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KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING
December 14, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION at 5:30 PM
REGULAR SESSION at 7:00 PM

I. CALL TO ORDER

II. WORK SESSION

NOTE: Pursuant to Section 551.071, Texas Government Code, the City Council reserves the right to adjourn into Executive Session at any time during the work session or the regular session to discuss posted executive session items or to seek legal advice from the City Attorney on any item posted on the agenda.

A. Retirement Reception for Library Director, Gwen Bevill (5:30-6:00 p.m.)

III. EXECUTIVE SESSION (6:00 PM)

A. The City Council will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property for the following:

1. 5401 High Ridge Road
2. 5400 and 5404 Kennedale Road

B. The City Council may meet in closed session at any time during the work session or the regular session, pursuant to Section 551.071 of the Texas Government Code for consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion on any item posted on the agenda and the following items:

1. Floodplain amortization
2. Land use amortization
3. Municipal setting designation (MSD)
4. Corp of Engineers Section 205 CAP land acquisition parameters
5. Eminent domain with environmental cleanup guidelines

IV. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

V. REGULAR SESSION

VI. ROLL CALL

VII. INVOCATION

VIII. UNITED STATES PLEDGE

IX. TEXAS PLEDGE

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

X. VISITOR/CITIZENS FORUM

At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.

XI. REPORTS/ANNOUNCEMENTS

In addition to any specific matters listed below, the city council may receive a report about items of community interest, including but not limited to recognition of individual officials, citizens or departments, information regarding holiday schedules, upcoming or attended events, etc.

A. Updates from City Council

B. Updates from the Mayor

C. Updates from the City Manager

XII. MONITORING INFORMATION

A. Executive Limitations

B. Ends Review - Balanced Scorecard

XIII. INCIDENTAL ITEMS (CONSENT)

All matters listed under incidental items (consent) have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. Consider approval of minutes from November 16, 2015 meeting

XIV. REQUIRED APPROVAL ITEMS

A. Consider approval of Resolution 474 supporting the application for the North Central Texas Council of Governments (NCTCOG) solid waste grant

B. Consider approval of a Depository Service Contract with Wells Fargo to serve as the depository bank to the City of Kennedale until January 31, 2018 with 2 one-year continuations.

C. Consider appointment of a legal firm to collect delinquent taxes

XV. DECISION ITEMS

A. Presentation by Janine Sisak of DMA Development on multi-family financing

XVI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the December 14, 2015, agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

Leslie Galloway

Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: WORK SESSION - A.

I. Subject:
Retirement Reception for Library Director, Gwen Bevill (5:30-6:00 p.m.)

II. Originated by:

III. Summary:
A retirement reception will be held in the council chambers for Library Director, Gwen Bevill from 5:30 - 6:00 p.m.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:
The City Council will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property for the following:

1. 5401 High Ridge Road
2. 5400 and 5404 Kennedale Road

II. Originated by:

Bob Hart

III. Summary:
At this time the City Council will meet in Executive Session.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
None

VII. Alternative Actions:

VIII. Attachments:

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Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: EXECUTIVE SESSION - B.

I. Subject:
The City Council may meet in closed session at any time during the work session or the regular session, pursuant to Section 551.071 of the Texas Government Code for consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion on any item posted on the agenda and the following items:

1. Floodplain amortization
2. Land use amortization
3. Municipal setting designation (MSD)
4. Corp of Engineers Section 205 CAP land acquisition parameters
5. Eminent domain with environmental cleanup guidelines

II. Originated by:

III. Summary:

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

405 Municipal Drive, Kennedale, TX 76060 | Telephone: 817-985-2100 | Fax: 817-478-7169

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - A.

I. Subject:
Updates from City Council

II. Originated by:

City Council, City Council

III. Summary:
Updates and information from Council members .

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
None

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - B.

I. Subject:
Updates from the Mayor

II. Originated by:

III. Summary:

Updates and information from the Mayor.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
None

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: REPORTS/ANNOUNCEMENTS - C.

I. Subject:
Updates from the City Manager

II. Originated by:

Bob Hart

III. Summary:
Updates and information from City Manager, if any.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

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Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: MONITORING INFORMATION - A.

I. Subject:
Executive Limitations

II. Originated by:

III. Summary:
Reports are attached for review.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	Executive Limitations	Executive Limitations 11.2015.docx

POLICY TYPE: EXECUTIVE LIMITATIONS
POLICY TITLE: GLOBAL EXECUTIVE CONSTRAINT

The City Manager shall not cause or allow any organizational practice, activity, decision, or circumstance that is either unlawful, imprudent, or in violation of commonly accepted business and professional ethics.

