

IA State. (2026). *IEM LSR App*.

<https://mesonet.agron.iastate.edu/lsr/?by=wfo&wfo=KFWD&sts=201501010600&ets=202601010559&settings=0100110>

AEM. 2025 *United States Lightning Report*. <https://aem.eco/2025-united-states-lightning-report/>

NOAA National Centers for Environmental Information (NCEI), *Storm Events Database*, search results for City of Kennedale, Texas

Winter Storm

Hazard Description

Winter storms are mid-latitude weather systems that may produce freezing rain, sleet, snow, strong winds, and extreme cold temperatures. In North Central Texas, winter storms most frequently produce ice accumulation and freezing rain, which can create hazardous travel conditions, power outages, and infrastructure damage.

Winter storms typically occur when cold Arctic air masses interact with moist air from the Gulf of Mexico, creating precipitation that freezes upon contact with surfaces. Even small amounts of ice accumulation can create significant community impacts due to limited regional snow and ice removal capabilities.

The City of Kennedale is susceptible to winter storm impacts such as icy roadways, power outages, burst pipes, and disruption to essential services. Although winter precipitation amounts are generally lower than northern states, the region's infrastructure is often more vulnerable due to infrequent winter storm events.

According to the National Weather Service (NWS), winters in North Central Texas are generally mild but experience significant variability, including periodic freezing temperatures and ice events (NWS, 2024).

Location

Winter storms can impact the entire City of Kennedale planning area. Unlike hazards influenced by terrain or vegetation, winter storm hazards affect both urban and suburban environments equally.

Areas particularly susceptible to winter storm impacts include:

- Bridges and overpasses that freeze more quickly than roadways
- Elevated roadways and untreated surfaces
- Older structures with exposed plumbing
- Electrical infrastructure susceptible to ice accumulation
- Transportation corridors and major roadways

Because winter precipitation affects regional transportation networks, impacts in surrounding communities may also affect travel, supply chains, and emergency response within Kennedale.

Extent

Winter storm magnitude is commonly measured using snowfall totals, ice accumulation, temperature thresholds, and duration of freezing conditions. The extent of winter storm hazards affecting Kennedale is classified as **medium** with highly likely probability of future occurrences.

Additionally, all geographical areas of the city are susceptible to impact by winter storm incidents.

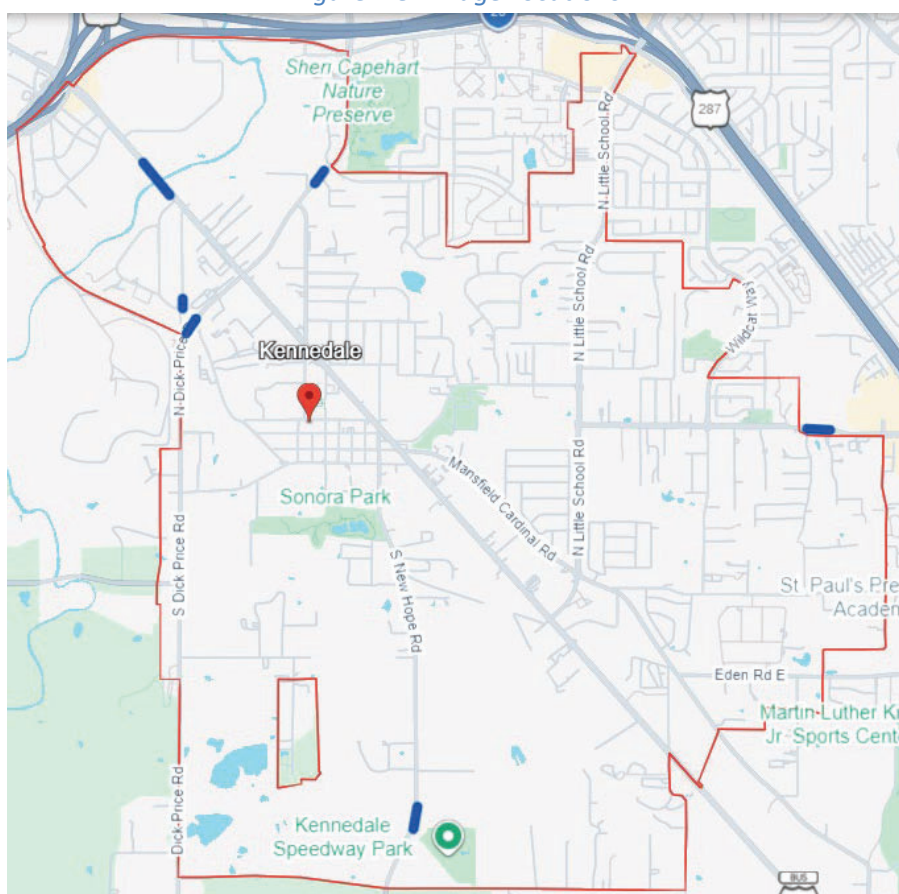
The Sperry–Piltz Ice Accumulation Index (SPIA) is commonly used to describe the severity of ice storms based on ice thickness and associated impacts to infrastructure (NWS, 2024).

Typical impact thresholds include:

Condition	Impact
Light freezing rain (<0.10 inch ice)	hazardous travel conditions
Moderate ice accumulation (0.10–0.25 inch)	power line stress, tree limb damage
Significant ice accumulation (0.25–0.50 inch)	tree damage, power outages
Major ice accumulation (>0.50 inch)	widespread power outages, structural damage

Freezing temperatures below **32°F** occur annually in Tarrant County. Historical climate data indicates multiple freeze events occur each winter season (NWS, 2024).

Figure 4.8: Bridge Locations



Several bridges and overpasses within the jurisdiction are susceptible to hazardous driving conditions during winter storm events, particularly when freezing precipitation leads to icy road

surfaces. Notable locations include 800 West Kennedale Parkway (Business Highway 287), 5300 Sublett Road, 700 North Dick Price Road, 3900 South New Hope Road, 1000 Bowman Springs Road, and 200 Valley Lane. Due to their elevated design, bridges and overpasses tend to freeze more quickly than standard roadways, creating localized areas of increased risk even when surrounding pavement conditions appear safe.

When impacted by winter storms, these locations typically experience minor traffic disruptions as motorists reduce speeds to safely navigate icy surfaces. However, these conditions also increase the potential for traffic accidents, particularly during early morning hours or periods of rapidly changing temperatures. While historical impacts have generally been limited to reduced travel speeds and isolated incidents, these transportation features remain important monitoring points during winter storms to support timely road treatment and public awareness efforts.

Previous Occurrences

Winter storm events have impacted North Central Texas multiple times in recent years, producing ice accumulation, hazardous travel conditions, and power outages.

Notable regional winter storm events include:

- **December 5–6, 2013** – Ice storm produced significant ice accumulation, resulting in approximately 275,000 power outages across North Texas and millions of dollars in property damage
- **February 2021 Winter Storm** – prolonged freezing temperatures resulted in widespread infrastructure disruption throughout Texas
- **January 30 – February 1, 2023** – multi-day freezing rain and sleet event resulted in hazardous road conditions and traffic accidents across North Texas

Historical records from the National Centers for Environmental Information (NCEI) indicate winter storm and sleet events have occurred periodically in Tarrant County since 2015, producing property damage and travel impacts (NOAA NCEI, 2024).

Probability of Future Occurrence

The probability of future winter storm events affecting Kennedale is considered **highly likely** as freezing temperatures occur annually and measurable winter precipitation occurs periodically.

According to the FEMA National Risk Index, Tarrant County experiences approximately one winter storm event per year, though event severity varies (FEMA, 2024).

Climate variability may contribute to increased weather extremes, including periodic severe winter storm events similar to the 2021 winter storm event. While long-term climate trends indicate warming temperatures, extreme cold events remain possible due to variability in atmospheric patterns (EPA, 2024).

Vulnerability

Population

Residents of Kennedale may be vulnerable to winter storm impacts including hazardous travel conditions, hypothermia risk, and power outages affecting heating systems.

Vulnerable populations include:

- elderly individuals
- individuals with medical needs requiring electricity
- individuals lacking adequate heating resources
- persons experiencing homelessness
- households with limited financial resources

Travel hazards associated with ice accumulation may increase the risk of vehicle accidents and injuries.

Critical Facilities

Critical facilities including fire stations, police facilities, schools, and government buildings may experience operational impacts due to power outages or hazardous travel conditions.

Power outages caused by ice accumulation on power lines may disrupt communications systems, water infrastructure, and emergency services.

Infrastructure

Winter storms may impact infrastructure through:

- frozen water pipes and water main breaks
- power outages due to ice accumulation on power lines
- roadway closures due to ice accumulation
- transportation delays impacting emergency response

Bridges and overpasses are particularly susceptible to icing conditions.

Economy

Economic impacts associated with winter storms may include:

- business closures due to hazardous travel
- infrastructure repair costs
- increased utility demand for heating
- costs associated with roadway treatment operations

- temporary disruption to supply chains

Winter storms may also result in increased demand for emergency services and public works operations.

Development Trends

The City of Kennedale continues to experience growth consistent with regional population trends in Tarrant County. Increased development results in expanded infrastructure networks that may be exposed to winter storm hazards.

New construction practices may improve resilience through improved insulation standards and updated building codes; however, aging infrastructure and exposed water systems may remain vulnerable to freezing temperatures.

Population growth throughout North Central Texas may increase travel demand during winter storm events, contributing to transportation impacts.

Although winter storms are less frequent than other hazards, the potential exists for high-impact events capable of affecting critical infrastructure and public safety.

Figure 4.7: Hazard Profile Winter Storms

Hazard Profile: Winter Storms	
Category	Response
Risk Ranking	2
Geographic Area Affected	Extensive
Probability of Future Occurrence	Highly Likely
Maximum Probable Extent	Medium
Potential Impact	Structural damage Injuries or death Power outages Loss of ability to use roads for driving Increased traffic accidents Loss of heat Stranded travelers / motels at full capacity Tree debris create fuel load for fire hazard Delayed emergency response time Frozen/ busted pipes leading to loss of water Disruption of traffic Impacts to the economy Communication capabilities decrease
Vulnerabilities	Given the dynamic nature of winter storms, all populations, economy, structures, improved property, critical facilities and infrastructure, and natural environments in the city are exposed to this hazard. Frozen water pipes in schools and churches pose an estimated potential dollar loss of \$1,000,000. Pecan Manor Nursing and Rehabilitation (413 Mansfield

	Cardinal Road) has been identified as a vulnerable location.
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References

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National Weather Service (NWS). *Dallas/Fort Worth Climate Data and Winter Weather Records*. 2024. <https://www.weather.gov>

Texas Division of Emergency Management (TDEM). *2023 Texas State Hazard Mitigation Plan*. 2023.

Tarrant County Hazard Mitigation Action Plan. 2024

Flooding

Hazard Description

Flooding occurs when water accumulates in areas that are normally dry, typically as a result of heavy rainfall, intense thunderstorms, or overflow of nearby waterways. Flooding may develop rapidly during short-duration, high-intensity rainfall events or gradually when prolonged precipitation saturates the ground and drainage systems.

Flooding can result in damage to structures, transportation routes, utilities, and natural environments. Impacts may include roadway erosion, structural flooding, debris accumulation, and disruption to essential services. Floodwaters may also create secondary hazards including contamination of water supply, increased mosquito populations, displacement of wildlife, and delays in emergency response.

In North Central Texas, flooding is most often associated with heavy rainfall events and thunderstorms that produce localized runoff exceeding drainage system capacity. While large-scale river flooding is less common within the City of Kennedale, localized flooding may occur near creeks, drainage channels, and low water crossings.

Flooding is considered a localized hazard within Kennedale due to the relatively limited floodplain area located within the city boundaries.

Location

Flood risk within Kennedale is primarily associated with areas located near Village Creek and Key Branch Creek, which have the potential to overflow during periods of heavy rainfall. See Figure 4.10.4 Flood Insurance Rate Map (FIRM).

Areas with increased susceptibility to flooding include:

- portions of Valley Lane
- New Hope Road
- Kennedale Sublett Road
- low water crossing located at 1279 Swiney Hiatt Road
- areas located near Village Creek
- areas located near Key Branch Creek
- properties located within the mapped 100-year floodplain

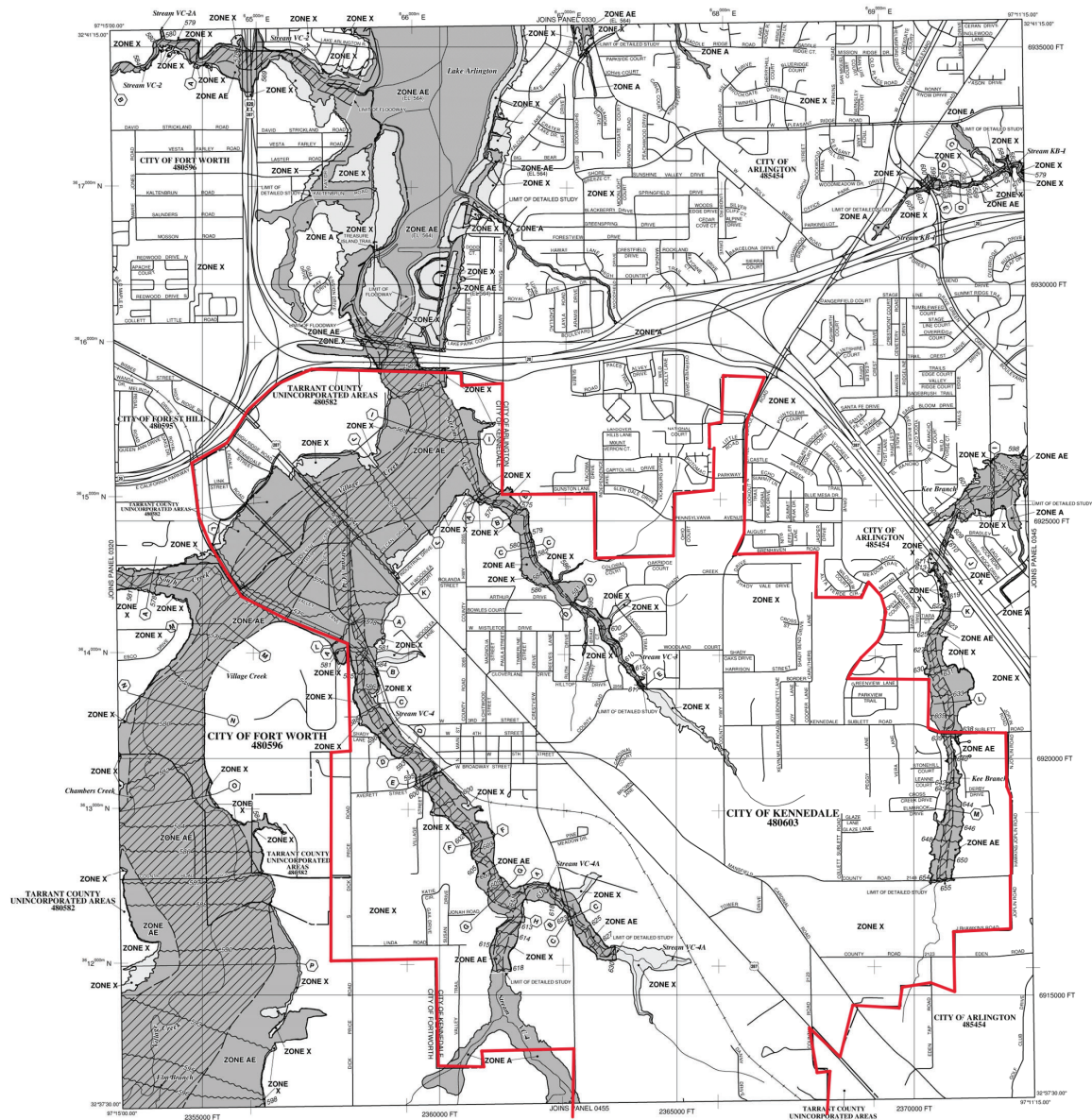
Approximately 34 acres of land within the City are located within the 100-year floodplain, representing a relatively small portion of the jurisdiction.

Floodplain distribution within Kennedale includes:

- 1 acre of commercial property
- 31 acres of industrial property
- 2 acres of residential property

Because flood-prone areas are limited in geographic scope, the overall flood exposure within Kennedale is considered relatively low when compared to other jurisdictions.

Figure 4.9 FIRMette Map



Extent

Flood magnitude is commonly measured by flood depth, flood duration, and recurrence interval. The 100-year floodplain represents areas that have a one percent chance of flooding in any given year.

Localized flooding impacts in Kennedale are typically associated with heavy rainfall events that result in temporary roadway overtopping, drainage overflow, or minor structural impacts.

Potential impacts associated with flooding include:

- temporary loss of roadway access
- erosion of roadway surfaces
- localized property damage
- disruption of traffic routes
- contamination of water supply
- debris accumulation in transportation corridors
- impacts to natural environments and habitats
- temporary displacement of residents
- emergency response delays

For planning purposes, the maximum probable extent of flooding impacts in Kennedale is considered **minor**, based on historical data and limited floodplain exposure.

Previous Occurrences

Historical flooding has resulted in documented impacts to jurisdictional roadways and supporting infrastructure. Most notably, Valley Lane sustained approximately **\$300,000 in damages** when floodwaters from an adjacent waterway undermined the roadway structure, requiring repairs to restore safe travel conditions in 2015.

Flooding has also affected transportation routes within the community, particularly along Valley Lane, New Hope Road, and Kennedale Sublett Road, where high water conditions have created temporary access limitations and required motorists to seek alternate routes.

The jurisdiction contains a low water crossing located at 1279 Swiney Hiatt Road. During heavy rainfall events, water may overtop the roadway, creating unsafe conditions for both vehicles and pedestrians and restricting normal traffic patterns.

Based on available historical data, flooding has resulted in zero reported injuries and fatalities per year and is expected to have similar impacts in future events.

It is estimated that up to 35 structures and approximately 50 people may be exposed to flood risk within the jurisdiction, with an estimated potential dollar loss of approximately \$200,000.

Flood impacts within Kennedale have historically been localized and limited in magnitude.

Probability of Future Occurrence

The probability of future flooding in Kennedale is considered **Occasional**. Periodic heavy rainfall events occur throughout North Central Texas and may result in localized flooding conditions near waterways and low-lying areas.

While flood-prone areas represent a small portion of the jurisdiction, intense rainfall events may still result in temporary roadway flooding and localized drainage issues.

Continued development and changes in land use may influence runoff patterns and drainage conditions over time.

Ongoing monitoring of flood-prone areas supports proactive planning and risk reduction.

Vulnerability

Population

Commuters traveling along roadways located near flood-prone areas may be exposed to temporary access limitations during high water events.

Residents located within mapped floodplain areas are considered most vulnerable to potential property impacts.

It is estimated that approximately 50 individuals may be exposed to potential flood impacts within the jurisdiction.

Flooding has historically resulted in no reported injuries or fatalities within Kennedale.

Critical Facilities

At this time, no critical facilities have reported significant operational disruptions due to flooding.

Localized roadway flooding may temporarily impact emergency response travel routes depending on rainfall intensity and location.

Infrastructure

Flooding has resulted in documented impacts to roadway infrastructure within Kennedale.

Valley Lane experienced approximately \$300,000 in damages due to roadway undermining caused by adjacent waterway overflow.

Low water crossings and roadway drainage systems may be vulnerable during heavy rainfall events.

Flooding may result in erosion of roadway surfaces, debris accumulation, and temporary traffic disruptions.

Economy

Economic impacts associated with flooding may include roadway repair costs, property damage, and temporary disruption of transportation routes.

