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KENNEDALE CITY COUNCIL

MINUTES
REGULAR MEETING
February 15, 2016
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 5:30 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 the Comprehensive Annual Financial Report

Greg Schropshire, CPA with Pattillo, Brown & Hill, LLP provided a summary of the Comprehensive Annual Financial Report for 2015 for Council consideration.

B. Discuss the proposed mixed use development by OM Housing

City Manager Bob Hart stated that this item Concerns the proposed mixed-use development at Kennedale Sublett Road and Kennedale Parkway.

City Planner Rachel Roberts stated that this agenda item will include a presentation by OM Housing to consider and discuss the proposed mixed-use development. She added that the development will have a small portion of retail along Kennedale Parkway, with townhomes or offices and apartments on Kennedale Sublett Road. Financing for the apartments will be through a tax credit program, while the remainder is through conventional means. In order for the developer to participate in the tax credit program, they must provide a resolution of support from the City. The resolution of support will be presented later in the agenda. Rachel provided some historical background and current housing cost for the area. In closing, she added that this project would provide affordable housing for the Kennedale community.

Deepak Sulakhe, President and CEO for OM Housing provided a power point presentation and overview for the Village at Hammack Creek project. Mr. Sulakhe stated that he was dedicated to working with the City and addressing all citizen concerns. Discussion ensued with questions from Council members.

C. Discussion of items on regular agenda

No items were discussed at this time.

III. REGULAR SESSION

Mayor Johnson opened the regular session at 7:02 p.m.

IV. ROLL CALL

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

V. INVOCATION

Greg Adams, Pastor of Covenant Life Baptist Church gave the invocation.

VI. UNITED STATES PLEDGE

VII. TEXAS PLEDGE

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

Councilman Charles Overstreet stated that he and Liz Carrington attended the Village Creek/Lake Arlington Watershed Protection Project meeting in Everman. He noted that they talked about how the watershed protection plan was put together, along with the initiatives to improve the water system and the clean-up of Village Creek. They will meet again in March.

Councilman Frank Fernandez stated that the Southeast Tarrant Transportation Partnership (SETT) will have a meeting tomorrow concerning the extension of US287.

Councilman Kelly Turner stated that he attended the Emergency Preparedness Planning Council (EPPC) meeting last week. He added that $1.8 million has been earmarked for the region for emergencies, with some of those funds going to the recovery efforts for the tornado victims in Garland. Additionally, he noted that he was appointed as Vice-Chair to the Committee.

Councilwoman Liz Carrington stated she also attended the Village Creek Watershed Protection meeting with Charles Overstreet; adding that the EPA and TECQ were also in attendance. She noted that everyone is invested in restoring Village Creek to its natural state so it can be used for recreational activities.

B. Updates from the Mayor

Mayor Brian Johnson stated that he and Bob Hart visited the UTA Urban Planning Department regarding the Kennedale Park Master Plan; he noted that they will be helping with the update of the plan.

C. Updates from the City Manager

City Manager Bob Hart stated that the City is working with Geophysical Union on the technical exchange program. This program is where the academic community looks for technical projects to support; the City interviewed with them today regarding the Village Creek Project. If selected, they will voluntarily assist with achieving the City's plans for Village Creek.

X. MONITORING INFORMATION

A. Monthly Financials - January 2016

B. Executive Limitations

C. Ends Review - Balanced Scorecard

Monitoring information updates are in the agenda packet for review.

XI. INCIDENTAL ITEMS

A. 2014 Comprehensive Annual Financial Report (CAFR) Award

Finance Director Krystal Crump informed the Council that the City received the Comprehensive Annual Financial Report (CAFR) Award for 2014; she noted that this was the 11th consecutive year to receive the award.

B. Review the 2015 Police Activity Reports regarding crime statistics and use of force

Police Chief Tommy Williams provided Council with an overview of the 2015 Police Activity Report. He noted that use-of-force had a significant drop from last year, and that officers now have the option to carry a taser or pepper guns. In closing, he stated that they tracked thefts this year and out of 108 offenses, 57 were completely preventable. He hopes to provide public educational information on the City webpage on preventive measures
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XII. REQUIRED APPROVAL ITEMS (CONSENT)

All matters listed under required approval 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 January 18, 2016 meeting

B. Consider approval of Resolution 480 calling the General Election for May 7, 2016

Motion To approve all required approval Items on (Consent) agenda. **Action** Approve, **Moved By** Liz Carrington, **Seconded By** Charles Overstreet.
Motion passed Unanimously

XIII. DECISION ITEMS

A. Consider approval of Resolution 478 supporting OM Housing's application for housing tax credit for the proposed Village at Hammack Creek project

City Planner Rachel Roberts stated that OM Housing has expressed an interest in developing a mixed-use development on a 16-acre site at Kennedale Parkway and Sublett Road, which is consistent with the Comprehensive Land Use Plan. She stated that this project would be financed through both conventional means and tax credit housing programs; Rachel added that this is not the Section 8 Housing Tax Credit Program.

Rachel pointed out that this is a Resolution of Support for the project and would allow it to move forward through the application process and does not give approval of the project .Additionally, she provided some historical background and current housing cost for the area; adding that this project would provide affordable housing for our community.