Overall, City operations are in compliance with the global constraint policy.

POLICY TYPE: EXECUTIVE LIMITATIONS
POLICY TITLE: TREATMENT OF CUSTOMERS OF CITY SERVICES

With respect to interactions with customers, the City Manager shall not cause or allow conditions, procedures, or decisions that are unsafe, untimely, undignified, or unnecessarily intrusive.

The City Manager will not:

1. Elicit information for which there is no clear necessity.
2. Use methods of collecting, reviewing, transmitting, or storing customer information that fail to protect against improper access to the material
3. Operate facilities without appropriate accessibility and privacy.
4. Operate without establishing with customers a clear understanding of what may be expected and what may not be expected from the service offered.
5. Operate without informing customers of this policy or providing a way to be heard for persons who believe that they have not been accorded a reasonable interpretation of their rights under this policy.

Cyber security issues are a major concern in compliance with point 2. The city backs up files on a daily basis to avoid more common hacking attempts. Limitations have been placed on what websites can be accessed. Both the city manager and IT analyst are members of InfraGard to better understand the risks involved.

POLICY TYPE: EXECUTIVE LIMITATIONS
POLICY TITLE: TREATMENT OF STAFF

With respect to the treatment of paid and volunteer staff, the City Manager shall not cause or allow conditions that are unfair, undignified, disorganized, or unclear.

The City Manager will not

1. Operate without written personnel rules that (a) clarify rules for stair, (b) provide for effective handling of grievances, and (c) protect against wrongful conditions, such as nepotism and grossly preferential treatment for personal reasons.
2. Retaliate against any staff member for non-disruptive expression of dissent.

3. Allow staff to be unaware of City Manager's interpretations of their protections under this policy.

4. Allow staff to be unprepared to deal with emergency situations.

The city maintains current personnel policy and orientation booklet. City operations are in compliance with the treatment of staff policy. Staff was heavily involved in the preparation of an asset management plan. In addition staff is involved in the interview process consistent with our desired culture.

POLICY TYPE: EXECUTIVE LIMITATIONS
POLICY TITLE: EMERGENCY CITY MANAGER SUCCESSION

In order to protect the Council from sudden loss of the City Manager Services, the City Manager shall not permit there to be less than one other person familiar enough with Council and City Manager issues and procedures to be able to maintain organization services.

Kelly Cooper is the most informed of staff members. The department heads collectively are aware of on-going activities and projects, and I have been more attentive to this in staff meetings.

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: MONITORING INFORMATION - B.