Localized flooding may result in financial burdens for property owners required to address structural or property damage.

The estimated potential dollar loss associated with flood exposure within the jurisdiction is approximately \$200,000.

Development Trends

The City of Kennedale continues to develop in accordance with regional growth trends in Tarrant County. Development within flood-prone areas is regulated through local floodplain management requirements intended to reduce risk to new construction.

Future development patterns may influence drainage patterns and runoff conditions; however, continued consideration of flood risk during planning and development supports long-term resilience.

Although flooding affects a relatively small geographic portion of the City, continued monitoring of flood-prone areas supports informed decision-making and risk reduction planning.

Figure 4.10: Hazard Profile Flooding

Hazard Profile: Flooding	
Category	Response
Risk Ranking	3
Geographic Area Affected	Negligible
Probability of Future Occurrence	Occasional
Maximum Probable Extent	Minor
Potential Impact	Loss of electricity Loss of, or contamination of, water supply Loss of property Structure and infrastructure damage – flooded structures and eroded roads Misplaced residents Snakes migrate and mosquitoes increase Fire – as a result of loss of water supply

	Debris in transportation paths Emergency response delays Disruption of traffic can lead to impacts to the economy Natural environments damage, to include protected species and critical habitats
Vulnerabilities	Based on historical data, flooding has caused zero injuries and fatalities per year and is expected to have the same results in the future. Commuters and any buildings in a floodplain are considered most at risk. In the northwest area of the city, a mobile home park, industrial buildings, and roadways have the most potential of being impacted and the estimated potential dollar loss is \$200,000. It is estimated that up to 35 structures and 50 people may be impacted by flooding

Figure 4.10.1: 100-Year Flood Plan Data

Land Cover Type	Total Area in Jurisdiction (Acres)	Total Area in 100-Year Flood Plain (Acres)	Percentage (%) of Area in the 100-year Floodplain
Commercial	110.8	1	0.9%
Industrial	1,058.8	31	2.9%
Residential	1,977.2	2	0.1%
Total	3,146.8	34	3.9%

National Flood Insurance Program Compliance

Participation in the National Flood Insurance Program (NFIP) is based on a voluntary agreement between a community and the Federal Emergency Management Agency (FEMA). For communities that adopt a floodplain management ordinance to reduce flood risks to new construction, federally backed flood insurance is made available to property owners in the community. Compliance with the NFIP, however, extends beyond mere participation in the program. The three basic components of the NFIP include: 1) floodplain identification and mapping risk, 2) responsible floodplain management, and 3) flood insurance. The City of Kennedale is a participant in the NFIP and provides details about the community and their participation below. The following information was requested:

Figure 4.10.2: Community Status Book Report

CID	480603H
Community Name	City of Kennedale
County	Tarrant
Initial FHBM Identified	02/01/74
Initial FIRM Identified	11/15/84
Current Effective Map Date	09/25/09
Reg-Emer-Date	11/15/84
Tribal	No

Floodplain management within the City of Kennedale is administered by the City Engineer, who serves as the designated Floodplain Administrator and is responsible for ensuring compliance with applicable regulations and development standards. The primary regulatory framework governing floodplain development is outlined in the Unified Development Code (UDC), Article 19, which establishes requirements intended to reduce flood risk and protect life and property within identified flood-prone areas.

All properties located within a Special Flood Hazard Area (SFHA) are subject to the provisions of Article 19, which defines general development standards and construction requirements applicable to these high-risk areas. The City enforces restrictions that limit new construction within floodplain areas in order to reduce exposure to flood hazards. Where improvements to existing structures are permitted, development must comply with the City's Floodplain Ordinance to ensure structures are appropriately designed to withstand flood impacts and to maintain compliance with National Flood Insurance Program (NFIP) requirements.

Currently, the City of Kennedale has identified two residential repetitive loss properties and no severe repetitive loss properties. Repetitive loss properties are defined as structures that have received two or more flood insurance claim payments of at least \$1,000 each within a 10-year period since 1978 under the NFIP. Severe repetitive loss properties are residential structures that have either received at least four NFIP claim payments exceeding \$5,000 each with cumulative claims greater than \$20,000, or at least two separate claims in which the total claim payments exceed the market value of the building. Continued monitoring of repetitive loss properties supports mitigation planning efforts and helps prioritize actions that reduce long-term flood risk within the community.

According to the 10/03/2008 FEMA Floodplain Map, there are three residential parcels and 27 commercial parcels located in the 100-year floodplain.

Figure 4.10.3: National Flood Insurance Program (NFIP) Questionnaire

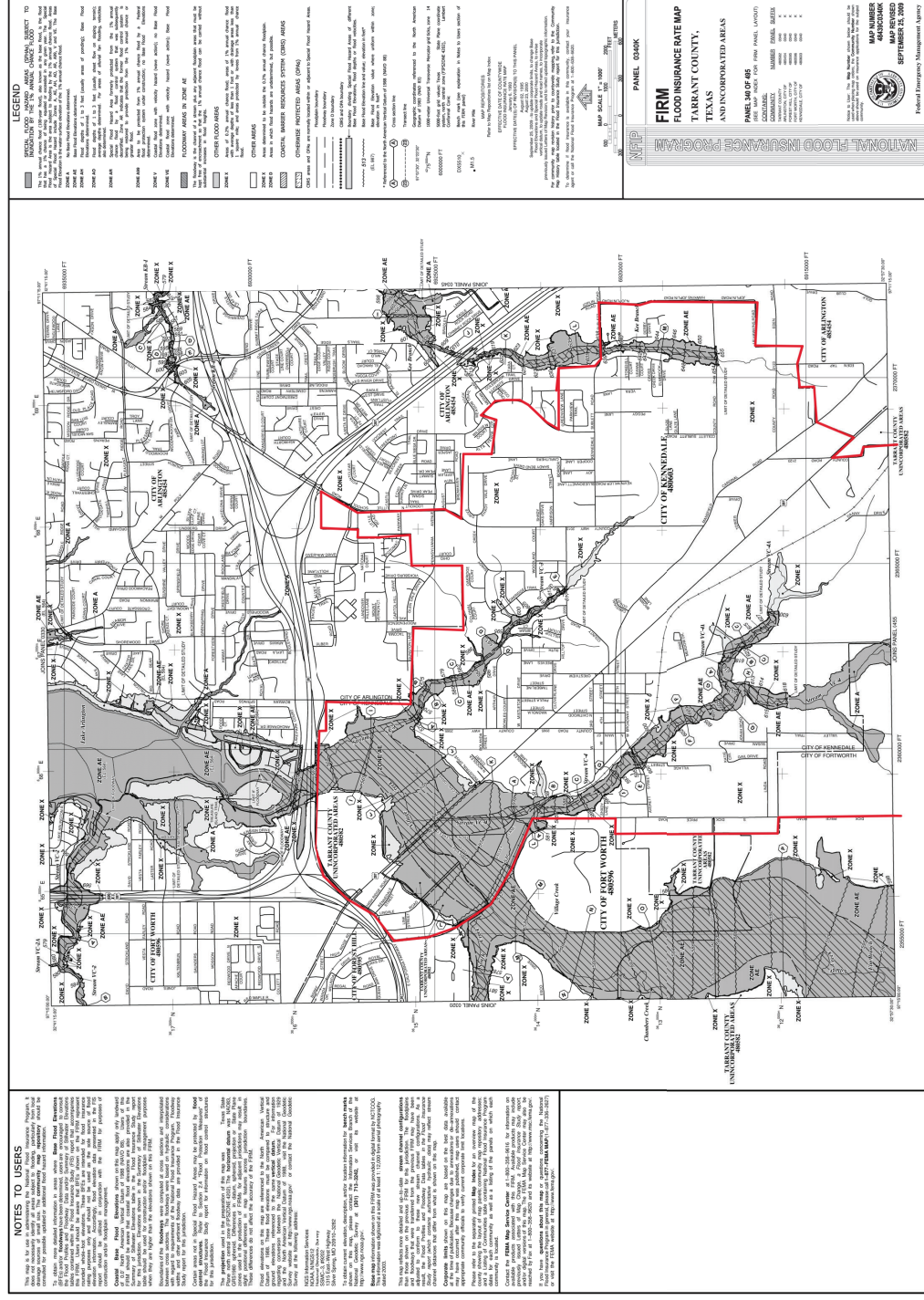
Insurance Summary		
NFIP Topic	Source of Information	Comments
How many NFIP policies are in the community? What is the total premium and coverage?	State NFIP Coordinator or FEMA NFIP Specialist	Policies in-force: 16 Insurance in-force: \$5,614,000.00 Written premium in-force: \$58,678
How many claims have been paid in the community? What is the total amount of paid claims? How many of the claims were for substantial damage?	FEMA NFIP or Insurance Specialist	Since 1978: Around 20 claims have been filed but 3 of the claims closed without payment. \$118,404.88 has been paid.
NFIP Topic	Source of Information	Comments
How many structures are exposed to flood risk within the community?	Community Floodplain Administrator (FPA)	Less than 50.

Describe any areas of flood risk with limited NFIP coverage	Community FPA and FEMA Insurance Specialist	Unknown.
Staff Resources		
NFIP Topic	Source of Information	Comments
Is the Community FPA or NFIP Coordinator certified?	Community FPA	Yes.
Is floodplain management an auxiliary function?	Community FPA	Yes.
Provide an explanation of NFIP administration services (e.g. permit review, GIS, education or outreach, inspections, engineering capability)	Community FPA	Permit review, inspections, and utilization of contract engineering as needed.
What are the barriers to running an effective NFIP program in the community, if any?	Community FPA	N/A
Compliance History		
NFIP Topic	Source of Information	Comments
Is the community in good standing with the NFIP?	State NFIP Coordinator, FEMA NFIP Specialist, Community Records	Yes.
Are there any outstanding compliance issues (i.e. current violations)?		No.
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?		Unknown.
Is a CAV or CAC scheduled or needed?		No.
Regulation		
NFIP Topic	Source of Information	Comments
When did the community enter the NFIP?	Community Status Book	02/01/1974
Are the FIRMs digital or paper?	Community FPA	Digital. (See below)
Do floodplain development regulations meet or exceed FEMA or state minimum requirements? If so, in what ways?	Community FPA	Yes.
Provide an explanation of the permitting process?	Community FPA Flood	Building Official or designee reviews all applicable building/site plans. When plans

	Insurance Manual: https://www.fema.gov/flood-insurance-manual Community FPA, FEMA CRS Coordinator, ISO representative CRS Manual: https://www.fema.gov/media/library/assets/documents/8768?id=2434	show improvements that encroach into a SFHA additional review will be provided by FPA to confirm compliance before permits are issued.
Community Rating System (CRS)		
NFIP Topic	Source of Information	Comments
Does the community participate in CRS?	Community FPA, State, FEMA NFIP	Undetermined.
What is the community's CRS Class Ranking?	Flood Insurance Manual: https://www.fema.gov/flood-insurance-manual	Unknown.
Does your flood management plan or hazard mitigation plan include CRS planning requirements?	Community FPA, FEMA CRS Coordinator, ISO representative. CRS Manual: https://www.fema.gov/media/library/assets/documents/8768?id=2434	Yes.

The City of Kennedale will continue to address the gaps in data over the next five years and expand the capabilities of the NFIP program by implementing NFIP-related mitigation actions identified in Chapter 5 of this annex.

Figure 4.10.4: Flood Insurance Rate Map (FIRM) with City Limits outlined in red.



References

Kennedale Comprehensive Plan; 03/01/2012 HALFF Associates; 2008 FEMA Floodplain Map.

[Community status book report for state TX](#) (As of Sept, 2025)

Extreme Heat

Hazard Description

Extreme heat is characterized by prolonged periods of excessively high temperatures, often combined with high humidity, that can result in increased risk to public health, infrastructure, and essential services. Extreme heat events typically occur during the summer months in North Central Texas, when persistent high-pressure systems produce elevated daytime and nighttime temperatures.

Extended periods of high temperatures can lead to heat-related illnesses such as heat exhaustion and heatstroke, particularly when temperatures remain elevated for multiple consecutive days. Extreme heat can also strain electrical infrastructure due to increased demand for air conditioning and cooling systems, potentially increasing the risk of localized power outages.

In addition to impacts on human health, extreme heat can affect infrastructure by causing roadway expansion and buckling, increased risk of grassfires due to dry vegetation, and stress on water supply systems. High temperatures may also impact transportation operations, outdoor work activities, and special events.

Extreme heat is a recurring hazard in North Central Texas and represents an ongoing public health concern, particularly for vulnerable populations.

Location

Extreme heat affects the entire City of Kennedale planning area. Unlike hazards influenced by terrain or environmental features, extreme heat impacts both urban and residential areas uniformly.

Certain areas may experience increased heat exposure due to:

- older residential structures with reduced energy efficiency
- limited tree canopy or shade coverage
- areas with higher concentrations of heat-absorbing surfaces such as pavement
- neighborhoods with aging infrastructure or limited access to cooling resources

Areas on the north side of the city contain older housing stock that may have reduced cooling efficiency, potentially increasing susceptibility to heat-related illness.

Because extreme heat is a regional climate condition, the entire population of Kennedale is considered exposed to this hazard.

Extent

Extreme heat events are typically measured using temperature thresholds, heat index values, and duration of high temperature conditions.

The National Weather Service (NWS) commonly issues:

- Heat Advisories when heat index values reach or exceed 105°F
- Excessive Heat Warnings when heat index values reach or exceed 110°F
- Excessive Heat Watches when conditions are favorable for extreme heat events

Heat index values consider both temperature and humidity, which together influence the body's ability to cool itself.

Typical impacts associated with extreme heat include:

- increased risk of heat exhaustion and heatstroke
- increased electricity demand for cooling systems
- stress on water infrastructure
- increased risk of grassfires
- roadway surface deterioration or buckling
- strain on transportation and logistics operations

The maximum probable extent of extreme heat impacts in Kennedale is considered **minor**, although prolonged heat events may increase cumulative impacts on public health and infrastructure.

Extreme heat has the potential to impact the entire population within the jurisdiction; however, certain groups are more vulnerable due to increased sensitivity to prolonged high temperatures and limited access to cooling resources. Populations at greater risk include young children, older adults, and individuals without reliable air conditioning. Areas of particular concern include neighborhoods located on the north side of the city, where housing stock tends to be older and may be occupied by older residents, potentially increasing susceptibility to heat-related illness due to aging infrastructure and reduced cooling efficiency.

At this time, there have been no reported cases of extreme heat exposure associated with special events held within the jurisdiction. Additionally, no critical facilities have reported operational impacts related to extreme heat, such as power disruptions or infrastructure failures caused by high temperatures. While historical impacts have been limited, extreme heat remains a hazard that requires continued public awareness, particularly regarding hydration, access to cooling, and monitoring of vulnerable populations during prolonged periods of elevated temperatures.

Previous Occurrences

Extreme heat occurs annually throughout North Central Texas, particularly during the summer months of June through September. Prolonged periods of high temperatures are common and may last several days or weeks.

While no critical facilities in Kennedale have reported operational disruptions directly attributed to extreme heat, the hazard has the potential to impact infrastructure systems due to increased electricity demand and stress on mechanical systems.

At this time, no reported cases of extreme heat exposure have been associated with special events within the jurisdiction. However, extreme heat remains a consistent seasonal hazard requiring public awareness and preparedness.

Regional data indicates that extreme heat events occur regularly throughout Tarrant County, contributing to increased public health monitoring and energy demand during summer months.

Probability of Future Occurrence

The probability of future extreme heat events affecting Kennedale is considered **Highly Likely**. Extreme heat events occur annually in North Central Texas and are expected to continue due to seasonal climate patterns.

Climate variability may contribute to increased frequency and duration of high temperature periods. Rising average temperatures may increase the likelihood of prolonged heat waves, increasing the importance of preparedness and public awareness efforts.

Because extreme heat occurs regularly and affects the entire jurisdiction, continued monitoring and public education remain important components of risk reduction.

Vulnerability

Population

Extreme heat has the potential to impact the entire population within the jurisdiction; however, certain groups are more vulnerable due to increased sensitivity to prolonged high temperatures and limited access to cooling resources.

Populations at greater risk include:

- elderly individuals
- young children
- individuals without reliable air conditioning
- outdoor laborers
- individuals with chronic medical conditions

- socially isolated individuals

Pecan Manor Nursing and Rehabilitation, located at 413 Mansfield Cardinal Road, has been identified as a vulnerable location due to the sensitivity of its population to prolonged heat exposure.

Neighborhoods located on the north side of the city may contain older housing stock occupied by older residents, potentially increasing susceptibility to heat-related illness due to aging infrastructure and reduced cooling efficiency.

Individuals without access to adequate cooling may be at increased risk of heat exhaustion or heatstroke during prolonged periods of elevated temperatures.

Critical Facilities

At this time, no critical facilities in Kennedale have reported operational impacts directly attributed to extreme heat.

However, prolonged high temperatures may increase strain on electrical systems and mechanical equipment, including HVAC systems necessary for maintaining safe indoor environments.

Healthcare facilities and assisted living centers may experience increased demand for services during periods of extreme heat.

Infrastructure

Extreme heat may affect infrastructure through increased electricity demand, which may strain power distribution systems. Elevated temperatures may also contribute to roadway expansion and surface deterioration, potentially creating maintenance needs.

High temperatures may also contribute to increased grassfire potential, particularly during periods of drought or reduced precipitation.

Economy

Economic impacts associated with extreme heat may include increased energy consumption, increased operational costs for cooling systems, and reduced productivity for outdoor work activities.

Extreme heat may also impact transportation logistics and infrastructure maintenance needs.

Development Trends

The City of Kennedale continues to experience development consistent with regional growth trends in Tarrant County. As development occurs, additional population and infrastructure may increase exposure to extreme heat conditions.

Newer construction practices may improve energy efficiency and reduce vulnerability to high temperatures; however, older structures may remain more susceptible to heat-related impacts.

Urban development patterns that include increased pavement and reduced vegetation may contribute to localized heat retention effects.

Continued public education regarding hydration, access to cooling, and awareness of heat-related illness symptoms will remain important as the community grows.

Figure 4.11: Hazard Profile Extreme Heat

Hazard Profile: Extreme Heat	
Category	Response
Risk Ranking	4
Geographic Area Affected	Extensive
Probability of Future Occurrence	Highly Likely
Maximum Probable Extent	Minor
Potential Impact	Heatstroke or death Property damage Loss of water supply Increases grassfire potential and intensity Impact on logistics Power outages Road buckling Disruption in critical infrastructure operations Vehicle engine failure
Vulnerabilities	While extreme temperatures pose a serious threat to any population, the elderly, very young, and outdoor laborers need to take proper precautions. People should stay indoors to prevent heatstroke; elderly people who cannot afford air conditioning are at greatest risk. Pecan Manor Nursing and Rehabilitation (413 Mansfield Cardinal Road) has been identified as a vulnerable location.

Drought

Hazard Description

Drought is a prolonged period of below-average precipitation that results in reduced water availability and may impact water supply, agriculture, infrastructure, and the natural environment. Drought conditions can develop slowly over time and may last for months or years depending on weather patterns, seasonal climate variability, and regional water demand.

In North Central Texas, drought conditions typically occur when extended periods of limited rainfall combine with high temperatures, resulting in reduced soil moisture, declining reservoir levels, and increased evaporation rates. Drought conditions may contribute to increased wildfire potential, reduced agricultural productivity, and strain on municipal water systems.

Unlike rapid-onset hazards such as severe storms, drought impacts accumulate gradually and may create long-term stress on water resources, infrastructure systems, and economic activities dependent on reliable water supply.

Drought is a recurring climate hazard in Texas and is considered an important planning consideration due to its potential impact on water availability and environmental conditions.