Jason Lane, Director of Acquisitions for OM Housing provided a brief overview of the project and noted that they are award winning developers, who strive to provide top of the line developments. Mr. Lane stated that they are requesting a Resolution of Support from the City, which is due to the State by March 16, 2016.

Mayor Johnson stated that there can be no discussion without a motion on the table.

Motion To defer action on this item for future consideration. **Action** Deferred, **Moved By** Michael Walker, **Seconded By** Kelly Turner.
Motion to defer passed Unanimously

Mayor Johnson stated that there is no public hearing; however, for the record, he read aloud those present who were opposed to the development:

Kathy Brown, 808 Shady Bend Drive; Cheryl Pond, 606 Hilltop Court; Josh Bryant, 1006 Bell Oak Drive; Azam Shaikh, 800 Shady Bend Drive; and Rasik Patel, 912 Shady Creek Drive. Also present representing Kennedale ISD was Joe Taylor, 604 Bluebonnet Lane.

B. Conduct a Public Hearing to consider authorizing funding participation with Tarrant County Community Development and Housing for the 42nd Year Community Development Block Grant (CDBG) Project for sanitary sewer improvements on Dick Price Road

Larry Ledbetter provided an overview of the sanitary sewer project on Dick Price Road to be submitted for the 42nd Year Community Development Block Grant (CDBG).Larry stated that part of the application process requires the City to authorize the project and pledge any funds that may exceed the HUD grant for the design and construction of the project. The estimated engineering and construction cost of the project is $213,640 and the City's participation and matching amount is estimated at $48,640.

Public Hearing:
Mayor Johnson opened the public hearing.

There was no one present requesting to speak.

Mayor Johnson closed the public hearing.
Motion for approval made was made on agenda item XIII - C.

C. Consider approval of Resolution 482 authorizing funding participation with Tarrant County Community Development and Housing for the 42nd Year Community Development Block Grant (CDBG) Project for sanitary sewer improvements on Dick Price Road

There was no additional discussion on this item. Larry Ledbetter stated that staff recommends approval of Resolution 482, to authorize funding participation in the CDBG program.

Motion To approve Resolution 482, authorizing funding participation with Tarrant County for the 42nd Year Community Development Block Grant (CDBG). **Action** Approve, **Moved By** Kelly Turner, **Seconded By** Charles Overstreet.
Motion passed Unanimously

D. Consider approval of Ordinance 590 calling a Charter Amendment Special Election for May 7, 2016

John Clark, Charter Review Committee Chair provided an overview of the activities of the Committee. Mr. Clark stated that the Review Committee has been working on the charter updates for the last four months. He stated that the technical changes are necessary because of changes in due dates set by the State. The major issues include organizational components in the City Secretary's position; and the extension of term lengths for City Council members. He stated that overall the Charter is in good shape.

Motion To approve Ordinance 590 calling a Charter Amendment Special Election. **Action** Approve, **Moved By** Charles Overstreet, **Seconded By** Liz Carrington.
Motion passed Unanimously

E. Consider approval of Resolution 479 authorizing TCAP to negotiate an extension to the current electric supply agreement and approving TCAP contracting with Next Era and authorizing the City Manager to sign an electric supply agreement

Finance Director Krystal Crump stated that the City is currently under contract through 2018 with TCAP and are requesting to extend the contract through 2022. She added that the City has an extremely high load factor and staying with TCAP will help us to stabilize the rate.

Motion To approve Resolution 479 authorizing the TCAP contract extension. **Action** Approve, **Moved By** Frank Fernandez, **Seconded By** Kelly Turner.
Motion passed Unanimously

F. Consider acceptance of the 2015 Comprehensive Annual Financial Report (CAFR)

A presentation of the 2015 Comprehensive Annual Financial Report (CAFR) was provided by Greg Schropshire, CPA with Pattillo, Brown & Hill, LLP during the work session. Finance Director Krystal Crump provided a brief summary of the presentation.

Motion To approve the 2015 Comprehensive Annual Financial Report. **Action** Approve, **Moved By** Liz Carrington, **Seconded By** Charles Overstreet.
Motion passed Unanimously

XIV. EXECUTIVE SESSION

Mayor Johnson recessed into executive session at 8:15 p.m.

A. 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. Land use amortization (6727 Hudson Village Creek Road)
2. Floodplain amortization and remediation

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

Mayor Johnson reconvened into open session at 8:55 p.m.

A. Consider approval of Resolution 481 authorizing the Board of Adjustment to initiate amortization proceedings on property at 6727 Hudson Village Creek Road

Motion To approve Resolution 481 authorizing the Board of Adjustment (BOA) to initiate amortization proceedings at 6727 Hudson Village Creek Road. **Action** Approve, **Moved By** Liz Carrington, **Seconded By** Michael Walker.
Motion passed Unanimously

XVI. ADJOURNMENT

Motion To adjourn the February 15, 2016 regular City Council meeting. **Action** Adjourn, **Moved By** Kelly Turner, **Seconded By** Liz Carrington.
Motion passed Unanimously

The meeting was adjourned at 8:00 p.m.

APPROVED: ATTEST:

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Brian Johnson, Mayor Leslie Galloway, City Secretary