I. Subject:
Ends Review - Balanced Scorecard

II. Originated by:

III. Summary:
Reports are attached for review.

IV. Fiscal Impact Summary:

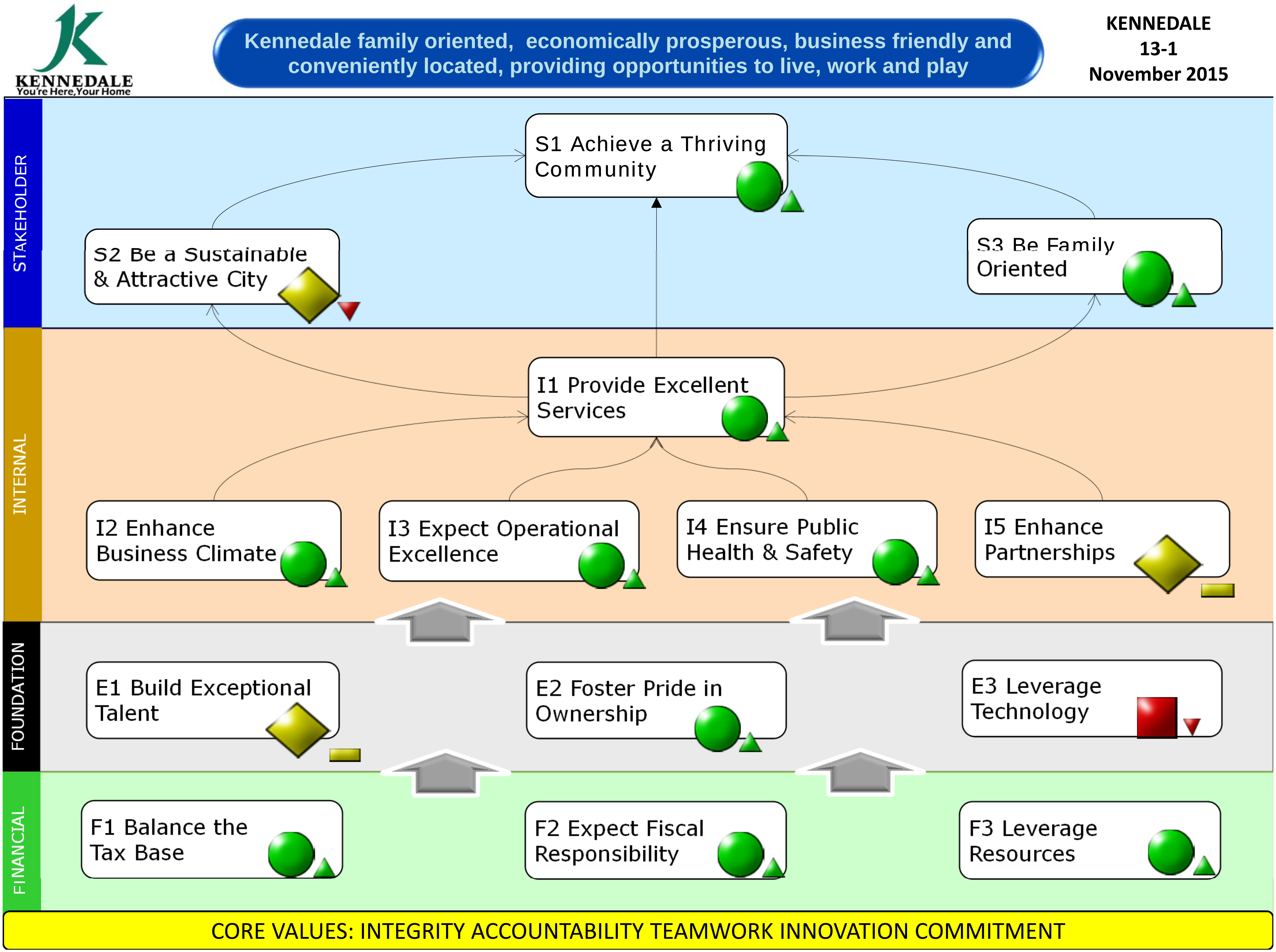
V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	Balanced Scorecard	Balanced Scorecard.pdf



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November 2015
STAKEHOLDER
S1 Achieve a Thriving Community
S2 Be a Sustainable & Attractive City
S3 Be Family Oriented
INTERNAL
I1 Provide Excellent Services
I2 Enhance Business Climate
I3 Expect Operational Excellence
I4 Ensure Public Health & Safety
I5 Enhance Partnerships
FOUNDATION
E1 Build Exceptional Talent
E2 Foster Pride in Ownership
E3 Leverage Technology
FINANCIAL
F1 Balance the Tax Base
F2 Expect Fiscal Responsibility
F3 Leverage Resources
CORE VALUES: INTEGRITY ACCOUNTABILITY TEAMWORK INNOVATION COMMITMENT

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Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: INCIDENTAL ITEMS (CONSENT) - A.

I. Subject:
Consider approval of minutes from November 16, 2015 meeting

II. Originated by:

III. Summary:
Please see the attached minutes for your approval.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	City Council Meeting Minutes - November 16, 2015	November 16, 2015.pdf

KENNEDALE CITY COUNCIL

MINUTES
REGULAR MEETING
November 16, 2015
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

WORK SESSION - 5:30 PM
REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Mayor Johnson called the meeting to order at 5:33 p.m.

II. WORK SESSION

NOTE: Pursuant to Section 551.071, Texas Government Code, the City Council reserves the right to adjourn into Executive Session at any time during the work session or the regular session to discuss posted executive session items or to seek legal advice from the City Attorney on any item posted on the agenda.

A. Review Impact Fee parameters through a joint work session with Impact Fee Committee (P&Z)

City Manager Bob Hart stated that Council approved an agreement with Freese and Nichols to perform an impact fee study for the City. Bob added that the last study was done in 2006; therefore, a Committee was formed to review and make recommendations for city impact fees. Bob introduced Eddie Haas, from Freese and Nichols who will present an overview of the basics of the impact fee study and answer question.