Location

Drought conditions affect the entire City of Kennedale planning area. Because drought is a regional hazard driven by climatic conditions, impacts are typically experienced across the jurisdiction rather than in isolated geographic areas.

All developed and undeveloped areas of the City may experience drought-related impacts, including residential areas, commercial properties, agricultural land uses, and natural environments.

Within Kennedale, ten zoning districts allow agricultural uses such as commercial stables, barns, farms, and animal lots. These land uses may be more sensitive to drought conditions due to reliance on water for livestock, irrigation, and general operations.

Because drought conditions influence regional water supply systems, impacts may also extend beyond the city limits and affect water providers and infrastructure serving the community.

Extent

Drought severity is commonly measured using indices such as the Palmer Drought Severity Index (PDSI), the Standardized Precipitation Index (SPI), and classifications from the U.S. Drought Monitor.

The U.S. Drought Monitor categorizes drought intensity as:

Figure 4.12: Drought Monitor Guide

Classification	Description
D0	Abnormally Dry
D1	Moderate Drought
D2	Severe Drought
D3	Extreme Drought
D4	Exceptional Drought

Potential impacts associated with drought conditions include:

- reduced water supply availability
- increased demand on municipal water systems
- increased wildfire potential
- stress on vegetation and soil conditions
- reduced agricultural productivity
- increased need for water conservation measures

For planning purposes, the maximum probable extent of drought impacts in Kennedale is considered minor, although prolonged drought conditions could result in increased strain on water supply resources and agricultural activities.

Previous Occurrences

Texas has historically experienced periodic drought conditions, including notable drought periods in 2011 and 2022 that affected water supply levels and agricultural conditions across the state.

There is no documented historical data indicating specific structural damages or infrastructure losses directly attributed to drought conditions within the City of Kennedale.

The City's water supply is supported through a combination of regional and local sources, including water provided by the City of Fort Worth, the City of Arlington, and groundwater wells operated by the City of Kennedale. This diversified water supply structure provides redundancy and reliability during periods of reduced rainfall.

Although historical drought impacts within Kennedale have been limited, regional drought conditions have the potential to influence water availability and resource management decisions.

Probability of Future Occurrence

The probability of future drought conditions affecting Kennedale is considered Occasional. Periodic drought conditions are characteristic of Texas climate patterns and are expected to continue in the future.

Seasonal variability in precipitation and temperature contributes to periodic dry conditions that may influence water availability. Extended periods of high temperatures may increase evaporation rates and contribute to declining soil moisture conditions.

While drought conditions may not occur every year, regional climate trends indicate that periodic drought conditions should be expected as part of long-term planning considerations.

Continued monitoring of water supply levels and regional climate conditions supports proactive decision-making related to water conservation and resource management.

Vulnerability

Population

All populations within Kennedale may be affected by drought conditions due to reliance on consistent water supply for daily needs. Water conservation measures implemented during drought conditions may impact residential water usage patterns.

Although drought conditions typically do not pose immediate life safety risks, prolonged water shortages may affect public health, sanitation, and quality of life.

Critical Facilities

Critical facilities rely on water supply for normal operations, including fire protection systems, healthcare operations, sanitation, and cooling systems.

The City's diversified water supply sources reduce the likelihood of significant service interruptions; however, prolonged drought conditions may increase demand on water infrastructure.

Infrastructure

Drought conditions may impact infrastructure through increased demand on water distribution systems and increased potential for soil shrinkage associated with dry conditions.

Reduced soil moisture may contribute to soil movement that can affect roadways and underground utilities.

The City's reliance on multiple water sources helps reduce vulnerability associated with water shortages.

The City of Kennedale's water supply is supported through a combination of regional and local sources, including water provided by the City of Fort Worth, the City of Arlington, and groundwater wells operated by the City of Kennedale. This diversified water supply structure

helps provide redundancy and reliability; however, drought conditions may still place strain on available resources and long-term water availability.

Within the jurisdiction, ten zoning districts allow for agricultural uses, including activities such as commercial stables, barns, farms, and animal lots. These land uses may be particularly vulnerable to drought conditions due to their reliance on adequate water supply for livestock, irrigation, and operational sustainability. Extended periods of below-average rainfall could impact agricultural productivity, soil conditions, and resource availability within these districts.

Economy

Economic impacts associated with drought conditions may include increased operational costs for water supply management, potential impacts to agricultural land uses, and increased irrigation demands.

Agricultural activities permitted within ten zoning districts may be more vulnerable to drought due to reliance on water availability for livestock and crop sustainability.

At this time, no significant economic losses directly attributed to drought conditions have been documented within Kennedale.

Development Trends

The City of Kennedale continues to develop in accordance with regional growth trends in Tarrant County. Population growth may increase demand on water resources, particularly during periods of reduced rainfall.

The City's diversified water supply structure, which includes regional providers and groundwater sources, supports water system reliability during periods of lower precipitation.

Future development patterns may increase water demand; however, continued coordination with regional water providers and monitoring of water supply conditions supports long-term planning efforts.

While drought impacts have historically been minimal within Kennedale, ongoing monitoring of regional conditions supports preparedness and sustainable water resource management.

At this time, the City of Kennedale has not implemented water use restrictions. However, drought conditions remain a potential hazard that may require future conservation measures to ensure continued water availability for residential, commercial, and agricultural needs. Ongoing monitoring of water supply levels and regional conditions supports informed decision-making regarding potential mitigation or conservation strategies.

Figure 4.12.1: Hazard Profile Drought

Hazard Profile: Drought	
Category	Response
Risk Ranking	5
Geographic Area Affected	Extensive
Probability of Future Occurrence	Occasional
Maximum Probable Extent	Minor
Potential Impact	Property damage Loss of water supply Increases grassfire potential and intensity Negative impact on citizens, to include water restrictions and lack of drinkable water supply
Vulnerabilities	There is no historical data of drought damage in the city. All populations, economy, structures, improved property, critical facilities and infrastructure, and natural environments are exposed to this hazard, though impacts are considered minimal overall.

Wildfire

Hazard Description

Wildfire, also referred to as wildland fire, is any non-structural fire that occurs in vegetation such as grasslands, brush, or wooded areas. Wildfires may be ignited by natural causes such as lightning or by human activities including outdoor burning, equipment use, or accidental ignition sources. Wildfires occurring in the Wildland–Urban Interface (WUI) present the greatest risk to communities because fire can spread between vegetation and structures, increasing the potential for property damage and threats to life safety (Texas A&M Forest Service, 2024).

In North Central Texas, wildfires are typically fueled by grasses, shrubs, and hardwood litter, which can support rapid fire spread during periods of drought, high temperatures, and low humidity. Strong winds can increase wildfire intensity and contribute to rapid fire growth. While large-scale wildfires are less common in highly urbanized areas, localized grass fires may still occur and pose risks to structures located near undeveloped parcels, drainage areas, or transportation corridors (Texas Division of Emergency Management [TDEM], 2023).

Location

The City of Kennedale is primarily urbanized and does not contain large, forested areas typically associated with significant wildfire activity. However, limited wildfire risk exists in areas where development interfaces with vegetation or open space.

Potential wildfire exposure areas within Kennedale include:

- Undeveloped parcels containing grass fuels
- Utility corridors containing unmanaged vegetation
- Transportation corridors such as roadways and rail lines
- Parkland or open space areas
- Areas adjacent to undeveloped land outside city limits

Wildfire risk is generally lower in urbanized areas due to limited fuel continuity. Highly urbanized jurisdictions in Tarrant County have historically experienced minimal wildfire impacts compared to rural areas with larger fuel loads (Texas A&M Forest Service, 2024).

Figure 4.13.1: Sonora Park Map



Certain areas within the jurisdiction present an increased risk for wildfire due to the presence of open space, natural vegetation, and proximity to developed properties. Sonora Park, located within the jurisdiction, represents a potential area of concern because of its open landscape and fuel sources such as tall grass and unmanaged vegetation that can contribute to wildfire ignition and spread during dry or windy conditions. According to the Texas A&M Forest Service, approximately 12 residential parcels within the jurisdiction are located in the Wildland-Urban Interface (WUI), where structures are situated near or adjacent to undeveloped land that may support wildfire activity.

The City of Kennedale recognizes that wildfire risk is not limited to a single geographic direction but may occur in any area containing open fields, tall grass, or similar vegetation, particularly during periods of drought or elevated temperatures. These environmental conditions can increase the likelihood of fire ignition and rapid spread, potentially threatening nearby homes and infrastructure. Continued vegetation management, public awareness, and monitoring of high-risk areas support efforts to reduce wildfire risk and improve overall community resilience.

Figure 4.13.2: Areas Susceptible to Wildfire Incidents

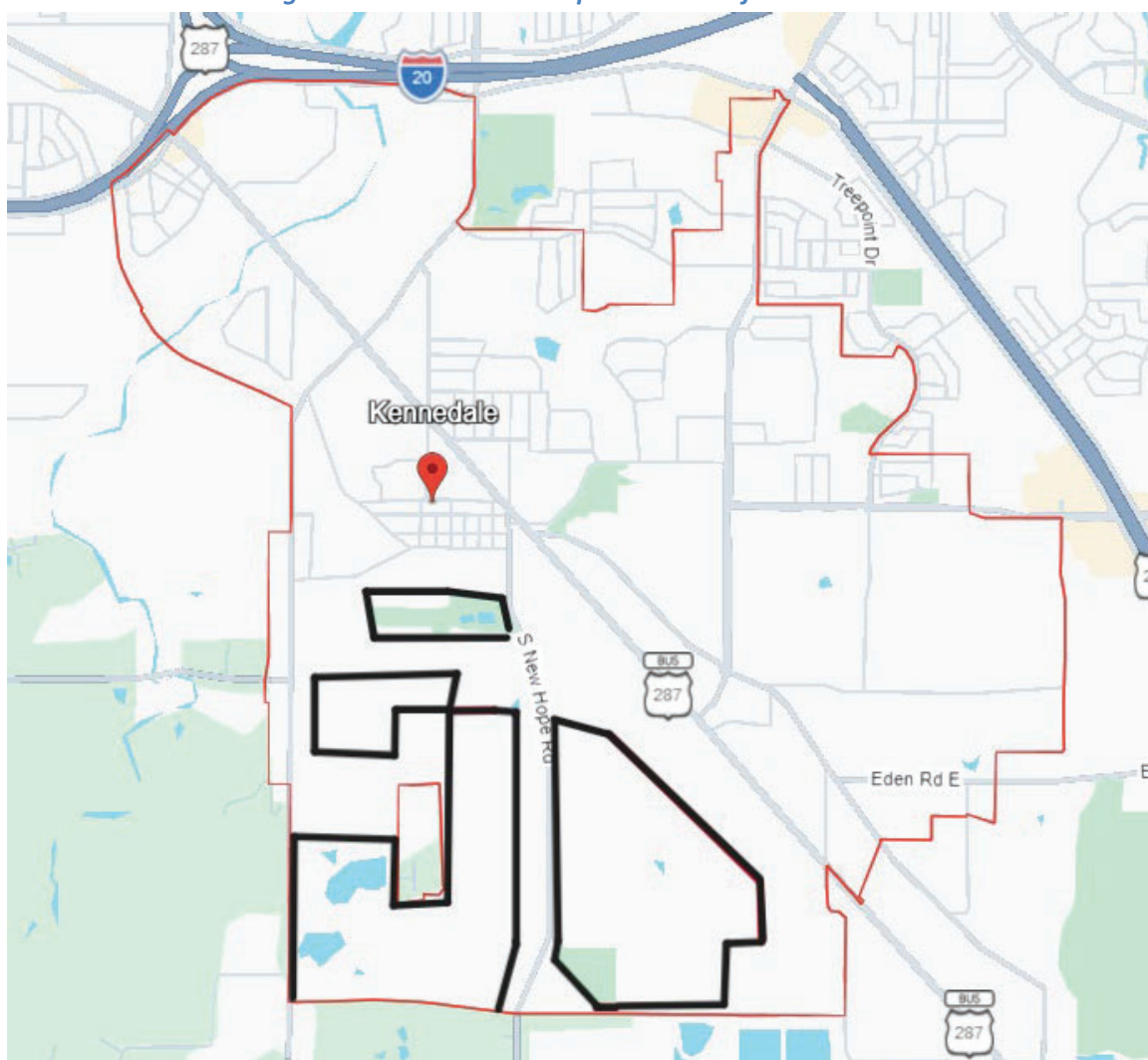


Figure 4.13.1 and figure 4.13.2 show areas that are susceptible to possible wildfire incidents within the City of Kennedydale and are outlined in black.

Extent

Wildfire magnitude is typically measured by fire size, intensity, and rate of spread. In Tarrant County, wildfire incidents are typically considered significant when fires exceed 25 acres, which may require mutual aid response resources (Texas A&M Forest Service, 2024).

Wildfire behavior is influenced by:

- Fuel load (vegetation type and density)
- Weather conditions (temperature, humidity, wind speed)
- Topography

- Drought conditions

Surface fuels in North Central Texas consist primarily of grasses and light brush, which can produce moderate rates of spread but typically do not support the extreme fire behavior observed in heavily forested regions (TDEM, 2023). Due to the impact that a wildfire incident could have, the City of Kennedale has categorized the extent as **medium** for the purposes of the planning process.

Due to limited vegetation density within Kennedale, wildfire extent is expected to remain localized in most scenarios.

Previous Occurrences

According to the Texas Wildfire Risk Assessment Portal and NCEI data, wildfire occurrences in Tarrant County have historically been limited in size and frequency compared to other regions of Texas (Texas A&M Forest Service, 2024).

Between 2005 and 2016, approximately 1,913 wildfire incidents were recorded in Tarrant County, burning approximately 11,047 acres. No significant wildfire events have been recorded in Tarrant County since 2018 (Texas A&M Forest Service, 2024). The last major wildfire event in the City of Kennedale occurred on February 15, 2022, where 100 acres and a commercial structure were burned. This fire prompted a 4-alarm fire department response with 16 fire departments responding to the incident. (Staff, 2022)

Wildfires in North Central Texas most frequently occur during periods of dry weather and elevated temperatures, often during winter and summer months when vegetation becomes dry and more susceptible to ignition (TDEM, 2023).

Probability of Future Occurrence

The probability of wildfire occurrence within the City of Kennedale is considered Low, primarily due to the urbanized character of the community and limited availability of continuous vegetation fuels.

Wildfire probability may increase during periods of:

- Drought conditions
- High temperatures
- Low humidity
- High wind events

Tarrant County may implement burn bans during periods of elevated fire risk to reduce ignition potential (Texas A&M Forest Service, 2024).

The 2023 Texas State Hazard Mitigation Plan indicates wildfire probability is influenced by fuel availability, weather conditions, and human activity patterns (TDEM, 2023).

Climate trends including higher temperatures and periodic drought conditions may increase seasonal wildfire susceptibility; however, the overall wildfire risk in Kennedale is expected to remain relatively low compared to other hazards (TDEM, 2023).

Vulnerability

Population

Residents located near vegetated areas or undeveloped parcels may be exposed to localized wildfire risk. Smoke from vegetation fires may affect air quality and may pose health risks to sensitive populations, including elderly individuals, children, and persons with respiratory conditions (FEMA, 2020).

Evacuation needs are expected to be limited due to the relatively low wildfire exposure within Kennedale.

Critical Facilities

Critical facilities in Kennedale are generally located within developed areas with limited surrounding vegetation, reducing the likelihood of wildfire impacts.

Localized vegetation fires may impact utility infrastructure, including overhead power lines or communications infrastructure located near vegetated areas (FEMA, 2020).

Infrastructure

Transportation corridors, utility easements, and electrical infrastructure may be vulnerable to localized grass fires, particularly during drought conditions.

Infrastructure vulnerability is considered relatively low due to limited fuel availability within most portions of the City (Texas A&M Forest Service, 2024).

Economy

Economic impacts associated with wildfire in Kennedale would likely be limited to localized property damage, vegetation loss, and emergency response costs.

Large-scale economic disruption is unlikely due to the urbanized environment and limited wildfire exposure (FEMA National Risk Index, 2024).

Development Trends

The City of Kennedale continues to develop in a manner consistent with regional growth trends in Tarrant County. As development occurs, previously vegetated areas may be converted to residential or commercial uses, which may reduce wildfire fuel loads.

Future development patterns may reduce wildfire exposure by decreasing unmanaged vegetation areas. Continued vegetation management, fire prevention education, and coordination with fire services will further reduce wildfire risk over time (Texas A&M Forest Service, 2024).

Figure 4.13: Hazard Profile Wildfire

Hazard Profile: Wildfire	
Category	Response
Risk Ranking	6
Geographic Area Affected	Limited
Probability of Future Occurrence	Likely
Maximum Probable Extent	Medium
Potential Impact	Injury or death Property and fence damage Road closure Traffic accidents Loss of power – burning utility poles Loss of property Structure and infrastructure damage Misplaced residents Loss of resources Natural environments damage, to include protected species and critical habitats
Vulnerabilities	Given the dynamic nature of wildfires, all populations, economy, structures, improved property, critical facilities and infrastructure, and natural environments in the city are exposed to this hazard, but property within the Wildland Urban Interface is most at risk.

References

Federal Emergency Management Agency (FEMA). *Community Lifelines Toolkit 2.0*. 2020.

Federal Emergency Management Agency (FEMA). *National Risk Index*. 2024.
<https://hazards.fema.gov/nri/>

Texas A&M Forest Service. *Texas Wildfire Risk Assessment Portal*. 2024.
<https://texaswildfirerisk.com>

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National Centers for Environmental Information (NCEI). *Storm Events Database*. National Oceanic and Atmospheric Administration (NOAA). <https://www.ncdc.noaa.gov/stormevents/>

Tarrant County Hazard Mitigation Action Plan. 2024.

Texas A&M Forest Service, Wildland Urban Interface (WUI) Risk Assessment and Mitigation Resources, including Texas Wildfire Risk Assessment Portal (TxWRAP). <https://texaswildfirerisk.com>

Staff, Fox 4. (2022, February 15). Kennedale Grassfire Burns 100 acres, damages commercial building. *Fox 4 News*. <https://www.fox4news.com/news/large-grassfire-spreads-in-kennedale>

Tornado

Hazard Description

A tornado is a violently rotating column of air extending from a thunderstorm to the ground. Tornadoes are most commonly produced by supercell thunderstorms, which develop when unstable atmospheric conditions combine with wind shear, creating rotation within the storm. Strong updrafts can cause this rotation to become vertical, producing a rapidly spinning column of air capable of causing significant damage when it reaches the ground.

Tornadoes are capable of producing extremely high wind speeds, resulting in structural damage, fallen trees, utility disruption, and debris impacts. Tornadoes may also produce associated hazards including hail, lightning, and heavy rainfall. Damage paths are typically narrow but can be highly destructive.

North Central Texas is located near the southern portion of “Tornado Alley,” a region of the United States that experiences a high frequency of tornado activity due to favorable atmospheric conditions. Tornadoes in this region most commonly occur during the spring months, particularly April through June, with peak occurrence often in May. Tornadoes typically develop in the afternoon and evening hours but may occur at any time of day.

The City of Kennedale is vulnerable to tornado impacts due to its location within Tarrant County and the broader North Texas severe weather region. Tornado events may cause damage to residential structures, commercial buildings, public infrastructure, and utilities, posing risks to life safety and continuity of operations.

Location

Tornadoes can occur anywhere within the City of Kennedale planning area and are not limited to specific geographic features. Due to the unpredictable nature of tornado formation and movement, the entire community is considered uniformly exposed to tornado hazards.