Mr. Haas stated that "Impact Fee 101" will cover why we are doing the study; the technical aspects; policy decisions; and the schedule of the process. He informed the group that by law, chapter 395 from the local government code prescribes the process in which all impact fees are implemented and updated. The key elements include land use assumptions; capital improvement plans; resulting cost; collection rates; benchmarking; and recommendations to Council.

Impact Fee Overview handouts were provided; Freese and Nichols representatives Eddie Haas and Jessica Brown reviewed the material with the group and answered questions.

B. Discuss the need to consider at a future meeting regarding an ordinance to regulate payday and auto title lenders

City Manager Bob Hart stated that pay day lenders were discussed when TownCenter was being built; however, no action was taken at that time. Bob added that trends are now starting to emerge concerning pay day lending ordinances and he would like to bring it forward for discussion. Bob turned the topic over to City Attorney, Wayne Olson.

Wayne Olson provided a summary stating that cities are adopting regulations to try to impact how these businesses do business; and are adopting regulations for land use, to limit where they can locate within the cities. He informed the Council that the Texas Municipal League (TML) has a model ordinance on their website which they recommend cities follow; however, he warned Council that many of these ordinances are being challenged. Wayne concluded that if the City of Kennedale wishes to pursue this issue, he will be happy to work with them to adopt regulations.

There was lengthy discussion on the topic, with a census that the city would treat this as a land use issue rather than a consumer issue.

C. Discussion of items on regular agenda

No items were discussed at this time.

III. REGULAR SESSION

Mayor Johnson opened the regular session at 7:01 p.m.

IV. ROLL CALL

Present: Frank Fernandez, Brian Johnson , Kelly Turner, Liz Carrington, Charles Overstreet, Michael Walker
Absent: None

V. INVOCATION

VI. UNITED STATES PLEDGE

VII. TEXAS PLEDGE

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

VIII. VISITOR/CITIZENS FORUM

At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting.

There was no one present requesting to speak.

IX. REPORTS/ANNOUNCEMENTS

In addition to any specific matters listed below, the city council may receive a report about items of community interest, including but not limited to recognition of individual officials, citizens or departments, information regarding holiday schedules, upcoming or attended events, etc.

A. Updates from City Council

Charles Overstreet stated that he attended the National League of Cities Conference where he had a good discussion with Sheri Capehart from the Arlington City Council and hopes to talk more with her concerning problems on Sublett Road. He added that he got to hear Joe Biden speak, which was very interesting.

The Mayor noted that Liz Carrington's photo was in the UTA water report regarding Village Creek.

B. Updates from the Mayor

Mayor Johnson stated that he also attended the National League of Cities Conference where he spoke with the Mayor of Forest Hill regarding some things they have coming up. Additionally, he spoke on U.S. Presidents at the November Chamber luncheon and he attended the first Charter Review Committee meeting, which went very well.

C. Updates from the City Manager

City Manager Bob Hart informed the Council that the Fire Department received a $20,000 grant from Firehouse Subs for new equipment.

X. MONITORING INFORMATION

A. Executive Limitations

B. Monthly Financials

C. Ends Review
Balanced Scorecard

Monitoring information updates are in the agenda packet for review.

XI. INCIDENTAL ITEMS (CONSENT)
All matters listed under incidental items (consent) have been previously discussed, require little or no deliberation, or are considered to be routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

A. Consider approval of minutes from October 26, 2015 meeting

B. Consider approval of an Interlocal Agreement with Tarrant County, Texas for the reconstruction of Village Street

C. Consider authorizing the Mayor to sign an Interlocal Agreement with the Fort Worth Transportation Authority for Administrative Cost Funding for Section 5310 Program

Motion To approve all Incidental Items on (Consent) agenda. **Action** Approve, **Moved By** Kelly Turner, **Seconded By** Liz Carrington.
Motion passed Unanimously

XII. REQUIRED APPROVAL ITEMS

A. Consider the casting of votes for the Board of Directors for the Tarrant Appraisal District

City Manager Hart stated that as a taxing jurisdiction within Tarrant County the city currently has seven (7) votes to cast for the Board of Directors. The group discussed the candidates and agreed on Mark Wood.

Motion To cast the City's seven votes to Mark Wood for Tarrant Appraisal District Board of Directors. **Action** Approve, **Moved By** Liz Carrington, **Seconded By** Charles Overstreet.
Motion passed Unanimously

XIII. DECISION ITEMS

A. City Council to consider making appointments to the TownCenter Development District, the Tax Increment Reinvestment Zone

Bob Hart stated that the following members have expiring terms on the following boards: Robert Mundy to Place 1; Pat Turner to Place 3; Jeni McGarry to Place 5; Mark McClendon to Place 7 for the Tax Increment Reinvestment Zone (TIRZ). Robert Mundy to Place 1; Brian Johnson to Place 3; Frank Fernandez to Place 5 for the TownCenter Development District (TDD). Staff recommends that we stay with the same board appointees and reappoint Robert Mundy as chair to the TIRZ.

Motion To reappoint the listed members to the Tax Increment Reinvestment Zone (TIRZ) and the TownCenter Development District (TDD) and to reappoint Robert Mundy as Chair to the TIRZ. **Action** Approve, **Moved By** Kelly Turner, **Seconded By** Charles Overstreet.
Motion passed Unanimously

B. Consider approval of Ordinance 580 authorizing a No Parking Zone in the 1300 block of Kennedale Parkway.

Police Chief Tommy Williams provided a brief presentation, requesting to authorize a no parking zone in the 1300 block of Kennedale Parkway. Tommy stated that the request is being made due to the number of accidents along Kennedale Parkway at the Quick Trip; he added that this will help to keep the site lines clear. There was Council discussion and questions. Chief Williams responded to the discussion indicating that the Texas Department of Transportation (TXDOT) and the city share responsibility for implementation of various options to resolve traffic issues.

Motion To approve Ordinance 580 authorizing a No Parking Zone in the 1300 block of Kennedale Parkway. **Action** Approve, **Moved By** Frank Fernandez, **Seconded By** Liz Carrington.
Motion passed Unanimously

C. **CASE # PZ 15-11** Public hearing and consideration approval of Ordinance 581 regarding a request by Summit Custom Homes for a zoning change for 2.07 acres from “AG” Agricultural zoning district to “R1” Single family residential zoning district at 1033 – 1041 Swiney Hiett Rd and 1149 Swiney Hiett, legal description of Oliver Acres block 1 lot 5 and ½ of lot 4 and lot 6D, Kennedale, recently replatted as Oliver Acres block 1 lots 4R1, 5R1, & 5R2, Tarrant County, Texas.

1. Staff presentation
2. Applicant presentation
3. Public hearing
4. Applicant response
5. Staff response and summary
6. Action by the City Council

1. Staff Presentation: City Planner, Rachel Roberts stated that the property is on the north side of Swiney Hiett directly across from the Beacon Hill neighborhood and is primarily zoned AG but used for single family residents. She stated that Summit Custom Homes applied for a minor plat and it was mistakenly approved (thinking it was R1 like all their other properties in the area), the mistake was found and they applied for rezoning to correct the zoning. The request is in compliance with the comprehensive land use plan and supports Council priorities. Rachel added that the case went to the Planning and Zoning Commission in October and they recommended approval.

2. Applicant Presentation: Applicant (Summit Custom Homes) was unable to attend.

3. Public Hearing: Mayor Johnson opened the public hearing; there was no one present requesting to speak. Mayor Johnson closed the public hearing.

5. Staff Response: None

6. Action by City Council:

Motion To approve Ordinance 581 rezoning property at 1033 - 1041 Swiney Hiett Road. **Action** Approve, **Moved By** Liz Carrington, **Seconded By** Charles Overstreet.
Motion passed Unanimously

D. **CASE # PZ 15-09** to receive comments and consider approval of Ordinance 582 amending Chapter 17, Article VI, "Zoning", of the code of ordinances of the City of Kennedale, Texas, as amended, by establishing new zoning districts, "Neighborhood Village overlay district" and "Urban Village overlay district," and regulations for same, including regulations on permitted uses, building design, site design, landscaping, and signs.

1. Staff presentation
2. Public hearing
3. Staff response and summary
4. Action by the City Council

1. Staff Presentation: City Planner, Rachel Roberts stated that this is an Ordinance that the Planning and Zoning Commission has been working on since before the zoning code update began. This Ordinance is to put something into place until the consultants complete the district updates. Rachel added that this does not change the zoning on any properties, that we will have to come back for any applicant or city initiated zoning changes to go into effect. Concluding, she stated that this only applies to land in areas that are designated Neighborhood Village or Urban Village. Rachel stated that staff recommends approval, along with the Planning and Zoning Commission.