Kennedale’s residential neighborhoods, commercial areas, transportation corridors, and public facilities may all be affected by tornadic activity. Structures located in open areas, older buildings, manufactured homes, and facilities with large roof spans may be more vulnerable to damage.

Because tornado paths are often narrow and unpredictable, it is difficult to identify specific high-risk zones within the City. All areas of Kennedale should be considered susceptible to tornado impacts.

Extent

Tornado magnitude is measured using the Enhanced Fujita Scale (EF Scale), which classifies tornado intensity based on observed damage.

EF Scale: EF0→EF5

The EF Scale ranges from EF0 (weak) to EF5 (violent), with increasing wind speeds and damage severity.

Figure 4.14: EF Scale

EF Rating	Wind Speed (mph)	Damage Description
EF0	65–85 mph	Light damage (tree limbs broken, minor roof damage)
EF1	86–110 mph	Moderate damage (roof damage, mobile homes overturned)
EF2	111–135 mph	Considerable damage (roofs torn off homes, large trees snapped)
EF3	136–165 mph	Severe damage (entire stories of buildings destroyed)
EF4	166–200 mph	Devastating damage (well-built homes destroyed)
EF5	>200 mph	Incredible damage (strong frame homes swept away)

Historical data indicates that tornadoes impacting Tarrant County have generally ranged from EF0 to EF3 intensity. Even lower-rated tornadoes may cause significant property damage and pose life safety risks.

Based on available historical data, there have been no recorded tornado incidents resulting in documented damage to roads or critical infrastructure within the City of Kennedale since 2012. According to the NOAA Storm Events Database, which tracks confirmed tornado activity and associated impacts nationwide, no tornado events have been reported within the jurisdiction during this time period that resulted in measurable infrastructure damage or repair costs. While this indicates a relatively low frequency of direct tornado impacts in recent years, North Central Texas remains located within a region susceptible to severe convective weather capable of producing tornadoes. For the purposes of the planning process, the City of Kennedale has categorized the extent of tornado events as **major**.

Previous Occurrences

Historical records from the National Oceanic and Atmospheric Administration (NOAA) and the National Centers for Environmental Information (NCEI) indicate that tornadoes have occurred repeatedly throughout Tarrant County, including areas surrounding Kennedale. The City of Kennedale has not had a direct strike by a tornado since April 3, 2012 when an EF2 occurred. Prior to this date, the City of Kennedale experienced a direct strike by an EF2 tornado on September 13, 1993. See Figure 4.14.1 Map of Historical Tornadoes in and around Kennedale.

Between 1950 and 2022, more than 100 tornadoes were recorded in Tarrant County. Recent events have included tornadoes rated EF0 through EF2, producing property damage, downed trees, and localized injuries.

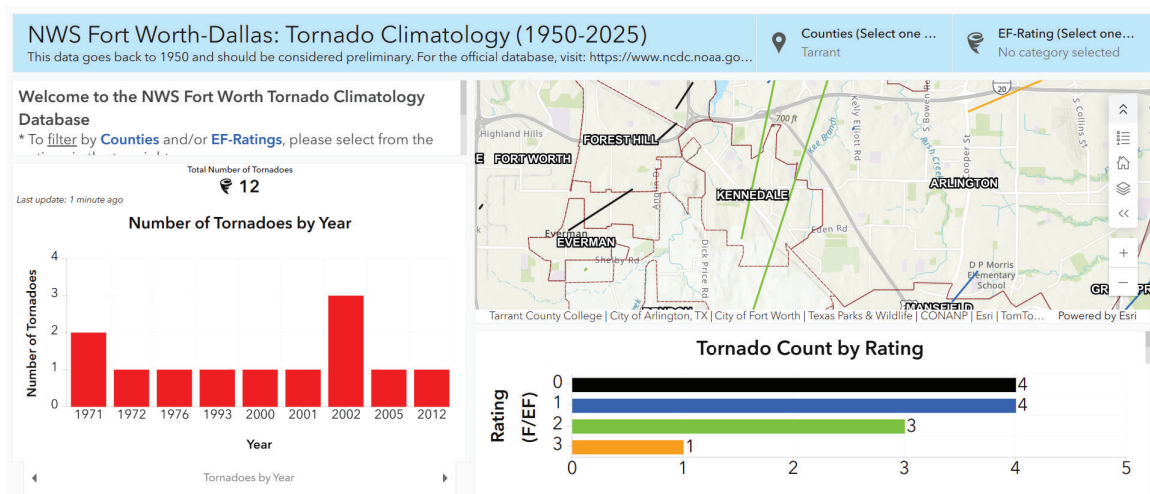
Notable regional tornado events include:

City of Kennedale Hazard Mitigation Plan

- May 29, 2019 – EF0 and EF1 tornadoes produced structural damage and tree damage across portions of the DFW Metroplex
- November 24, 2020 – EF2 tornado caused roof damage and injuries in Arlington
- March 21, 2022 – multiple tornadoes occurred across North Texas, including EF0 tornado activity in Tarrant County
- December 13, 2022 – tornado outbreak produced multiple tornadoes across North Texas with damage to buildings and infrastructure

Since tornadoes often cross jurisdictional boundaries, events affecting surrounding communities may also impact Kennedale or produce cascading regional impacts such as power outages, transportation disruption, and emergency response demands.

Figure 4.14.1: Map of Historical Occurrences of Tornadoes in Kennedale



Probability of Future Occurrence

The probability of future tornado events affecting Kennedale is considered Likely based on historical frequency and regional climate conditions.

Tarrant County experiences an average of approximately one tornado touchdown per year. Tornadoes most frequently occur during the spring months but may also occur during fall transition periods when atmospheric instability increases.

Given historical patterns and regional climatology, the City of Kennedale can expect future tornado events capable of producing property damage, infrastructure disruption, and public safety impacts.

Climate variability may influence atmospheric instability, potentially contributing to conditions favorable for severe thunderstorm development; however, the exact relationship between climate change and tornado frequency remains uncertain.

Vulnerability

Population

Areas considered more vulnerable to tornado impacts within the jurisdiction include locations containing manufactured housing, which may be more susceptible to high wind damage when compared to traditional site-built structures. Identified mobile home communities include Cactus Acres Mobile Home Park, Avalon Mobile Home Park, and Kennedale Mobile Home Park, as well as concentrations of manufactured homes located along Danny Drive. These areas may experience increased risk due to structural characteristics associated with manufactured housing and should be considered priority locations for public awareness, sheltering guidance, and severe weather preparedness messaging.

Residents of Kennedale are vulnerable to injury or death from flying debris, structural collapse, and secondary hazards associated with tornadoes. Populations with limited mobility, including elderly individuals, children, and persons with disabilities, may face increased risk due to limited ability to seek shelter quickly.

Critical Facilities

Critical facilities including fire stations, law enforcement facilities, schools, government buildings, and emergency response infrastructure may be impacted by tornado damage or power outages. Damage to critical facilities may affect emergency response capabilities and continuity of operations.

Communication systems, emergency operations centers, and utility infrastructure may also be impacted by tornado-related damage.

Infrastructure

Tornadoes may cause damage to roads, utilities, power lines, communication systems, and public facilities. Downed trees and debris may obstruct transportation routes and delay emergency response operations.

Electrical infrastructure is particularly vulnerable to wind damage, which may result in cascading power outages affecting residents and businesses.

Economy

Economic impacts may include structural damage to residential and commercial buildings, business interruption, debris removal costs, and infrastructure repair expenses. Insurance claims and repair costs associated with tornado damage can create financial strain on property owners and local government resources.

According to National Risk Index data, expected annual losses associated with tornado risk in Tarrant County exceed \$125 million, indicating significant potential economic impact across the region.

Development Trends

The City of Kennedale continues to experience residential and commercial development consistent with regional growth trends in Tarrant County. As population and infrastructure increase, additional assets are exposed to tornado hazards.

New construction may incorporate improved building standards designed to increase wind resistance; however, older structures built under previous codes may remain vulnerable to damage.

Increased development density may contribute to greater debris hazards during tornado events and increased economic exposure due to higher concentrations of buildings and infrastructure.

Future mitigation strategies may focus on strengthening building resilience, promoting safe room construction, improving warning systems, and increasing public awareness of tornado safety measures.

Figure 4.15: Hazard Profile Tornado

Hazard Profile: Tornado	
Category	Response
Risk Ranking	7
Geographic Area Affected	Extensive
Probability of Future Occurrence	Likely
Maximum Probable Extent	Major
Potential Impact	- Injury or death - Power outage - Blocked roadways from trees and damaged property - Natural gas pipeline breaks – fire injuries, possible deaths - Transportation disruption - Rerouting traffic - Loss of property - Structure and infrastructure damage - Misplaced residents - Natural environments damage, to include protected species and critical habitats
Vulnerabilities	All populations, economy, structures, improved property, critical facilities and infrastructure, and natural environments are exposed to this hazard. Four mobile home parks in the community (cactus Acres, Avalon,

	and Kennedale Mobile Home Parks) could be severely impacted
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References

National Oceanic and Atmospheric Administration (NOAA), Storm Events Database – historical tornado records for North Central Texas. <https://www.ncei.noaa.gov/stormevents/>

ArcGIS. (2025). *FWD Tornado Climatology Application*.
<https://www.arcgis.com/apps/dashboards/8a009d155a174f1695d0a87f3bd0739d>

Expansive Soils

Hazard Description

Expansive soils are clay-rich soils that shrink when dry and swell when exposed to moisture. This repeated expansion and contraction can exert pressure on foundations, roadways, pipelines, and other infrastructure, causing structural movement and damage over time. Expansive soils are common throughout North Central Texas due to the presence of high plasticity clay soils, which are particularly sensitive to fluctuations in soil moisture.

Changes in moisture conditions may occur due to rainfall patterns, drought conditions, irrigation practices, or leaking underground utilities. Periods of prolonged drought followed by heavy rainfall can intensify soil movement, increasing the likelihood of structural stress and damage.

Unlike sudden hazard events such as severe weather, expansive soils create a gradual but persistent risk to structures and infrastructure. Over time, soil movement can cause cracking in foundations, misalignment of doors and windows, pavement deterioration, and damage to underground utilities. These impacts can result in increased maintenance costs for both public infrastructure and private property owners.

Expansive soils are a known and ongoing hazard in Kennedale due to regional soil composition and seasonal moisture variability.

Location

Expansive soils are present throughout the City of Kennedale and are not limited to a specific geographic area. Clay-rich soils are common across Tarrant County and much of North Central Texas, resulting in relatively uniform exposure to this hazard across the planning area.

Because soil composition is consistent throughout much of the region, expansive soil impacts may occur in residential areas, commercial areas, transportation corridors, and areas containing underground utilities.

Impacts are often most visible in:

- roadways and pavement surfaces
- building foundations
- sidewalks and driveways
- underground utilities
- areas experiencing frequent moisture fluctuation

Due to the widespread presence of clay soils, the entire City of Kennedale is considered susceptible to the effects of expansive soils.

Extent

The severity of expansive soil impacts is typically measured by the degree of soil movement and the resulting damage to structures and infrastructure. Impacts are generally considered minor to moderate in magnitude but may create cumulative financial impacts over time due to recurring maintenance needs.

Typical impacts associated with expansive soils include:

- foundation cracking and settlement
- pavement cracking and heaving
- misalignment of structural components
- damage to underground utility lines
- roadway surface deterioration
- increased maintenance requirements

Although expansive soils rarely result in catastrophic structural failure, long-term soil movement can lead to costly repairs and reduced lifespan of infrastructure.

For planning purposes, the maximum probable extent of expansive soils in Kennedale is considered **minor**, but the cumulative impact over time can be significant.

Previous Occurrences

Expansive soils present an ongoing maintenance concern for transportation infrastructure within the City of Kennedale. The City spends approximately **\$45,000 annually** to repair roadway damage caused by soil movement associated with shrinking and swelling conditions during periods of fluctuating moisture levels.

These soil conditions contribute to cracking, heaving, and buckling of pavement surfaces, requiring routine repairs to maintain safe driving conditions. Impacts from expansive soils are not isolated to a single geographic area but are distributed relatively evenly throughout the City, reflecting the widespread presence of clay-rich soils typical of the region.

At this time, no documented structural damages to City-owned buildings have been directly attributed to expansive soil conditions. However, expansive soils are considered a long-term maintenance concern for both public infrastructure and private development.

Because the City of Kennedale does not require permits for foundation repairs, there is limited available data to quantify the total financial impact of expansive soils on residential structures. While anecdotal information indicates that soil movement may affect private property foundations, the absence of permitting data limits the ability to fully assess total damages within the community.

Probability of Future Occurrence

The probability of future expansive soil impacts in Kennedale is considered **Occasional**. Soil movement occurs periodically due to seasonal moisture variation, including drought conditions followed by rainfall events.

Changes in precipitation patterns, irrigation practices, and extreme weather cycles may influence the degree of soil expansion and contraction. Because expansive soils are naturally occurring and widespread throughout the region, impacts are expected to continue over time.

Although individual events may result in minor damage, repeated cycles of soil movement may contribute to increased long-term maintenance costs for infrastructure and private property.

Vulnerability

Population

Expansive soils primarily impact structures rather than life safety. However, structural movement may create financial burdens for homeowners due to foundation repair costs and property maintenance needs.

Homeowners may experience structural cracking, uneven flooring, and maintenance expenses associated with soil movement.

Critical Facilities

At this time, no documented impacts to City-owned facilities have been directly attributed to expansive soils. However, public facilities constructed on clay soils may require periodic maintenance to address soil-related movement.

Infrastructure

Transportation infrastructure is the most consistently affected asset category in Kennedale. Soil expansion and contraction contribute to pavement cracking, roadway deformation, and maintenance needs across the City's roadway network.

Expansive soils may also affect underground utilities, including water and wastewater lines, due to shifting soil conditions.

The City currently allocates approximately \$45,000 annually toward roadway repairs associated with soil movement.

Economy

Economic impacts associated with expansive soils include ongoing infrastructure maintenance costs and private foundation repair expenses.

Because foundation repair permits are not required in Kennedale, the total economic impact to private property owners is not fully quantifiable. However, expansive soils are recognized as a common maintenance issue affecting structures throughout North Central Texas.

Development Trends

The City of Kennedale continues to experience residential and commercial development consistent with regional growth trends in Tarrant County. As development occurs, new construction must consider soil conditions in order to reduce future structural maintenance needs.

Modern construction practices often incorporate foundation designs intended to accommodate soil movement; however, older structures may be more vulnerable to soil-related damage.

As the City continues to grow, expansive soils will remain an important consideration in planning, construction practices, and infrastructure maintenance planning.

Continued public awareness and engineering considerations related to soil conditions may help reduce long-term impacts associated with expansive soils.

Figure 4.16: Hazard Profile Expansive Soils

Hazard Profile: Expansive Soils	
Category	Response
Risk Ranking	8
Geographic Area Affected	Extensive
Probability of Future Occurrence	Occasional
Maximum Probable Extent	Minor
Potential Impact	Property damage due to foundation damage Water contamination or loss via broken pipes Building and infrastructure damage Road damage Transportation delays due to road condition Damage to utility lines
Vulnerabilities	Because of the manner in which data for expansive soils is collected, the total amount of damages in the city was unavailable, only road damage. Expansive soils are a major consideration to all existing and future structures as most legacy structures eventually require maintenance to foundations to remain habitable

Earthquake

Hazard Description

An earthquake is the sudden release of energy in the earth's crust that creates seismic waves, resulting in ground shaking. Earthquakes may cause damage to buildings, roads, bridges, underground utilities, and other infrastructure depending on the magnitude, depth, and location of the seismic event. Secondary hazards associated with earthquakes may include fires, hazardous material releases, utility disruptions, and structural collapse.

Texas is not typically associated with high seismic activity when compared to states such as California or Alaska; however, minor earthquake activity has been recorded in various parts of the state. Some seismic events in North Texas have been associated with naturally occurring fault systems as well as human activities such as wastewater injection wells associated with oil and gas production.

Although most earthquakes recorded in North Central Texas have been minor in magnitude, seismic activity has the potential to cause localized impacts to structures and infrastructure depending on the strength and location of the event.

Earthquakes are considered a low-probability hazard for the City of Kennedale but remain included as part of a comprehensive hazard mitigation planning effort.

Location

Earthquake impacts, if they were to occur, could affect the entire City of Kennedale planning area. Unlike hazards influenced by terrain or environmental features, seismic activity can affect structures and infrastructure regardless of location within the jurisdiction.

Ground shaking impacts would be influenced by:

- soil composition
- building construction type
- structural design
- proximity to the seismic event
- depth and magnitude of the earthquake

Because the exact location of future seismic events cannot be predicted, the entire City is considered potentially exposed to earthquake impacts, although the likelihood of occurrence is low.

Extent

Earthquake magnitude is typically measured using the Moment Magnitude Scale (Mw), which measures the energy released during a seismic event. The Modified Mercalli Intensity (MMI) Scale is commonly used to describe the observed impacts of ground shaking on structures and people.

Typical impact levels include:

Magnitude	Description	Potential Impact
2.5 or less	Minor	Generally not felt
2.5–4.5	Light	Minimal damage
4.5–5.9	Moderate	Possible structural damage
6.0+	Strong	Significant damage possible

Most recorded earthquakes in North Texas have been low magnitude events resulting in little to no structural damage.

For planning purposes, the maximum probable extent of earthquake impacts in Kennedale is considered **minor**, based on historical seismic activity within the region.

Previous Occurrences

Based on available historical records, there have been no documented earthquakes resulting in damage to roads, structures, or critical infrastructure within the City of Kennedale.

Earthquake activity in North Central Texas is relatively infrequent compared to other regions of the United States. While minor seismic events have been recorded in North Texas, the jurisdiction has not experienced measurable structural or transportation impacts attributable to earthquakes.

Regional seismic activity has occurred in parts of North Texas in recent years; however, these events have generally been low magnitude and have not resulted in widespread damage.

Because there are no documented local damages associated with earthquakes in Kennedale, repair costs and historical impacts are considered minimal.

Probability of Future Occurrence

The probability of future earthquake occurrence affecting Kennedale is considered Unlikely. North Central Texas has historically experienced very limited seismic activity capable of causing structural damage.

Although low magnitude seismic events have been recorded in parts of North Texas, the likelihood of a damaging earthquake impacting Kennedale is low when compared to other hazards affecting the region.

Earthquakes remain included in this plan to ensure a comprehensive hazard assessment and to recognize that seismic risk, while minimal, cannot be entirely eliminated.

Continued monitoring of regional seismic activity supports situational awareness and long-term planning considerations.

Vulnerability

Population

All populations are potentially exposed to earthquake hazards; however, due to the low probability of occurrence, overall vulnerability is considered minimal.

Potential impacts could include injury from falling debris or structural instability if a seismic event were to occur.

Because earthquake activity has not historically impacted Kennedale, population vulnerability is considered low.

Critical Facilities

Critical facilities within Kennedale have not experienced documented earthquake-related impacts. Most structures in the region are not specifically designed to withstand significant seismic forces due to the historically low seismic risk.

Although impacts are considered unlikely, damage to facilities such as fire stations, schools, and government buildings could affect emergency response capabilities.

Infrastructure

Earthquakes have the potential to impact infrastructure including:

- water and wastewater pipelines
- roadways and bridges
- power distribution systems
- communications infrastructure
- natural gas lines

At this time, no documented damages to Kennedale infrastructure have been attributed to earthquake activity.

Economy

Economic impacts associated with earthquakes in Kennedale are expected to be minimal due to the low probability of occurrence.

Potential economic impacts could include repair costs for damaged structures or infrastructure if a seismic event were to occur.

Due to the absence of historical damages, earthquake-related economic impacts are considered low.

Development Trends

The City of Kennedale continues to develop in accordance with regional growth trends in Tarrant County. Because earthquake risk in North Central Texas is low, seismic design considerations have historically not been a primary factor influencing local development patterns.

New construction is typically designed in accordance with standard building codes, which provide general structural stability but may not include specialized seismic reinforcement due to the low seismic risk profile of the region.

Although earthquakes are not a primary planning concern for Kennedale, continued monitoring of regional seismic trends ensures a comprehensive and well-rounded hazard mitigation strategy.

Figure 4.16: Hazard Profile Earthquake

Hazard Profile: Earthquake	
Category	Response
Risk Ranking	9
Geographic Area Affected	Extensive
Probability of Future Occurrence	Unlikely
Maximum Probable Extent	Minor
Potential Impact	Injury or death Property and infrastructure damage Water contamination or loss via broken pipes Transportation and communication disruption or damage Increase in traffic accidents Building collapse Natural gas leak Misplaced residents Power outages Natural environments damage, to include protected species and critical habitats
Vulnerabilities	All populations, economy, structures, improved property, critical facilities and infrastructure, and natural environments are exposed to this hazard, though impacts are undetermined due the lack of historical data.

References

United States Geological Survey (USGS), Earthquake Catalog and Hazards Program, historical seismic activity records for North Central Texas. <https://earthquake.usgs.gov/earthquakes/search/>

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Section 5. Capability Assessment

(In compliance with 44 CFR 201.6(c)(3))

The capability assessment evaluates the City of Kennedale's existing authorities, policies, programs, staff, and financial resources available to support hazard mitigation. Understanding these capabilities helps identify strengths that can be leveraged and gaps that should be addressed through future mitigation actions. The results of this assessment inform the development of feasible mitigation strategies that can be integrated into existing planning mechanisms, regulatory frameworks, operational practices, and future funding priorities.

A questionnaire was distributed to the Local Planning Team (LPT) to evaluate legal, regulatory, administrative, technical, and fiscal capabilities that influence the City's ability to implement mitigation activities. The assessment considers how existing tools support risk reduction and identifies opportunities to strengthen capabilities through updates to plans, adoption of new programs, enhanced regulatory tools, and expansion of technical and financial resources.

To improve readability and ensure consistency across capability categories, the assessment tables are organized into distinct sections that align with FEMA capability categories, including:

- Planning and regulatory capabilities
- Administrative and technical capabilities
- Education and outreach capabilities
- Financial capabilities

Each table is formatted consistently and includes the following elements:

- Whether the capability currently exists
- Whether the capability supports hazard mitigation
- Whether the capability has been used to reduce risk in the past
- How the capability can be strengthened, expanded, or developed to improve community resilience

Separating the tables by capability type improves clarity and allows each capability area to be evaluated independently while still demonstrating how they collectively support implementation of the Hazard Mitigation Action Plan (HazMAP). This structure also clearly documents areas where the City currently maintains strong capability, as well as areas where capability is limited or does not yet exist, such as development of a Continuity of Operations Plan (COOP), evaluation of StormReady participation, consideration of Firewise program participation, use of advanced risk assessment tools, and exploration of additional mitigation-focused planning documents.

For each identified gap or limitation, this section includes a description of how the capability can be improved or developed in the future. These improvement strategies demonstrate the City's continued commitment to strengthening mitigation capability over time and ensuring mitigation principles remain integrated into planning, development, and operational decision-making processes.

Planning and Regulatory Capability Assessment

Plan	Capability	Addresses Hazards	Identifies Mitigation Projects	Implements Mitigation Actions	Improvement Strategy
Comprehensive / Master Plan	Yes	Yes	Yes	Yes	Continue integrating hazard data into future updates and capital planning priorities.
Capital Improvement Plan	Yes	No	Yes	Yes	Incorporate mitigation criteria into project prioritization.
Economic Development Plan	Yes	No	No	No	Integrate resilience and continuity considerations into future updates.
Emergency Operations Plan	Yes	Yes	Yes	Yes	Maintain alignment between response and mitigation priorities.
Continuity of Operations Plan	No	N/A	N/A	N/A	Develop COOP to ensure continuity of essential government services.
Transportation Plan	Yes	Yes	Yes	Yes	Continue incorporating evacuation and infrastructure resilience measures.
Stormwater Management Plan	Yes	Yes	No	Yes	Expand plan to include mitigation projects addressing drainage and flood risk.
Community Wildfire Protection Plan	No	N/A	N/A	N/A	Evaluate need for CWPP or regional planning effort.
Other Plans (Recovery/Resilience)	No	N/A	N/A	N/A	Consider developing post-disaster recovery or resilience framework.

Land Use Planning and Ordinances Capability Assessment

Ordinance	Capability	Reduces Risk	Enforced	Improvement Strategy
Zoning Ordinance	Yes	Yes	Yes	Continue integrating hazard considerations where appropriate.
Subdivision Ordinance	Yes	Yes	Yes	Maintain infrastructure and drainage requirements supporting resilience.
Floodplain Ordinance	Yes	Yes	Yes	Maintain NFIP compliance and evaluate higher standards if feasible.
Flood Insurance Rate Maps	Yes	Yes	Yes	Continue incorporating FEMA map updates into development review.
Hazard-Specific Ordinances	Yes	Yes	Yes	Continue enhancing drainage and hazard-resistant development standards.
Open Space Acquisition	Yes	Yes	Yes	Consider acquisition in flood-prone or vulnerable areas as opportunities arise.

Building Codes and Development Review Capability Assessment

Capability	Available	Description	Improvement Strategy
Building Codes	Yes	ICC 2018 adopted	Evaluate adoption of newer ICC editions.
Building Code Effectiveness Grading Schedule	No	Not currently classified	Evaluate participation to assess code effectiveness.
Fire ISO Rating	Yes	ISO 3.3	Maintain strong fire suppression capability.
Site Plan Review	Yes	Required for new development	Continue integrating hazard considerations into review process.

Administrative and Technical Capability Assessment

Capability	Available	Description	Improvement Strategy
Planning Commission	Yes	Supports development review	Continue coordination with mitigation planning.
Mitigation Planning Committee	Yes	Supports hazard analysis and strategy	Maintain engagement in plan updates.
Maintenance Programs	Yes	Drainage maintenance and tree trimming	Prioritize maintenance using risk data.
Mutual Aid Agreements	Yes	Regional coordination	Maintain agreements supporting resilience.

Staffing Capability Assessment

Position	FT/PT	Adequate Staffing	Staff Trained	Coordination Effective	Improvement Strategy
Chief Building Official	FT	Yes	Yes	Yes	Maintain continuing education on updated codes.
Floodplain Administrator	FT	Yes	Yes	Yes	Continue NFIP training and compliance.
Emergency Manager	FT	Yes	Yes	Yes	Maintain coordination with regional partners.
Community Planner	FT	Yes	Yes	Yes	Continue integrating mitigation into planning.
Civil Engineer	PT	Yes	Yes	Yes	Consider expanded engineering support as needed.
GIS Coordinator	PT	Yes	Yes	Yes	Continue expanding hazard mapping capability.
Public Works Director	FT	Yes	Yes	Yes	Maintain infrastructure risk reduction programs.

Technology Capability Assessment

Capability	Available	Used Previously	Improvement Strategy
Warning Systems	Yes	Yes	Continue public enrollment outreach.
GIS Hazard Data	Yes	Yes	Expand GIS-based risk analysis.
Grant Writing	Yes	Yes	Continue pursuing mitigation funding.
Hazus Analysis	No	No	Evaluate feasibility of using Hazus or similar tools.
Other Technical Tools	No	No	Assess additional modeling or planning tools.

Education and Outreach Capability Assessment

Program	Available	Supports Mitigation	Improvement Strategy
Nonprofit Partnerships	Yes	Yes	Continue expanding partnerships supporting vulnerable populations.
Public Education Programs	Yes	Yes	Expand outreach on hazard-specific preparedness topics.
School Programs	Yes	Yes	Continue youth preparedness initiatives.
StormReady Certification	No	No	Evaluate requirements and pursue designation.
Firewise Certification	No	No	Assess wildfire risk and feasibility of participation.
Public-Private Partnerships	Yes	Yes	Expand partnerships supporting mitigation funding and outreach.
Other Programs	No	No	Identify additional partnership opportunities.

Financial Capability Assessment

Funding Source	Available	Used Previously	Supports Mitigation	Improvement Strategy
Capital Improvement Funding	Yes	Yes	Yes	Continue prioritizing mitigation infrastructure projects.
Authority to Levy Taxes	Yes	Yes	Yes	Can support future mitigation funding.
Utility Fees	Yes	Yes	Yes	Continue funding infrastructure improvements.
Impact Fees	Yes	Yes	Yes	Maintain support for resilient infrastructure.
Stormwater Fees	Yes	Yes	Yes	Continue supporting drainage improvements.
General Obligation Bonds	Yes	Yes	Limited	Consider for large-scale mitigation projects.
Private Financing	No	No	No	Explore partnership opportunities.
Community Development Block Grant	Yes	Yes	Yes	Continue targeting vulnerable areas.
Federal Grant Programs	Yes	Yes	Yes	Continue pursuing BRIC, HMGP, and related grants.
State Funding Programs	Yes	Yes	Yes	Continue leveraging state funding opportunities.
Other Funding Sources	Yes	Yes	Yes	Continue utilizing eligible reimbursement sources.

Integration into Local Planning Mechanisms

Existing capabilities can be expanded and strengthened to further reduce risk by enhancing the integration of mitigation principles into day-to-day planning, decision-making, and resource allocation processes. This may include prioritizing and allocating budget funding to support mitigation projects and initiatives, developing or refining policies and procedures that promote hazard-resistant development, and adopting or implementing more robust regulatory standards that address identified risks. Additional opportunities for improvement include formally approving updates that incorporate new mitigation strategies, integrating mitigation considerations into existing plans and programs, and identifying gaps where new policies, procedures, or partnerships may be needed. As emerging risks, development patterns, and community needs evolve, the City can continue to build on existing authorities, plans, and resources to ensure mitigation remains an ongoing, proactive component of community resilience efforts.

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Section 6. Mitigation Strategy (Element C)

(In compliance with 201.6(c)(3)(i), 201.6(c)(3)(i), 201.6(c)(3)(ii), 201.6(c)(3)(iv), 201.6(c)(3)(iii), and 201.6(c)(4)(ii))

The mitigation strategy serves as the long-term blueprint for reducing the potential losses identified in the risk assessment. The Stafford Act directs local mitigation plans to describe hazard mitigation action and establish a strategy to implement those actions. Therefore, all other requirements for a local mitigation plan (or hazard mitigation action plan) lead to and support the mitigation strategy.

Mitigation Goals

The Local Planning Team reviewed the comprehensive mitigation goals outlined in the 2020 Hazard Mitigation Action Plan and unanimously agreed to simplify them for this update. The revised goals focus on protecting life and reducing injuries caused by natural hazards, as well as minimizing their impact on property and the community through effective mitigation efforts.

2020 Action Items

The City of Kennedale's action items were determined by the 2020 Local Planning Team (LPT). Below are the action items from the 2020 plan and the status of each action.

Hazard Addressed	Objective	Action/Project Description	Projected Time to Completion	Department or Agency Responsible	Estimated Cost	Estimated Benefit	Funding Sources
Flooding	Review repetitive loss properties and work with homeowners to remove them using FEMA funding.	Review repetitive loss properties and work with homeowners to remove them using FEMA funding.	18 Months	Office of Emergency Management	\$3,000,000	\$180,000,000	Flood Mitigation Assistance, City Funds
Status: No longer a priority							
Drought, Earthquakes, Extreme Heat, Expansive Soils, Flooding, Thunderstorms, Tornadoes, Wildfire, Winter Storms	Enhance the public education program with mitigation techniques to protect property, life, and the environments against these identified hazards		36 Months	Public Works Department	\$5,000	\$30,000	HMGP, City Funds
Status: Deferred to 2031 HazMAP							
Drought, Earthquakes, Extreme Heat, Expansive Soils, Flooding, Thunderstorms,	Eliminate potential loss of power to municipal buildings from these identified hazards with		24 Months	Office of Emergency Management	\$200,000	\$1,200,000	HMGP, City Funds

Tornadoes, Wildfire, Winter Storms	the installation of backup generators for electrical power in new and existing municipal buildings							
		Status: Completed						
Drought, Extreme Heat, Wildfire	Provide strict enforcement of Kennedale's high grass and weed ordinance to reduce wildfire risk.				Public Works Department	\$5,000	\$30,000	HMGP, City Funds
		Status: Completed						
Flooding	Acquire all private property located within the Village Creek 100-year floodplain in the City of Kennedale				Office of Emergency Management	\$5,000,000	\$30,000,000	Flood Mitigation Assistance, City Funds
		Status: Deferred to 2031 HazMAP						
Drought	Create and implement a water conservation program for				Public Works Department	\$3,000	\$18,000	HMGP, Public Works Budget

	public and residential property.							
Status: Completed								
Drought	Create and implement a drought contingency plan for city facilities and property.		18 Months	Public Works Department	\$3,000	\$18,000	HMGP, Public Works Budget	
Status: Deferred to 2031 HazMAP								
Earthquakes, Expansive Soils, Thunderstorms, Tornadoes, Wildfire	Improve construction techniques through building code enhancements and enforcement in the City of Kennedale to mitigate future damage from hazards		18 Months	Public Works Department	\$5,000	\$30,000	HMGP, Public Works Budget	
Status: Completed								
Expansive Soils	Educate construction contractors, home owners, and business owners about mitigation		18 Months	Public Works Department	\$1,000	\$6,000	HMGP, Public Works Budget	

	techniques for expansive soils.							
Flooding		Schedule a Community Assistance Visit (CAV) by FEMA or a State agency on behalf of FEMA to assure that the city is adequately enforcing its floodplain management regulations	24 Months	Office of Emergency Management	\$1,000	\$6,000	City General fund, Hazard Mitigation Grants	
Status: No longer a priority								
Flooding		Work with the floodplain administrator to create a document to track progress on repetitive loss and severe repetitive loss properties.	24 Months	Office of Emergency Management	\$100	\$600	City General Fund, Hazard Mitigation Grants	
Status: Deferred to 2031 HazMAP								
Status: Deferred to 2031 HazMAP								

Flooding	Conduct NFIP community workshops to provide information and incentives for property owners to acquire flood insurance		24 Months	Office of Emergency Management	\$500	\$3,000	City General Fund, Hazard Mitigation Grants
Status: No longer a priority							
Flooding	Remove existing structures from flood-prone areas to minimize future flood losses by acquiring and demolishing or relocating structures from voluntary property owners and preserving land subject to repetitive flooding		24 Months	Office of Emergency Management	\$1,000,000	\$6,000,000	City General Fund, Hazard Mitigation Grants
Status: No longer a priority							

Flooding	Use bioengineered bank stabilization techniques and revetments to protect against flooding along streams, creeks, rivers, and lakes.		24 Months	Office of Emergency Management	\$1,000,000	\$6,000,000	City General Fund, Hazard Mitigation Grants
Status: Deferred to 2031 HazMAP							
Earthquakes, Thunderstorms, Tornadoes	Require construction of safe rooms in new schools, daycares, and nursing homes.		24 Months	Office of Emergency Management	\$1,000,000	\$6,000,000	City General Fund, Hazard Mitigation Grants
Status: No longer a priority							
Wildfires	Promote conservation of open space or wildland-urban interface boundary zones to separate developed areas from high-hazard areas		24 Months	Office of Emergency Management	\$100	\$600	City General Fund, Hazard Mitigation Grants
Status: Completed							

Flooding, Thunderstorms, Tornadoes, Wildfires, Winter Storms	To protect power lines, either bury overhead power lines, ensure ordinances for proper vegetation management practices, replace wood poles with steel or composite ones, or reinforce utility poles with guy wires.		24 Months	\$300,000,000	\$1,200,000,000	Office of Emergency Management	City General Fund, Hazard Mitigation Grants
Status: No longer a priority							

New Action Items

The City of Kennedale's action items were determined by the Local Planning Team for the 2026 Hazard Mitigation Action Plan (HazMAP). These actions include mitigation actions that qualify for mitigation funding as well as enforcement, maintenance, and response actions that the city has identified as opportunities to increase their resiliency to hazards.

During the capabilities assessment and hazard analysis, previously impacted assets and populations were analyzed to determine the highest probability of damage and potential loss of life per hazard. As \$1 spent in mitigation saves a community an average of \$6 in recovery, we used this data to develop a cost benefit analysis: Estimated Cost x 6 = Estimated Benefit.

Priority will go towards projects with the highest positive impact on community resilience, including life safety and property protection. Below are the action items for this HazMAP.