2. Public Hearing: Mayor Johnson opened the public hearing; there was no one present requesting to speak. Mayor Johnson closed the public hearing.

3. Staff Response: Council asked clarification questions; Rachel indicated that staff would need some training to ensure proper implementation of the Ordinance.

6. Action by City Council:

Motion To approve Ordinance 582 amending Chapter 17, Article VI - Zoning; establishing new zoning districts. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Kelly Turner. **Motion passed Unanimously**

E. Direct city staff to initiate a rezoning of Joel Snider Survey A-1448 Tract 1A, an approximately 30-acre tract at 3925 Kennedale New Hope Rd

Rachel Roberts stated that this item was added to the agenda at Council's request and is the site of Cowtown Speedway. She added that the future land use plan calls for this area to be zoned Neighborhood / Residential and it is currently zoned for Commercial use.

Motion To initiate approval to rezone the Joel Snider Survey. **Action** Approve, **Moved By** Frank Fernandez, **Seconded By** Charles Overstreet.
Motion passed Unanimously

F. Consider approval of Ordinance 583 amending Chapter 19 of the code of ordinances of the City of Kennedale, Texas, as amended, by amending Article 1-In General, to establish cases for senior citizen fee exemption

Bob Hart stated that before we address the following four items he would like to add that City Attorney Wayne Olson made revisions to Ordinances 583 - 586 adding proper legal verbiage, which did not change the intent of the Ordinances.

Finance Director, Krystal Crump informed Council that this Ordinance reflects current policy changes made over the last several years, to include no new exemptions for senior citizen fees. There was Council discussion and questions. Krystal stated that basically we are just updating the Ordinance to reflect current policy.

Motion To approve Ordinance 583. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Frank Fernandez.
Motion passed Unanimously

G. Consider approval of Ordinance 584 amending Chapter 23 of the code of ordinances of the City of Kennedale, Texas, as amended, by amending Article 1-In General, to establish a method for starting water services and the procedures needed

Krystal Crump provided a summary of the amendments to Ordinance 584. There was a short discussion.

Motion To approve Ordinance 584. **Action** Approve, **Moved By** Frank Fernandez, **Seconded By** Charles Overstreet.
Motion passed Unanimously

H. Consider approval of Ordinance 585 amending Chapter 23 of the code of ordinances of the City of Kennedale, Texas, as amended, by amending Article 1-In General, to establish a billing period and calculate delinquencies

Krystal Crump stated that the Ordinance will establish the use of designated delinquency due dates on water billing provided by Global, where in the past the date was the tenth of the month.

Motion To approve Ordinance 585. **Action** Approve, **Moved By** Kelly Turner, **Seconded By** Liz Carrington.
Motion passed Unanimously

I. Consider approval of Ordinance 586 amending Chapter 23 of the code of ordinances of the City of Kennedale, Texas, as amended, by amending Article 1-In General, to establish a method for billing commercial accounts for stormwater

Krystal Crump provided an overview for establishing a method for the billing of stormwater on commercial accounts.

Motion To approve Ordinance 586. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Kelly Turner.
Motion passed Unanimously

XIV. EXECUTIVE SESSION

Mayor Johnson recessed into executive session at 7:35 p.m.

A. The City Council will meet in closed session pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property for the following:

1. 5401 High Ridge Road
2. 5400 and 5404 Kennedale Road
3. 6900 Block Kennedale Parkway
4. 300 and 304 New Hope Road

XV. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

Mayor Johnson reconvened into open session at 8:04 p.m.
No action required.

XVI. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Liz Carrington, **Seconded By** Kelly Turner.
Motion passed Unanimously

The meeting was adjourned at 8:05 p.m.

APPROVED:	ATTEST:
______________________	______________________
Brian Johnson, Mayor	Leslie Galloway, City Secretary

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: REQUIRED APPROVAL ITEMS - A.

I. Subject:
Consider approval of Resolution 474 supporting the application for the North Central Texas Council of Governments (NCTCOG) solid waste grant

II. Originated by:

III. Summary:
The North Central Texas Council of Governments (NCTCOG) has approximately $1.3 million in reimbursable grant funds available for the Materials Management 2016-2017 Call for Projects. This Call for Projects will fund a variety of municipal solid waste projects for4 local governments in the NCTCOG 16-county region. The projects submitted should help advance North Central Texas' efforts to address regional goals and objectives. The Call for Projects is made possible through funding from the Texas Commission on Environmental Quality Regional Solid Waste Grants Program from revenue generated by state fees on MSW disposed of at landfills.