Hazard(s) Addressed	Flooding
Use bioengineered bank stabilization techniques and revetments to protect against flooding along streams and rivers.	
Participating Jurisdiction:	City of Kennedale
Priority:	1
Estimated Cost:	\$1,200,000
Estimated Benefit:	\$7,200,000
Potential Funding Sources (s):	City Funds, Hazard Mitigation Grant Program
Lead Agency/Department Responsible:	Public Works
Implementation Schedule:	24 Months

Hazard(s) Addressed	Drought, Earthquakes, Extreme Heat, Expansive Soils, Flooding, Severe Weather, Tornadoes, Wildfire, Winter Storms
Enhance the public education program with mitigation techniques to protect property, life, and the environment against these identified hazards.	
Participating Jurisdiction:	City of Kennedale
Priority:	2
Estimated Cost:	\$6,100
Estimated Benefit:	\$36,600
Potential Funding Sources (s):	Hazard Mitigation Grant Program, City Funds
Lead Agency/Department Responsible:	Fire
Implementation Schedule:	36 Months

Hazard(s) Addressed	Flooding
Acquire all private property located within the Village Creek 100-year floodplain in the City of Kennedale.	
Participating Jurisdiction:	City of Kennedale
Priority:	3
Estimated Cost:	\$6,100
Estimated Benefit:	\$36,600
Potential Funding Sources (s):	Flood Mitigation Assistance, City Funds
Lead Agency/Department Responsible:	City Administration
Implementation Schedule:	18 Months

Hazard(s) Addressed	Flooding
Schedule a Community Assistance Visit (CAV) by FEMA or a State agency to assure adequate enforcement of floodplain management regulations.	
Participating Jurisdiction:	City of Kennedale
Priority:	4
Estimated Cost:	\$1,220
Estimated Benefit:	\$7,320
Potential Funding Sources (s):	City Funds, Hazard Mitigation Grant Program
Lead Agency/Department Responsible:	Community Development
Implementation Schedule:	24 Months

Hazard(s) Addressed	Flooding
Work with the floodplain administrator to create a document to track progress on repetitive and severe repetitive loss properties.	
Participating Jurisdiction:	City of Kennedale
Priority:	5
Estimated Cost:	\$120
Estimated Benefit:	\$720
Potential Funding Sources (s):	City Funds, Hazard Mitigation Grant Program
Lead Agency/Department Responsible:	Community Development
Implementation Schedule:	24 Months

Hazard(s) Addressed	Flooding, Severe Weather, Tornadoes
Install Outdoor Warning Sirens to enhance warning coverage.	
Participating Jurisdiction:	City of Kennedale
Priority:	6
Estimated Cost:	\$100,000
Estimated Benefit:	\$600,000
Potential Funding Sources (s):	Hazard Mitigation Grant Program, City Funds
Lead Agency/Department Responsible:	Police Department
Implementation Schedule:	36 Months

Hazard(s) Addressed	Drought, Earthquakes, Extreme Heat, Expansive Soils, Flooding, Severe Weather, Tornadoes, Wildfire, Winter Storms
Purchase and install generators for new and existing critical facilities to reduce the damage from power failure due to identified hazards.	
Participating Jurisdiction:	City of Kennedale
Priority:	7
Estimated Cost:	\$150,000
Estimated Benefit:	\$900,000
Potential Funding Sources (s):	Grants, City Funds
Lead Agency/Department Responsible:	Public Works
Implementation Schedule:	36 Months

Hazard(s) Addressed	Severe Weather, Tornadoes
Install hardened coverage over parking lots in order to mitigate the damage to vehicles/equipment and provide temporary shelter to nearby pedestrians.	
Participating Jurisdiction:	City of Kennedale
Priority:	8
Estimated Cost:	\$500,000
Estimated Benefit:	\$3,000,000
Potential Funding Sources (s):	Hazard Mitigation Grant Program, City Funds
Lead Agency/Department Responsible:	Public Works
Implementation Schedule:	36 Months

Hazard(s) Addressed	Winter Storms
Enhance winter storm mitigation efforts with the purchase of sanding/deicing equipment to retrofit City dump trucks	
Participating Jurisdiction:	City of Kennedale
Priority:	9
Estimated Cost:	\$100,000
Estimated Benefit:	\$600,000
Potential Funding Sources (s):	Grants, City Funds
Lead Agency/Department Responsible:	Public Works Department
Implementation Schedule:	24 Months

Hazard(s) Addressed	Drought, Earthquakes, Extreme Heat, Expansive Soils, Flooding, Severe Weather, Tornadoes, Wildfire, Winter Storms
Improve multi-hazard response capabilities by acquiring a regional mobile command vehicle to enhance incident command, communications, and coordination.	
Participating Jurisdiction:	City of Kennedale
Priority:	10
Estimated Cost:	\$1,200,000
Estimated Benefit:	\$7,200,000
Potential Funding Sources (s):	Grants, Cost Share w/ other jurisdictions
Lead Agency/Department Responsible:	Police Department
Implementation Schedule:	36 Months

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Section 7. Plan Update (Element D & E)

The Disaster Mitigation Act of 2000 requires the City of Kennedale Hazard Mitigation Action Plan (HazMAP) to be formally updated, reviewed, and approved at least once every five years. During the five-year update process, all sections of the plan are reviewed and revised using current data, updated risk assessments, and newly developed or modified mitigation actions to reflect changes in hazards, vulnerabilities, capabilities, and community priorities. The updated plan is submitted to the State of Texas and the Federal Emergency Management Agency (FEMA) for review. Following FEMA's Approval Pending Adoption (APA), the plan is presented to the Kennedale City Council for formal adoption in accordance with federal requirements. The City of Kennedale Emergency Management Coordinator (EMC) is responsible for ensuring compliance with these requirements and coordinating the planning process with the Hazard Mitigation Planning Team (HMPT), participating jurisdictions, and the public. Opportunities for public participation are incorporated into the five-year update process through public meetings, public comment opportunities, or other outreach methods to ensure community input supports the development of mitigation strategies.

Plan Maintenance

The HazMAP is maintained as a living document intended to guide hazard mitigation activities, monitor implementation progress, and support continuous improvement throughout the five-year planning cycle. While formal adoption is only required following FEMA's APA and once every five years, the plan will be routinely reviewed to ensure it remains current and actionable.

The EMC is responsible for ensuring the HazMAP and its components are monitored, evaluated, and reviewed on a regular basis. The EMC will coordinate with responsible departments and partners through email, meetings, or other communication methods to request updates on mitigation activities and document relevant changes. Progress on mitigation action items will be tracked electronically and categorized as "in progress," "deferred," or "completed," allowing the City to maintain situational awareness regarding implementation status.

Routine updates identified through monitoring activities will be documented within the HazMAP file and maintained as part of the official plan record. These working updates may include progress tracking, administrative corrections, or minor adjustments to mitigation actions based on changing conditions, capabilities, or priorities. Such updates are considered part of normal plan maintenance and do not require formal re-adoption by the governing body.

The lead of each Local Planning Team (LPT) is responsible for coordinating an annual review of their respective mitigation annex. This review will typically occur through an annual coordination meeting involving the LPT and HMPT, whose members provide subject matter expertise to support plan evaluation, monitoring, and continued implementation of mitigation strategies. The meeting will be open to the public, and public notice will be provided to encourage transparency and community participation in the mitigation planning process.

During the annual review process, the LPT point of contact will provide updates regarding the implementation status of each mitigation action included in the plan. As part of this evaluation, the LPT and HMPT will assess whether the plan’s goals and objectives continue to address current and anticipated conditions, whether hazard risks have changed in nature or magnitude, whether available resources remain sufficient to implement mitigation actions, whether outcomes are occurring as expected, and whether partner agencies remain engaged in the planning process as originally intended.

Formal adoption by resolution is only required following FEMA approval of the updated plan (APA) and once every five years as part of the federally required plan maintenance cycle. Routine monitoring activities and working-level updates ensure the HazMAP remains relevant and effective in guiding mitigation efforts without requiring repeated governing body action for minor revisions

Figure 5.0: LPT POC

Responsible Personnel	Activity	Updated Schedule
LPT Point of Contact	Monitoring Plan: track implementation and action items, changes to risk assessment, changes to Local Planning Team (LPT), changes to capabilities, and plan integrations.	Twice a year
	Evaluate Plan: assess effectiveness by evaluating completed actions, implementation processes, responsible personnel, and lessons learned.	Annually
	Update Plan	Once every five years

Continued Public Involvement

As stated in Requirement 201.6(c)(4)(iii), the plan maintenance process shall include a discussion on how the community will continue public participation in the plan maintenance process.

Ongoing public participation will be encouraged throughout the entire planning and implementation process. A copy of the plan will be provided on the City of Kennedale’s websites and/or in the office of the LPT point of contact. Annual meetings held for monitoring, evaluating, and updating the HazMAP will be open to the public and public notices will encourage community participation.

Public participation will be sought throughout the implementation, evaluation, and maintenance of the HazMAP. This participation will be sought in a multitude of ways, including but not limited to periodic presentations on the plan’s progress to elected officials, schools, or other community groups; annual questionnaires or surveys; public meetings; and postings on social media and interactive websites.

Plan Adoption (Element F)

The City of Kennedale Hazard Mitigation Action Plan will be adopted by the City Council through Resolution on July 21, 2026. A copy of the resolution will be added to this plan's Appendix.

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Appendix A: Meeting Documentation

The following pages in Appendix A include the planning meeting agenda, sign-in, public meeting announcements, and attendance records.

Figure 6.0: HazMAP Kick-Off Meeting Agenda



Hazard Mitigation Plan Kick-Off Meeting

Date | Time: September 26, 2025 | 9:00 AM- 11:00 AM

Location: Kennedale Police Department

- 1. Welcome & Introductions**
 - a. Opening remarks and team introductions
- 2. Purpose of the Plan**
 - a. Why mitigation planning matters
 - b. FEMA/TDEM compliance and grant eligibility
- 3. Planning Process Overview**
 - a. Timeline and milestones (4-month goal)
 - b. Role of the Local Planning Team (LPT)
 - c. Public involvement requirements
- 4. Hazard Mitigation Plan Structure**
 - a. Risk assessment
 - b. Mitigation strategy
 - c. Plan maintenance & adoption
- 5. Key Discussions**
 - a. Critical facilities & data needs
 - b. Local hazard identification
- 6. Next Steps**
- 7. Questions & Closing**

Figure 6.0.1: HazMAP Kick-Off Meeting Roster

HAZMAP KICKOFF MEETING

SEPTEMBER 26, 2025 | 9:00-11:30 PM

[illegible]

Figure 6.1: HazMAP Action Item Identification Meeting Agenda



Hazard Mitigation Plan Action Item Identification

Date | Time: October 17, 2025 | 1:30 PM – 3:30 PM

Location: Kennedale Police Department

Agenda

1. Welcome and Introductions

2. Review of Assigned Action Items

- Community Profile verification
- Critical Facilities updates with replacement values
- Hazard Ranking review
- NFIP Questionnaire updates

3. Mitigation Actions from Previous Plan

- Identify actions to continue pursuing
- Confirm completed actions
- Remove actions no longer relevant
- Discuss new initiatives to propose for inclusion
 - Note: new initiatives should align with current or anticipated grant funding

4. Next Steps and Timeline

- Assign follow-up tasks
- Identify and Confirm Community Input Date
- Confirm next meeting date and focus (Tentative)

5. Questions and Closing Remarks

Figure 6.1.1.1: HazMAP Action Item ID Roster

[illegible]

City Website Posting

<https://www.cityofkennedale.com/1091/Hazard-Mitigation-Plan-Update>

Figure 6.2: Website Posting Sceenshot

HAZARD MITIGATION PLAN UPDATE



HAZARD MITIGATION PLAN

PUBLIC MEETING

FEBRUARY 5, 2026

5:30-7:30 PM

405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

WWW.CITYOFKENNEDALE.COM

The City of Kennedale is currently updating its Hazard Mitigation Plan, a FEMA-required document that identifies natural hazards affecting our community and outlines actions to reduce long-term risk to people, property, and critical infrastructure.

[Review the Draft Hazard Mitigation Plan \(PDF\)](#)

The Hazard Mitigation Plan helps the City:

- Identify risks such as flooding, severe weather, and other natural hazards
- Prioritize mitigation projects that reduce future disaster impacts
- Maintain eligibility for certain state and federal disaster mitigation funding

Public Participation

Public input is a critical part of this process. The City will provide multiple opportunities for residents, businesses, and stakeholders to review the draft plan and share feedback.

Planned engagement opportunities include:

- Public meetings - First meeting is January 8, 2026.
- [Online public comment through the City website](#)
- Community outreach via City social media platforms

Stay Informed

Meeting dates, public comment links, and plan updates will be posted on:

- The City of Kennedale website
- Official City social media channels

Residents are encouraged to participate and help shape Kennedale's long-term resilience and preparedness efforts.

For questions or additional information, please contact Fire Chief Eric Peterson at epeterson@cityofkennedale.com.

City of Kennedale Facebook Post

Figure 6.2.1: Facebook Posting Sceenshot



City of Kennedale Facebook Post

 **City of Kennedale - City Hall** 
January 12 · 🌐

Please join us for the second public meeting to discuss the Hazardous Mitigation Plan for the City of Kennedale.



HAZARD MITIGATION PLAN

PUBLIC MEETING

FEBRUARY 5, 2026

5:30-7:30 PM

405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

WWW.CITYOFKENNEDEALE.COM

 1 8 shares

Public Meeting 1 Sign-in: January 8, 2026

City of Kennedale

Hazard Mitigation Plan

2026 Update

January 8, 2026

	Name	Email
1	MELISSA BARLOW	
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Public Meeting 2 Sign-in: February 5, 2026

City of Kennedale

Hazard Mitigation Plan

2026 Update

February 5, 2026

	Name	Email
1	Melissa Barrow	
2	Nathan Hollins	
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Community Feedback Response

From noreply@civicplus.com <noreply@civicplus.com>

Date Mon 12/22/2025 3:51 PM

To Eric Peterson <epeterson@cityofkennedale.com>; Barbara Dahl <bdahl@cityofkennedale.com>; Darrell Hull <dhull@cityofkennedale.com>

Hazard Mitigation Plan Community Feedback Form

First Name

Last Name

Email address

I am providing feedback as: Community resident

(Section Break)

I have feedback for a Hazard Mitigation Plan (PDF or website).

Plan feedback is simply anything you would like to comment on that doesn't refer to a specific mitigation action:

- Corrections/Broken links
- Suggestions for community outreach
- Experiences you have had with natural hazards that might be informative for the HMP planning team

Choice

Yes - please provide your feedback below

If you answered Yes above, please provide your feedback.

I think its good idea but what about the dump that Fort worth has? It is on Dick price rd. It is not good for our citizens. The stench is really bad.

Add a link

Field not completed.

Upload a file

Field not completed.

(Section Break)

I would like to suggest a hazard mitigation action

A mitigation action is a specific action, project, activity, or process taken to reduce or eliminate long-term risk to people and property from hazards and their impacts. Examples of hazard mitigation actions could include:

Encouraging residents to sign up for emergency notifications and to be prepared for severe weather events

- Installing new outdoor warning sirens
- Constructing storm shelters at mobile home parks, campgrounds, or city parks
- Burying power lines to reduce power failure
- Addressing flood mitigation in key locations
- Conducting property buyouts of homes at risk from repetitive flooding
- Enforcing flood ordinances

Choice	Yes - Please provide your suggestion below.
If you answered Yes above, please provide your feedback.	Go back to burn offs. Find axway to get fort worth to move that dump
Additional comments:	<i>Field not completed.</i>
	X

Email not displaying correctly? [View it in your browser.](#)

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STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.3.

SUBJECT
Resolution #652 Department of Justice COPS Grant

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Resolution R652 Department of Justice COPS Grant	Resolution R652 Department of Justice COPS Grant.pdf
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KENNEDALE POLICE DEPARTMENT

TRUST • INTEGRITY • PURPOSE



STAFF REPORT

SUBJECT: 2026 Department of Justice COP's Grant Resolution

ORIGINATED BY: Eric Carlson, Chief of Police

SUMMARY: The Kennedale Police Department is seeking a City Council Resolution in support of application to the U.S. Department of Justice Office of Community Policing Services (COPS) for participating in a hiring program grant to assist in funding one (1) police officer position (FTE).

The police department is currently in the application process for a U.S. Department of Justice COPS grant. The requested resolution does not commit the City of Kennedale to accept any grant award or future grant funding, and only signifies the Council's support of the application process.

Justification:

The police department is seeking grant funding to assist in the hiring of one (1) additional police officer. We believe Kennedale's anticipated future growth, in both residential and commercial capacity, will continue exponentially over the next three years increasing the demand for police services. Several factors considered include:

- The building of two new hotels (I-20 Service Road)
- New retail developments (Bowman Springs corridor)
- New single-family residential developments (Corry A. Edwards, Mansfield Cardinal, South Dick Price Road, New Hope Road)
- Potential development of new multi-family housing
- Increased traffic congestion, collision, and enforcement

Therefore, we respectfully request a resolution in support of seeking grant funded assistance and resources to increase our staffing levels and service capacity.

Eric Carlson, Chief of Police

RESOLUTION NO. R652

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, DESIGNATION AN AUTHORIZED OFFICIAL AS RESPONSIBLE FOR COORDINATION WITH THE U.S. DEPARTMENT OF JUSTICE (DOJ) FOR THE PURPOSE OF PARTICIPATION IN A GRANT, OFFICE OF COMMUNITY ORIENTED POLICING SERVICES, FOR A HIRING PROGRAM GRANT TO FUND ONE (1) POLICE OFFICER POSITION AND AUTHORIZING A CASH MATCHING CONTRIBUTION OF \$125,000 OVER THREE (3) YEARS.

WHEREAS, the U.S. Department of Justice (DOJ), Office of Community Oriented Policing Services (COPS), has Hiring Program grant funds in an amount of \$125,000 available for the addition of one (1) police officer position in the Kennedale Police Department: and

WHEREAS, the grant period is estimated to begin October 1, 2026, and end September 30, 2030; and

WHEREAS, the Kennedale Police Department wishes to apply for said grant funds; and

WHEREAS, award of the grant would require a contribution of \$150,000 over the three-year period, and require the department to retain officer hired under the grant for a minimum of twelve (12) months after grant funding has ended; and

WHEREAS, The City Council of the City of Kennedale, Texas, designates City Manager Darrell Hull as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

The City Council of the City of Kennedale, Texas, approves submission of the grant application for U.S. DEPARTMENT OF JUSTICE HIRING PROGRAM to the Office of Community Oriented Policing Services.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE ON THE 27th DAY OF JULY, 2026.

APPROVED:

ATTEST:

Mayor Brian Johnson

City Secretary Barbara Dahl

Grant Number:



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: JULY 27, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.4.

SUBJECT
Fellowship Academy SRO Contract

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Revised ILO SRO Agreement	Revised ILO SRO Agreement.pdf
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INTERLOCAL AGREEMENT FOR SCHOOL RESOURCE OFFICERS

This Interlocal Agreement ("Agreement") for the provision of School Resource Officers ("SROs") is made and entered into between the City of Kennedale, Texas, situated in Tarrant County, Texas, and the Kennedale Police Department (collectively "the City") and the Fellowship Academy (the "Academy"), a private school political subdivision acting through its Board of Directors.

WITNESSETH

WHEREAS, this Agreement is made under the authority granted to the City and the Academy pursuant to Chapter 791 of the Texas Government Code and Chapter 37, Subchapter C, of the Texas Education Code; and

WHEREAS, the Academy is a private school district with campuses within the jurisdictional boundaries of the City of Kennedale, where the Kennedale Police Department currently provides law enforcement services; and

WHEREAS, the Academy and the City wish to establish a School Resource Officer Program; and

WHEREAS, the Academy and the City recognize that contracting for and with respect to governmental services described herein will result in outstanding public safety benefits, efficiency, and economy for those served both within the Academy and the City; and

WHEREAS, the Academy and the City also desire to build and maintain a positive relationship between police officers and the youth within their community; and

WHEREAS, the purpose of this Agreement is to set forth the guidelines for the School Resource Officer Program to ensure that the Parties have a shared understanding of the role and responsibility of each in maintaining safe schools, improving the learning environment, and supporting educational opportunities for all students; and

WHEREAS, the Academy and City warrant that both possess adequate legal authority to enter into this Agreement and their respective governing bodies have authorized each signatory official to enter into this Agreement and bind the local governments to the terms of this Agreement and any subsequent amendments hereto.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein and exhibits attached hereto, the Parties agree as follows:

DEFINITIONS

The term "Academy" shall include the Fellowship Academy and its officers, agents, employees, representatives, servants, contractors, or subcontractors.

The term "City" shall include the City of Kennedale and the Kennedale Police Department, and their individual officers, employees, agents, representatives, servants, contractors, and subcontractors.

The term "KPD" shall mean the Kennedale Police Department and its officers, employees, agents, representatives, servants, contractors, and subcontractors.

The term "Party" shall refer to either the City or the Academy.

The term "Parties" shall refer to both the City and the Academy.

The term "SRO" shall mean School Resource Officer.

1. ASSIGNMENT AND SUPERVISION.

- A.** The Parties shall discuss and mutually agree upon the selection and assignment of the School Resource Officers ("SROs") to specified schools within the Academy for the purpose of creating a safe educational environment pursuant to the services and duties and responsibilities prescribed in **Section 2** of this Agreement.
- B.** There shall be one (1) KPD police officers assigned to the Academy as an SRO. Any necessary change to the number of staffed SROs to any Academy campus shall be by written agreement between the Parties and shall be documented as an amendment to this Agreement.
- C.** The SRO shall not be considered an employee, servant, or agent of the Academy. All employed SROs shall be and shall remain an employee of the City and shall be subject to the final administration, supervision, and control of the City as it relates to the SRO's law enforcement duties. Responsibility for the SROs' conduct, both personally and professionally, including any necessary discipline, shall remain with the City. Notwithstanding this Section, the Academy shall complete any mandatory reporting to the School Board of Educators for misconduct involving a student or minor, in compliance with and as required under Chapter 22A of the Texas Education Code.
- D.** An SRO shall not act as a disciplinarian, enforce any Behavior Implementation Plans ("BIP") or make any decisions regarding the replacement or assignment of educators in classroom management. The Academy's Principal at the Academy's campus, shall have the final authority regarding day-to-day school operations and student discipline decisions. The SRO shall work directly with and in cooperation with the Principal of the school campus at which the SRO is assigned. The SRO will communicate with the Principal regarding all law enforcement incidents on the campus or at school-related or school-sponsored activities. The Principal shall also be involved in the decision-making process for all custodial arrests.

- E.** The assigned supervisory personnel of the KPD are responsible for the direct supervision of the SROs and shall be available at all reasonable times to confer with Academy administration to discuss the performance of the assigned SRO. At any time, the Academy may request reassignment or removal of an SRO, including but not limited to, a request for removal or reassignment due to performance issues of an SRO. The City will consider the request and collaborate with the Academy for a resolution, including but not limited to, honoring the Academy's request in a reasonable time. The City and Academy acknowledge the importance of having the same SRO present at the campus on a day-to-day basis in order to promote continuity and familiarity with the campus and students.
- F.** In the event of the resignation, termination, dismissal, or reassignment of an assigned SRO, the City shall provide a replacement as soon as possible. During any such vacancy, the Academy's financial obligations under this Agreement shall be adjusted accordingly.
- G.** The Principal and the Chief of the KPD, may establish and modify, as needed, rules and regulations concerning the SRO's duties and modify such rules and regulations upon written agreement.
- H.** The SRO shall also complete other duties as assigned by the Principal upon written agreement by the Chief of Police.

2. DUTIES AND SCOPE OF SERVICES.

- A.** SROs shall work directly with the Academy's Principal.
- B.** The duties of any assigned SRO shall include, but are not limited to, the following:

 - i. SRO will collaborate with school administrators to establish and maintain a safe and secure learning environment.
 - ii. SRO will assist with conflict resolution efforts and build a positive rapport with students, parents, visitors, and campus staff.
 - iii. SRO will conduct activities that will help to maintain order by enforcing state laws and city ordinances.
 - iv. SRO will conduct foot patrols and monitoring of Academy campuses to deter criminal activity.
 - v. SRO will work closely with school administration to develop and train school staff in responding to various crisis situations.

- vi. SRO may, when available, attend and participate in school events such as drills, assemblies, and other daytime school activities, as needed and requested by campus administration and approved by SRO's supervisor.
 - vii. SRO will assist campus administration in the removal of any unauthorized persons on the campus during their shift.
 - viii. SRO will assist school administration with campus security and safety concerns.
 - ix. SRO will consult with the campus threat assessment team for the purpose of assessing risks and threats in school.
 - x. SRO may assist with traffic on public and school property to ensure proper traffic flow around school campuses.
 - xi. SRO may coordinate the Campus Crime Stoppers Program.
 - xii. Providing traffic control as needed.
 - xiii. Assisting the Academy with its Emergency Operation Plan.
 - xiv. Maintaining the confidentiality of student records as required by FERPA.
- C.** Assigned SROs shall work shift schedules to be mutually agreed upon between the City and the Academy. The City shall coordinate assignment and duty hours with the Academy. With prior coordination and notice to the Academy, the City may reassign any or all officers temporarily in the event of an emergency or when the City deems necessary.
- D.** One (1) SRO shall be funded fifty percent (50%) by the Academy and fifty percent (50%) by the City, and shall not be assigned to City duties when not working for the Academy.
- E.** The jurisdiction of assigned officers shall include all territory within the boundaries of the Academy and all property outside the boundaries of the Academy that is owned, leased, or rented by or otherwise under the control of the Academy. The law enforcement duties of SROs include protecting the safety and welfare of any person in their jurisdiction and the property of the Academy.
- F.** KPD may exercise jurisdiction to enforce the Texas Penal Code, Texas Transportation Code, Texas Education Code, and all other criminal statutes on Academy property within the jurisdictional limits of the City. KPD shall be responsible for completing all Uniform Crime Reporting related to offenses filed and reported by KPD.

- G. SROs may be reasonably utilized in a collateral duty that directly affects or enhances their SRO tasks and relationships. The SRO supervisors shall ensure that SROs' collateral duty time is reasonable and kept on task to maximize their availability during school hours.
- H. Violations and infractions of school rules and policies should be reported to the Academy's Principal. SROs will not enforce school rules that fall outside of the lawful authority granted to a peace officer under state law.
- I. The Academy shall develop an emergency response plan. The City shall maintain a copy of the emergency response plans for every school within their jurisdiction. To the extent allowed under Texas law, these plans shall be kept confidential within the KPD for security purposes, but meetings shall be held with authorized representatives of the Academy, including the Board of Directors and Academy's Principal, to provide relevant information and excerpts from the plan necessary for implementation. The City's Chief of Police shall designate a supervisor to be responsible for the maintenance and dissemination of these plans.
- J. The Parties agree that the provision of security services for athletic, extra-curricular, or special events is separate and apart from the Scope of Services prescribed under this Agreement. In accordance with Section 1702.322 of the Texas Occupations Code, the Academy is free to hire off-duty peace officers on an independent contractor basis for the provision of security services for these events. The City shall be responsible for administering, coordinating, and supervising all off-duty employment opportunities for SROs. All such off-duty assignments must be requested through, assigned by, and approved in writing by the Academy's Principal and the City Administration prior to commencement of any such work.

3. PAYMENT.

- A. The Academy shall pay the City (the "Payment Amount") as prescribed in the "Payment Schedule" attached as **Exhibit A**. The Payment Amount represents the Academy's proportionate share of the personnel costs incurred by the City, not including overtime for **one (1) SRO**. This exhibit may be amended, when deemed necessary, only with written agreement between the Parties.
- B. The Payment Amount is a projected figure based upon estimated personnel costs for the program for the coming City's Fiscal Year, based upon fifty percent (50%) of the annual salary and medical benefits. The Payment Amount shall also reflect an amount that fairly compensates the SRO for the services performed under this Agreement, in compliance with Texas Government Code §791.011(e).
- C. No SRO shall work overtime or be compensated for overtime without written prior approval of both the City and the Academy. Should an SRO be required and approved to work in excess of their normal tour of duty, compensation will be in accordance with Section 142.0015 of the Texas Local Government Code. The

Academy shall be financially responsible for any overtime compensation of an SRO for Academy-related duties only. This provision does not apply when SROs volunteer to work off-duty on an independent contractor basis or when SROs are performing duties solely for the City.

- D.** The City will make payment to the SRO at the rate mutually agreed upon between the Parties, as provided under **Exhibit A**, and will invoice the Academy for the Academy's allocated costs pursuant to this Agreement. This provision does not apply when SROs volunteer to work off-duty on an independent contractor basis.
- E.** The Academy shall not be charged for officers during the time that those officers are on leave due to an occupational injury. In the event that an SRO is absent from campus for any reason, the City shall remain responsible for providing timely coverage by assigning another qualified officer to ensure continuity of services. Any substitute SRO shall be compensated at the same pay rate as provided under Exhibit A of this Agreement.
- F.** Invoices shall be provided by City to the Academy on a monthly basis. It is understood and agreed upon that the Academy shall remit funds to the City within thirty (30) calendar days following receipt of an official invoice.
- G.** The City shall compensate the SRO biweekly for obtaining and maintaining a certification. Compensation for an advanced certification shall be a total of One Thousand Nine Hundred Dollars and Zero Cents (\$1950.00) per month. Compensation for a master certification shall be a total of Three Thousand Two Hundred and Fifty Dollars and Zero Cents (\$3250.00) per month.

4. UNAVAILABILITY OF SRO.

- A.** In the event an SRO is absent from work, the SRO is to notify their supervisor at the KPD and the Campus Principal of the assigned school. The Academy agrees that the SRO may be required to leave their assigned campus(es) during school hours as necessary only to fulfill the SRO's duties as a city police officer for court duty obligations.
- B.** The City shall provide the Academy notice by notifying the Principal when the SRO will be unavailable to report to the SRO's assigned campus ten (10) days prior or, when ten (10) days prior notice is not possible, as soon as the City becomes aware of such conflict.
- C.** The Parties agree that every effort should be made to schedule and/or designate vacation days, compensatory time, any required training, and other days off at times when school is not in session or at other times when the absence of an SRO will not otherwise create an unnecessary risk or hamper school operations.

5. TRAINING AND EQUIPMENT.

- A.** The City shall provide to the officers assigned to the SRO Program all the law enforcement training and certification, vehicles, and police equipment, all non-medical benefits, and insurance (including liability coverage) that are provided to all KPD police officers. The City shall be responsible for funding all training and all costs related to said training, in areas deemed necessary by the City.
- B.** The Academy shall provide SROs at each designated campus with an office, desk, telephone, computer, and campus radio, together with the support of the professional staff, as reasonable to efficiently aid the SRO in the performance of their duties described in this Agreement.
- C.** The Academy will authorize the SRO to carry a weapon or firearm and act as a commissioned peace officer at all times, so long as the SRO is acting under his/her official capacity. Likewise, the Academy specifically authorizes the SRO to carry a weapon in performing services at all District campuses and properties. AT NO TIME WILL THE ACADEMY HAVE RESPONSIBILITY OVER, CUSTODY, OR ACCESS TO AN SRO'S WEAPON OR FIREARM. ADDITIONALLY, AT NO TIME WILL THE ACADEMY ALLOW THE STORAGE OF AN SRO'S WEAPON OR FIREARM ON CAMPUS WITHOUT THE ACADEMY'S BOARD OF DIRECTORS PERMISSION.
- D.** The City understands and agrees that all SROs under this Agreement will be required to attend Academy-sponsored training at the discretion and expense of the Academy. The Academy agrees to facilitate the training and to coordinate with the City a training schedule and curriculum mutually agreed upon by the Parties.

6. BODY WORN CAMERAS.

- A.** The Parties agree that any use of body-worn cameras by KPD officers will be subject to and in compliance with state law and local regulations, including the Texas Public Information Act, regarding the use and operation of body-worn cameras ("BWC"). Every SRO equipped with a BWC shall be trained by the City in the operation of the equipment prior to its use. When utilizing BWCs, the SROs shall adhere to the objectives and procedures outlined in this Agreement and the KPD policies so as to maximize the effectiveness of the BWC and the integrity of the video documentation. The City may, if not otherwise prohibited by law, provide to the Academy copies of any such filming of students, parents, employees, or others upon school property, upon request for such copies by the Academy, as an intergovernmental transfer.
- B.** In the event the City believes the providing of a copy of such videos would be prohibited, City agrees to utilize its best efforts to facilitate the availability of the officer who made the video to testify, upon request by the Academy, in any school

disciplinary hearing concerning the officer's knowledge of the facts and circumstances of the incident which was videoed.

- C. The Parties also agree that any such film or video taken by, and kept in the possession of, the City's officers may be considered "law enforcement records" under the Family Educational Rights and Privacy Act ("FERPA"), 20 U.S.C. sec. 1232g and 34 C.F.R. Sec. 99.8, and that any copy of such film or video, if permitted by law to be provided to the Academy, may then become an educational record of the Academy under FERPA. In the event the Academy determines that such educational record is required to be released to the public or to a parent or a student under FERPA, the Academy agrees, prior to release of such records, to provide the City advanced written notice sufficient for the City to determine if a protective order or other injunctive relief may be required to protect the confidentiality of the record.

7. **TERM.**

- A. The initial term of this Agreement shall commence upon full execution of the Agreement ("Effective Date") and shall continue in full force and effect until August 12, 2027, unless terminated earlier in accordance with the provisions of this Agreement ("Expiration Date").
- B. This Agreement and its terms may be renewed for one (1) additional year by written agreement between the Parties.

8. **TERMINATION.**

- A. Termination for Convenience. Either Party may terminate this Agreement at any time and for any reason by providing the other Party with thirty (30) days' written notice of termination.
- B. Duties and Obligations of the Parties After Termination. In the event that this Agreement is terminated prior to the Expiration Date, the Academy shall pay the City for services actually rendered up to the effective date of termination, and the City shall continue to provide the Academy with services requested by the Academy and in accordance with this Agreement up to the effective date of termination. Within thirty (30) days after the termination date, the City shall forward to the Academy a final invoice for the appropriately prorated unpaid balance due in accordance with this Agreement for services rendered and Academy shall remit payment in full within thirty (30) days after the date of such invoice.

9. **DISCLOSURE OF CONFLICTS AND CONFIDENTIAL INFORMATION.**

- A. Disclosure of Conflicts. Both Parties hereby warrant to the other Party that they have made full disclosure in writing of any existing or potential conflicts of interest related to services under this Agreement. In the event that any conflicts of interest

arise after the Effective Date of this Agreement, the Parties hereby agree to immediately make full disclosure to the other Party in writing.

- B. Confidential Information. The Parties, each for itself and its officers, agents, and employees, agree that they shall treat all information provided to it by the other Party as confidential and, to the extent allowed by law, shall not disclose any such information to a third party without the prior written approval of the other Party. Each Party agrees to promptly notify the other Party of an incident of unauthorized disclosure of confidential information to a third party.
- C. FERPA. Subject to its obligations under federal and state laws, including the Family Educational Rights and Privacy Act (FERPA) 20 U.S.C. 1232g, the Academy agrees to cooperate in the sharing of school records or information with SROs where appropriate, in coordination with the Campus Principal, for purposes of this Agreement and as permitted by law, including: (a) access to student and personnel records as necessary for the investigation of criminal offenses that occur on school property or in conjunction with a school event or activity, to collect certain incident-based data or to ensure the safety and security of school campuses or events, and (b) access to technology installed at the Academy including surveillance cameras, to provide for safety and security. SROs shall seek access to school records through the appropriate Academy administrator. SROs may be designated as "school officials" in accordance with FERPA and under the Academy's policies for purposes of access to student education records as determined appropriate by the Academy to enable the SROs to perform the duties set out in this Agreement. The Academy shall request that the City provide a subpoena, search warrant, or other court order prior to disclosure of confidential information where deemed necessary to ensure the Academy's compliance with applicable laws.
- D. Federal Law Enforcement Database Access. If Academy, or any Academy Personnel, has access to any federal law enforcement database or any federal criminal history record information system, including but not limited to Fingerprint Identification Records System ("FIRS"), Interstate Identification Index System ("III System"), National Crime Information Center ("NCIC") or National Fingerprint File ("NFF"), that is governed by and/or defined in Title 28, Code of Federal Regulations Part 20 ("CFR Part 20"), for the purpose of providing services for the administration of criminal justice as defined therein on behalf of the City under this Agreement, Academy shall comply with the Criminal Justice Information Services Security Policy and CFR Part 20, and shall separately execute the Federal Bureau of Investigation Criminal Justice Information Services Security Addendum.
- E. Unauthorized Access. The Parties shall store and maintain City and Academy information in a secure manner and shall not allow unauthorized users to access, modify, delete, or otherwise corrupt City or Academy information in any way, to the extent allowed by law. The Parties shall notify the other Party immediately if

the security or integrity of any City or Academy information has been compromised, in which even the Party shall, in good faith, use all commercially reasonable efforts to cooperate with the other Party identifying what information has been accessed, modified, deleted, or otherwise corrupted by unauthorized means and shall fully cooperate with the other Party to protect such information from further unauthorized tampering.

10. INFORMATION SHARING OF STUDENT INFORMATION.

In carrying out duties, SROs shall at all times recognize and respect the confidentiality of student and education records and shall seek access to such records only in accordance with the requirements of the Federal Educational Rights and Privacy Act (FERPA) 20 U.S.C. 1232g and its implementing regulations 34 C.F.R. Part 99 ("FERPA") and KISD Board Policy FL(LEGAL) and (LOCAL).

The Academy agrees to provide an SRO access to student records to the extent permitted under FERPA. SROs may be considered school officials allowed to access a student's records if the Academy determines that the SRO has a legitimate educational interest in the records pursuant FL(LOCAL). All SROs provided access to student records shall follow the same rules as Academy employees concerning privacy of the records and shall return the records to the Academy upon completion of the SRO's assignment. City agrees that any student information obtained from the Academy will be used solely for legitimate educational purposes in accordance with all applicable, federal, state, and local laws, rules, and regulations.

During the course of a criminal investigation being conducted by KPD, the Academy agrees to provide KPD with access to documents, records, recordings, images, emails, and other materials related to the criminal investigation that is not protected under FERPA, without requiring KPD to make a request under the Texas Public Information Act ("TPIA"). To the extent Academy records are protected under FERPA, the Academy agrees to make reasonable efforts to cooperate with the City's investigation and to seek consent from the student's parents or guardians or seek consent from an eligible student to allow the City to access the Academy record for the limited purpose of the criminal investigation. The Academy shall also adhere to any lawfully issued subpoena regarding the student records being sought. Nothing herein shall be construed as requiring the Academy to disclose Academy records that are confidential under federal or state law or that are protected under attorney-client privilege and/or attorney work product privilege.

SROs shall be under the control of the Academy solely with respect to the use and maintenance of student educational records; and as such, the Academy designates the SROs as "school officials" as provided in the Federal Educational Rights and Privacy Act (FERPA) 20 U.S.C. 1232g, and complementary provisions of the Texas Statutes. Student educational records and personally identifiable information under the maintenance and control of the Academy may be accessed by school official only for a legitimate educational purpose. The legitimate educational purpose for which an SRO may access or use educational records is to promote school safety and the physical security of students.

An SRO shall not access educational records or personally identifiable information of students for any other purpose except in compliance with FERPA.

11. **LIABILITY; RELATIONSHIP BETWEEN PARTIES.** TO THE EXTENT PERMITTED BY LAW, THE CITY SHALL BE SOLELY RESPONSIBLE, AS BETWEEN THE CITY AND THE ACADEMY AND THE AGENTS, OFFICERS, AND EMPLOYEES OF THE ACADEMY, FOR AND WITH RESPECT TO ANY CLAIM OR CAUSE OF ACTION ARISING OUT OF OR WITH RESPECT TO ANY ACT, INCLUDING BUT NOT LIMITED TO USE OF A WEAPON, OMISSION, OR FAILURE TO ACT BY THE CITY OR ITS AGENTS, OFFICERS, EMPLOYEES, AND SUBCONTRACTORS, WHILE ON CITY OR ACADEMY PROPERTY OR WHILE USING THE ANY OF THE CITY OR ACADEMY FACILITIES OR PERFORMING ANY FUNCTION OR PROVIDING OR DELIVERING ANY SERVICE PURSUANT TO THIS AGREEMENT. FOR AND WITH RESPECT TO THE SERVICES TO BE PROVIDED BY THE CITY TO THE ACADEMY PURSUANT TO THIS AGREEMENT, THE CITY HEREBY CONTRACTS, COVENANTS, AND AGREES TO OBTAIN AND MAINTAIN IN FULL FORCE AND EFFECT, DURING THE TERM OF THIS AGREEMENT, A POLICY OR POLICIES OF INSURANCE, OR RISK POOL COVERAGE, IN THE AMOUNTS SUFFICIENT TO INSURE THE CITY AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM AND AGAINST ANY CLAIM, CAUSE OF ACTION, OR LIABILITY ARISING OUT OF OR FROM THE ACTION, OMISSION, OR FAILURE TO ACT BY THE CITY, ITS AGENTS, OFFICERS, EMPLOYEES, AND SUBCONTRACTORS IN THE COURSE OF THEIR DUTIES.
12. **INSURANCE.** Notwithstanding Section 5(C) and Section 11 of this Agreement, it is agreed that, as between the Parties, each Party to this Agreement shall be individually and respectively responsible for responding to, dealing with, insuring against, defending, and otherwise handling and managing liability and potential liability pursuant to this Agreement
13. **PROPERTY LOSS.** The Parties shall in no way nor under any circumstances be responsible for any property belonging to the other Party, its officers, members, agents, employees, subcontractors, program participants, licensees, or invitees, which may be lost, stolen, destroyed, or in any way damaged, including but not limited to, the equipment, weapon, or firearm of an SRO.
14. **NOTICES.** The Academy and City shall each monitor, review, and provide oversight of the services as they are provided, and each agrees to notify the other as soon as reasonably possible in the event the level or quality of any services becomes unsatisfactory. Notices required pursuant to the provisions of this Agreement shall be conclusively determined to have been delivered when (1) hand-delivered to the other Party, c/ o the designated person listed below; or (2) received by the other Party by United States Mail, registered, return receipt requested, addressed as follows:

City of Kennedale
Attn: City Manager

Fellowship Academy
Attn: Board President

405 Municipal Drive
Kennedale, Texas 76060

1021 N. Bowman Springs Rd
Kennedale, Texas 76060

15. **GOVERNMENTAL POWERS AND IMMUNITIES.** It is understood and agreed that by execution of this Agreement, the Parties do not waive or surrender any of their governmental powers or immunities.
16. **NO WAIVER; IMMUNITY.** The failure of the City or Academy to insist upon the performance of any term or provision of this Agreement or to exercise any right granted herein shall not constitute a waiver of the City's or Academy's respective right to insist upon appropriate performance or to assert any such right on any future occasion. Additionally, each Party hereto reserves and does not waive any immunity or defense available to it at law or in equity as to any claim or cause of action whatsoever that may arise or result from the services provided and/or any circumstance arising under the Agreement. Neither the Academy nor the City waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas on behalf of itself, its trustees, council members, officers, employees, and agents.
17. **GOVERNING LAW/VENUE.** This Agreement shall be construed in accordance with the laws of the State of Texas. If any action, whether real or asserted, at law or in equity, is brought pursuant to this Agreement, venue for such action shall lie in state courts located in Tarrant County, Texas, or the United States District Court for the Northern District of Texas, Fort Worth Division.
18. **SEVERABILITY.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.
19. **FORCE MAJEURE.** The Parties shall exercise their best efforts to meet their respective duties and obligations as set forth in this Agreement, but shall not be held liable for any delay or omission in performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any government law, ordinance or regulation, acts of God, acts of the public enemy, fires, strikes, lockouts, natural disasters, wars, riots, epidemics or pandemics, material or labor restrictions by any governmental authority, transportation problems, restraints or prohibitions by any court, board, department, commission, or agency of the United States or of any states, civil disturbances, other national or regional emergencies, and/ or any other similar cause not enumerated herein but which is beyond the reasonable control of the Party whose performance is affected (collectively "Force Majeure Event"). The performance of any such obligation is suspended during the period of, and only to the extent of, such prevention or hindrance, provided the affected Party provides notice of the Force Majeure Event, and an explanation as to how it hinders the Party's performance, as soon as reasonably possible, after the occurrence of the Force Majeure Event. The form of notice required by this section shall be the same as prescribed in this Agreement.

20. **AMENDMENTS.** No amendment of this Agreement shall be binding upon a Party hereto unless such amendment is set forth in a written instrument, which is executed by an authorized representative of each Party.
21. **ENTIRETY OF AGREEMENT.** This Agreement, including its exhibits, contains the entire understanding and agreement between the City and Academy, their assigns and successors in interest, as to the matters contained herein. This Agreement constitutes the full understanding of the Parties, and supersedes all prior understandings and agreements, whether written or oral, between the Parties.
22. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts and each counterpart shall, for all purposes, be deemed an original, but all such counterparts shall together constitute one and the same instrument.
23. **REVIEW OF COUNSEL.** The Parties acknowledge that each Party and its counsel have reviewed and revised this Agreement and that the normal rules of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement or exhibits hereto.

[SIGNATURES ON NEXT PAGE]

EXECUTED IN MULTIPLE ORIGINALS as of the dates below.

CITY OF KENNEDALE, TEXAS

By: _____
Darrell Hull, City Manager

Date: _____

Attest: _____
Barbara Dahl, City Secretary

Date: _____

KENNEDALE POLICE DEPARTMENT

By: _____
Eric Carlson, Chief of Police

Date: _____

Attest: _____

Date: _____

FELLOWSHIP ACADEMY

By: _____
Board President

Date: _____

Attest: _____

Date: _____

EXHIBIT A

PAYMENT SCHEDULE

Number of Officers: One (1)

Payment Procedure :

- Invoices shall be provided by City to the Academy on a monthly basis.
- The Academy shall remit funds to the City within thirty (30) calendar days following receipt of an official invoice.

Payment Amount:

- The Academy shall pay the City the hourly rate for the assigned SRO as set forth in **Exhibit B-Police Pay Scale** and in accordance with Section 3 of the Agreement for the assigned SRO.
- The Academy shall also pay the City the amount attributable to the medical benefits for the assigned SRO assigned, pursuant Section 3 of the Agreement.
- The Academy agrees that, during the term of this Agreement, it may approve a one-time pay increase for the assigned SRO of up to seven percent (7%), subject to mutual, written agreement of the Parties and subject to approval and action by the Academy's Board of Trustees at a duly held Board meeting. Any substitute SROs shall be compensated at the same Payment Amount as provided under this Exhibit A.

Overtime: No SRO shall work overtime or be compensated for overtime without written prior approval of both the City and the Academy. Should an SRO be required and approved to work in excess of their normal tour of duty, compensation will be in accordance with Section 142.0015 of the Texas Local Government Code. The City and Academy shall be financially responsible for any overtime compensation of an SRO for Academy-related duties only that is one hundred percent (100%) funded by the Academy. The Academy shall be financially responsible for the overtime compensation of an SRO that is funded fifty percent (50%) by the Academy and fifty percent (50%) by the City. This provision does not apply when SROs volunteer to work off-duty on an independent contractor basis or when SROs are performing duties solely for the City.

EXHIBIT B

POLICY PAY SCALE

FY25 Adopted								
		0-.99 yrs	1-1.99	2-2.99	3-3.99	4-4.99	5-5.99	6+
		Entry	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
P1	Police Officer	\$70,096	\$71,498	\$72,928	\$74,386	\$75,874	\$77,392	\$80,158
P2	Corporal	\$80,518	\$82,128	\$83,771	\$85,446	\$87,155	\$88,898	\$90,676
P3	Sergeant	\$92,490	\$94,340	\$96,226	\$98,151	\$100,114	\$102,116	\$104,159
P4	Captain	\$106,242	\$108,367	\$110,534	\$112,745	\$115,000	\$117,300	\$119,646

FY25 Adopted - Hourly								
		0-.99 yrs	1-1.99	2-2.99	3-3.99	4-4.99	5-5.99	6+
		Entry	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
P1	Police Officer	\$33.7000	\$34.3740	\$35.0615	\$35.7627	\$36.4780	\$37.2075	\$38.5375
P2	Corporal	\$38.7106	\$39.4848	\$40.2745	\$41.0800	\$41.9016	\$42.7396	\$43.5944
P3	Sergeant	\$44.4663	\$45.3556	\$46.2627	\$47.1880	\$48.1317	\$49.0944	\$50.0763
P4	Captain	\$51.0778	\$52.0993	\$53.1413	\$54.2042	\$55.2882	\$56.3940	\$57.5219

**Hourly rate based on 2080 hours/year

MEETING DATE: July 27, 2026

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM V.C.5.

SUBJECT:

Consider the approval of a construction contract with Tanksco, Inc. for the rehabilitation of the T3-Elevated Storage Tank.

ORIGINATED BY:

Kristian Sugrim

SUMMARY:

The T3 – Elevated Storage Tank, a 1.0 MG composite tank, located at 500 Gail Drive, has had minimal maintenance since it was installed in 2001 – 2002. An inspection conducted in January 2021 found several AWWA and OSHA deficiencies that were not addressed. Subsequently, another inspection was performed in September 2025 that provided similar outcomes. In 2023, staff started working with the City of Arlington and Freese and Nichols Incorporated, FNI, for low cost solutions for the rehabilitation of this water tank.

Bids for the contract were publicly open and readout aloud on Tuesday, July 7, 2026, at 2:00 p.m. Of the eight bids received, the apparent low bidder was Tanksco, Inc.

Funding for the tank rehabilitation was approved by the Kennedale's City Council as a budget item for FY 2025/2026.

RECOMMENDATION:

Staff recommends that the Kennedale's City Council authorize the execution of the construction contract with Tanksco, Inc. for the rehabilitation of the T3-EST at One Million Eleven Thousand and Eight Hundred dollars, \$1,011,800.00.

ATTACHMENTS:

Attachment A - Detailed Tabulation of Bids Received

Project Owner Construction Manager Design Professional	Rehab of T3 EST	Project Number		Tanksco, Inc.			Viki
	City of Kennedale	KEN25806		1102 County Road 4360,			1090
	Freese and Nicholas, Inc.			Decatur, TX 76234			La
Item No.	Description	Quantity	Units	Unit Cost	Extended Amount	Note	Unit Cost
Items in Base Offer (excluding Allowances) per Section 01 29 01 Measurement and Basis for Payment							
A-01	Mobilization	1	LS	20,000.00	20,000.00		21,900.00
A-02	Provide Surface preparation including Abrasive Blasting of Interior of Tank and Appurtenances (SSPC-SP-10) and Coat (IW003 per Specifications), complete as specified	1	LS	285,000.00	285,000.00		294,400.00
A-03	Provide Surface Preparation including Abrasive Blasting of Exterior of Tank and Appurtenances (SSPC-SP-6) and Coat (EN-02 per Specifications), complete as specified	1	LS	225,000.00	225,000.00		193,100.00
A-04	City of Kennedale Logos	2	EA	7,000.00	14,000.00		9,000.00
A-05	Dehumidification	1	LS	45,000.00	45,000.00		18,200.00
A-06	Provide Containment for Exterior Blasting and Coating	1	LS	45,000.00	45,000.00		110,350.00
A-07	Demolition and Removal of Existing Cathodic Protection System	1	LS	6,000.00	6,000.00		7,900.00
A-08	Removal of Existing Altitude Valve and Stainless Steel Pipe Replacement	1	LS	65,000.00	65,000.00		55,100.00
A-09	Sample Taps, Sample Lines, and Sink	1	LS	35,000.00	35,000.00		32,600.00
A-10	Remove and Replace Existing Roof Hatches	2	EA	6,000.00	12,000.00		10,250.00
A-11	Remove and Replace Interior Wet Ladder and Safety System	1	EA	14,000.00	14,000.00		23,700.00
A-12	Remove and Replace Dry Ladder Safety Systems	1	LS	17,500.00	17,500.00		16,500.00
A-13	Remove and Replace 12" Overflow Flap Valve	1	EA	12,000.00	12,000.00		3,500.00
A-14	Remove and Replace Overflow Weir and Pipe	1	LS	14,000.00	14,000.00		4,800.00
A-15	Remove and Replace Roof Guardrail	1	LS	18,000.00	18,000.00		27,000.00
A-16	Remove Painters Rail	1	LS	16,000.00	16,000.00		8,500.00
A-17	Replace Aviation Obstruction Lighting	1	LS	13,000.00	13,000.00		12,400.00
A-18	Handrail (Painters Hatch to Access Tube)	1	LS	12,000.00	12,000.00		13,500.00
A-19	Electrical Improvements	1	LS	125,000.00	125,000.00		66,400.00
A	Total Base Bid Items Amount (Sum of Extended Amounts for each Base Bid Line Item)				\$ 993,500.00		
Extra Work in Base Bid per Section 01 29 01 "Measurement and Basis for Payment"							
B-01	Additional Interior/Exterior Grinding	100	MH	25.00	2,500.00		150.00
B-02	Miscellaneous Welding	200	MH	25.00	5,000.00		210.00
B-03	Seam Welding	100	LF	40.00	4,000.00		100.00
B-04	Pit Welding	100	SQ IN	50.00	5,000.00		75.00
B-05	Patch Plate (approx. 6" x 6" square)	50	EA	36.00	1,800.00		200.00
B	Total Extra Work Amount (Sum of Extended Amounts for Each Extra Work Line Item)				\$ 18,300.00		
C	Total Base Bid with Extra Work Items (Sum of A and B)				\$ 1,011,800.00		
*Calculation was corrected.							

ing Painting, LLC		Tarkaz Coatings, Inc.			Dixie Painting & Sandblasting, Inc.			Maguire Iron, Inc.			O8
15 Harrison Street, Vista, NE 68128		2221 Loving Avenue, Fort Worth, TX 76164			6703 Boggan Level Road, Andalusia, AL 36420			2001 East Robur Drive, Sioux Falls, SD 57104			17: H
Extended Amount	Note	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note	Unit Cost
21,900.00		10,000.00	10,000.00		50,000.00	50,000.00		50,000.00	50,000.00		50,000.00
294,400.00		300,000.00	300,000.00		365,000.00	365,000.00		276,000.00	276,000.00		500,000.00
193,100.00		300,000.00	300,000.00		335,773.00	335,773.00		295,000.00	295,000.00		450,000.00
18,000.00		10,000.00	20,000.00		4,500.00	9,000.00		15,000.00	30,000.00		10,000.00
18,200.00		35,000.00	35,000.00		50,000.00	50,000.00		30,000.00	30,000.00		30,000.00
110,350.00		80,000.00	80,000.00		95,000.00	95,000.00		250,000.00	250,000.00		100,000.00
7,900.00		8,000.00	8,000.00		2,350.00	2,350.00		10,000.00	10,000.00		5,000.00
55,100.00		35,000.00	35,000.00		35,000.00	35,000.00		100,000.00	100,000.00		60,000.00
32,600.00		30,000.00	30,000.00		25,000.00	25,000.00		50,000.00	50,000.00		30,000.00
20,500.00		8,000.00	16,000.00		6,000.00	12,000.00		5,000.00	10,000.00		8,000.00
23,700.00		16,000.00	16,000.00		20,250.00	20,250.00		6,000.00	6,000.00		12,000.00
16,500.00		20,000.00	20,000.00		18,000.00	18,000.00		5,000.00	5,000.00		15,000.00
3,500.00		7,000.00	7,000.00		8,000.00	8,000.00		5,000.00	5,000.00		5,000.00
4,800.00		10,000.00	10,000.00		18,000.00	18,000.00		13,000.00	13,000.00		20,000.00
27,000.00		20,000.00	20,000.00		23,000.00	23,000.00		25,000.00	25,000.00		15,000.00
8,500.00		5,000.00	5,000.00		6,750.00	6,750.00		10,000.00	10,000.00		10,000.00
12,400.00		20,000.00	20,000.00		4,500.00	4,500.00		5,000.00	5,000.00		10,000.00
13,500.00		10,000.00	10,000.00		12,500.00	12,500.00		13,000.00	13,000.00		10,000.00
66,400.00		200,000.00	200,000.00		225,000.00	225,000.00		215,000.00	215,000.00		200,000.00
\$ 948,350.00			\$ 1,142,000.00			\$ 1,315,123.00			\$ 1,398,000.00		
15,000.00		200.00	20,000.00		100.00	10,000.00		300.00	30,000.00		50.00
42,000.00		250.00	50,000.00		100.00	20,000.00		600.00	120,000.00		50.00
10,000.00		100.00	10,000.00		65.00	6,500.00		120.00	12,000.00		50.00
7,500.00		10.00	1,000.00		35.00	3,500.00		50.00	5,000.00		50.00
10,000.00		300.00	15,000.00		85.00	4,250.00		240.00	12,000.00		100.00
\$ 84,500.00			\$ 96,000.00			\$ 44,250.00			\$ 179,000.00		
\$ 1,032,850.00			\$ 1,238,000.00			\$ 1,359,373.00			\$ 1,577,000.00		

&J Coatings, Inc.

**20 Cynthia Lane
Iurst, TX 76054**

Extended Amount	Note
50,000.00	
500,000.00	
450,000.00	
20,000.00	
30,000.00	
100,000.00	
5,000.00	
60,000.00	
30,000.00	
16,000.00	
12,000.00	
15,000.00	
5,000.00	
20,000.00	
15,000.00	
10,000.00	
10,000.00	
10,000.00	
200,000.00	
\$ 1,558,000.00	
5,000.00	
10,000.00	
5,000.00	
5,000.00	
5,000.00	
\$ 30,000.00	
\$ 1,588,000.00	

Crom CFG Industries, LLC			AMR Industrial Coatings, Inc.*		
36195 Mildred Ln, Pinehurst, TX 77362			612 Donley Drive. Euless, TX 76039		
Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note
87,010.00	87,010.00		100,000.00	100,000.00	
517,230.00	517,230.00		479,000.00	479,000.00	
464,450.00	464,450.00		499,000.00	499,000.00	
9,265.00	18,530.00		10,000.00	20,000.00	
16,600.00	16,600.00		75,000.00	75,000.00	
148,720.00	148,720.00		75,000.00	75,000.00	
6,785.00	6,785.00		5,000.00	5,000.00	
13,145.00	13,145.00		150,000.00	150,000.00	
20,885.00	20,885.00		10,000.00	10,000.00	
17,487.50	34,975.00		15,000.00	30,000.00	
29,055.00	29,055.00		25,000.00	25,000.00	
5,325.00	5,325.00		25,000.00	25,000.00	
6,360.00	6,360.00		15,000.00	15,000.00	
25,215.00	25,215.00		25,000.00	25,000.00	
44,160.00	44,160.00		35,000.00	35,000.00	
20,660.00	20,660.00		5,000.00	5,000.00	
21,670.00	21,670.00		5,000.00	5,000.00	
32,435.00	32,435.00		15,000.00	15,000.00	
193,755.00	193,755.00		219,965.00	219,965.00	
	\$ 1,706,965.00			\$ 1,812,965.00	Doesn't match Bid Sheet
138.00	13,800.00		50.00	5,000.00	
217.80	43,560.00		100.00	20,000.00	
102.40	10,240.00		100.00	10,000.00	
19.30	1,930.00		100.00	10,000.00	
257.80	12,890.00		150.00	7,500.00	
	\$ 82,420.00			\$ 52,500.00	
	\$ 1,789,385.00			\$ 1,865,465.00	

July 10, 2026

Mr. Kristian Sugrim, P.E.
Public Works Director
City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060

Re: Recommendation of Award
Rehab of T3 EST

Dear Mr. Sugrim:

On Tuesday, July 07, 2026, at 2:00 PM, bids for the Rehab of T3 EST project were received in person. eight (8) bids were received. The bid tabulation is summarized below.

Contractor	Base Bid	Total Bid
Viking Painting, LLC	\$948,350.00	\$1,032,850.00
Tanksco, Inc.	\$993,500.00	\$1,011,800.00
Tarkaz Coatings, Inc.	\$1,142,000.00	\$1,238,000.00
Dixie Painting & Sandblasting, Inc.	\$1,315,123.00	\$1,359,373.00
Maguire Iron, Inc.	\$1,398,000.00	\$1,577,000.00
O&J Coatings, Inc.	\$1,558,000.00	\$1,588,000.00
Crom CFG Industries, LLC	\$1,706,965.00	\$1,789,385.00
AMR Industrial Coatings, Inc	\$1,812,965.00	\$1,865,465.00

In the above table, the green bidders name is the apparent low bidder and the bolded bid costs represent irregularities that were found.

Freese and Nichols, Inc. recommends that Tanksco Inc. be awarded the project in the amount of \$1,011,800.00. Based on the project lists provided, Tanksco Inc. is qualified and has previous experience working with area municipalities on EST Projects. Freese and Nichols contacted the references provided by Tanksco Inc. and received favorable reviews with the references stating that the management team was very communicative, maintained and met schedule, and that they stayed on budget with no issues.

Should you have any questions or need any additional information, please contact me at (806) 370-8450 or at Lauren.Nobles@freese.com. We are looking forward to a successful construction phase.

Sincerely,



Lauren Nobles, P.E.
Project Manager