City staff has reviewed the requirements of the grant and request approval from City Council to pursue this funding for the purchase of a Street Sweeper which will assistance with debris along Dick Price Road.

The governing body of the project applicant must approve a resolution authorizing the Project application submittal as well as receipt of funding if the project is approved.

The Street Sweeper is projected to cost $135,000 of which the city would provide a 50% funding match of $67,500.00. The equipment purchase would be made during the current fiscal year and then 50% reimbursed from the grant.

This project is the next step in support of the work being done to clean-up Village Creek as well as assist with storm water drainage mitigation efforts along Dick Price Road.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

1.	Resolution 474	Resolution 474.doc

RESOLUTION NO. 474

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, AUTHORIZING THE FILING OF A PROJECT APPLICATION IN THE AMOUNT OF $135,000 WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) FOR A REGIONAL SOLID WASTE PROGRAM LOCAL IMPLEMENTATION PROJECT; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF KENNEDALE, TEXAS, IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF FUNDING FOR THIS PROJECT IS RECEIVED, THE CITY OF KENNEDALE, TEXAS, WILL COMPLY WITH ALL PROJECT REQUIREMENTS OF THE NCTCOG, THE TEXAS COMMISSION ON ENVIRONMENTAL QUAILITY AND THE STATE OF TEXASADOPTING AN AMENDED CITY OF KENNEDALE FUND BALANCE POLICY

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is directed by the Texas Commission on Environmental Quality to administer solid waste project funds for the implementation of the NCTCOG's adopted Regional Solid Waste Management Plan; and

WHEREAS, the City of Kennedale, in the State of Texas, is qualified to apply for project funds under the Request for Project Applications.

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

SECTION 1.

That the City Manager is authorized to request project funding in the amount of $135,000 under the North Central Texas Council of Governments' (NCTCOG) Request for Project Applications of the Regional Solid Waste Local Project Funding Program and to act on behalf of the City of Kennedale, Texas (the City), in all matters related to the project applications and any subsequent project contract that may result.

SECTION 2.

That if funded, the City will comply with the project requirements of the NCTCOG, the Texas Commission on Environmental Quality and the State of Texas.

SECTION 3.

That the City will allocate and expend the necessary monies to support this grant project and then seek reimbursement from NCTCOG on a timely basis.

SECTION 4.

That the grant project funds and any project-funded equipment or facilities will be used only for the purposes for which they are intended under the project.

SECTION 5.

That the grant activities will comply with and support the adopted regional and local solid waste management plans adopted for the geographical area in which the activities are performed.

PASSED, AND APPROVED by the City Council of the City of Kennedale, Texas, this the 14th day of December 2015.

APPROVED:

____
Mayor, Brian Johnson

ATTEST:

____
City Secretary, Leslie Galloway

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: REQUIRED APPROVAL ITEMS - B.

I. Subject:
Consider approval of a Depository Service Contract with Wells Fargo to serve as the depository bank to the City of Kennedale until January 31, 2018 with 2 one-year continuations.

II. Originated by:

III. Summary:
The city is required to go out for bid every 5 years for depository services. The city currently uses Wells Fargo. We received two bids from Wells Fargo and Frost Bank.

Wells Fargo Highlights:
Local Bank
Earnings Credit Allowance (.60%)
Checking Account Interest (.04-.05%)
Cost of Service (generally under $200 with earnings allowance)

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Frost Bank Highlights:
Nearest locations in Arlington or Mansfield- would require an additional cost for armored truck for delivery of deposits
Earnings Credit Allowance (.15%)
Checking Account Interest (.03%)
Cost of Service (quote over $1,000)

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: REQUIRED APPROVAL ITEMS - C.

I. Subject:
Consider appointment of a legal firm to collect delinquent taxes

II. Originated by:

III. Summary:
City Manager and Finance conducted interviews on Monday, December 14, 2015 and from those interviews will present the findings and select a tax attorney.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:
Approve

VII. Alternative Actions:

VIII. Attachments:

Staff Report to the Honorable Mayor and City Council

Date: December 14, 2015

Agenda Item No: DECISION ITEMS - A.

I. Subject:
Presentation by Janine Sisak of DMA Development on multi-family financing

II. Originated by:

III. Summary:
Janine Sisak of DMA Development will give a presentation about multi-family housing and financing, in particular about the tax credit program.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments: