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KENNEDALE CITY COUNCIL

MINUTES
REGULAR MEETING
March 20, 2017
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 6:26 p.m.

II. WORK SESSION

A. Discussion of items on regular agenda

No items were discussed at this time.

III. REGULAR SESSION

Mayor Johnson opened the regular session at 7:00 p.m.

IV. ROLL CALL

Present: Frank Fernandez, Brian Johnson , Liz Carrington, Charles Overstreet, Michael Walker
Absent: Kelly Turner

V. INVOCATION

Pastor Greg Adams from Covenant Life Baptist Church provided the invocation.

VI. UNITED STATES PLEDGE AND TEXAS PLEDGE

VII. VISITOR/CITIZENS FORUM

Mary Boyd, 711 Paula Street stated that in 1960 they gave the city 5-feet of their property to be used to build an alley. This never happen and the people behind her property have now taken over the 5-foot easement. She requested that someone in the city follow up on this issue. She added that others on her street have also lost property. Mayor Johnson stated that he would have the City Manager follow-up on this.

Dora Ann Markle, 617 Averett Road stated that she is the President of the Senior Center, and Vice President of the Senior Center Services of the Metroplex's 26 centers. She informed the Council that the Senior Center has an issue with transportation. The bus that they have is old and was purchased second-hand. It no longer shifts into park; the wheelchair lift is not functional; and some of the seats have been removed. The biggest problem is the first step is so high; which makes it hard for the seniors to get in and out of the bus. They have talked to several people in the

city regarding this matter and the only solution was to lease a bus for $1,000 a month. The city would pay half and the seniors would pay half. She noted that the senior's savings were small and they could not fund that for a long period. The seniors of Kennedale respectfully request help with this matter.

Hollis Matthews, 1252 Elmbrook Drive stated that there are some major concerns in DFW area that has caught his attention. It is the funding of the Police and Fire Retirements in the surrounding areas. He provided an overview of what's going on with other cities. He stated that Kennedale has one of the best Fire and Police departments in the area, and asked Council to take a look at where we are with our funding.

John Clark, 100 Meadowlake Court thanked the hundreds of citizens who have volunteered to serve on city boards and at events over the past years. He noted that these residents provide guidance to council, and have sacrificed countless hours of service. Additionally, citizen volunteers provide a varied viewpoint to the council and have saved the city thousands of dollars.

VIII. REPORTS/ANNOUNCEMENTS

A. Updates from the City Council

There were no updates from Council members.

B. Updates from the Mayor

There were no updates from the Mayor.

C. Updates from the Interim City Manager

Interim City Manager George Campbell stated that the official kick-off for the 2017-18 budget was May 24. He noted staff is not into any numbers for the budget yet.

IX. MONITORING INFORMATION

A. Monthly Financials – February 2017

B. Executive Limitations

C. Ends Review – Balanced Scorecard

Monitoring information updates are in the agenda packet for review.

X. INCIDENTAL ITEMS

A. Presentation of the 2016 Library Excellence Award from the Texas Municipal Library Directors Association

Plano Library Director, Libby Holtmann was present representing the Texas Municipal Library Directors Association (TMLDA). She presented Kennedale Library Director, Amanda King with the 2016 Library Excellence Award. It was noted that Kennedale was one in forty-three libraries

out of more than five hundred libraries in the state. Amanda added that in addition to this award, the library also received a $44,000 grant through the Tocker Foundation.

XI. REQUIRED APPROVAL ITEMS (CONSENT)

A. Consider approval of minutes from February 27, 2017 regular meeting

B. Consider approval of a city-developer agreement for the Hilltop Addition

C. Consider approval of a contract extension for Interim City Manager

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

XII. DECISION ITEMS

A. CASE # PZ 17-03 to hold a public hearing and consider a request by Adlai Pennington for a replat of approximately 8.3 acres at 501 Corry A Edwards Dr and 260 3rd Street, legal description of Hilltop Addition Lots 1-15, and to include a final plat of Jacob Prickett Survey A-1225, to create Hilltop Addition Lots 1-16 Block A and Lots 1-17 Block B, and two common area lots.

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

City Planner Rachel Roberts provided the staff presentation. She stated that this property is located across Corry A Edwards, and is zoned two different zonings. Old Town Zone District 2 and Hilltop Planned Development District. She noted that all future land use is zoned as Downtown Village. Rachel informed the Council that the majority of this property was platted in the 50's, and that the proposed replat would create 33 lots with a through street, rather than having only one entry ending in a cul-de-sac. She added that both zoning districts have a 50-foot lot width requirement, and meets all requirements for construction plans and the Comprehensive Land Use Plan.

She reminder Council that according to state law, if a plat meets all requirements, council must approve it. In addition, a public hearing is required for replats. The Planning and Zoning Board held a public hearing at their last meeting, and several residents spoke against this. The majority were worried about drainage. The Planning and Zoning Board voted to recommend approval, after determining that the plat met all requirements

The applicant presentation was provided by Adlai Pennington, 1375 Gilman, Fort Worth. He thanked staff; noting that it has been a lengthy process, but they have met all requirements. He added that he would be happy to answer any questions there might be.

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

There was no Applicant Response.

Councilman Frank Fernandez stated that during planning and zoning there was discussion about the erosion fence; he questioned if that has been resolved? Rachel Roberts stated that new erosion control has been put into place, and that Street and Parks Superintendent Larry Hoover has been out to the site.

Motion To approve a replat of 8.3 acres at 501 Corry A, Edwards Drive and 260 3rd Street for Hilltop Addition. **Action** Approve, **Moved By** Michael Walker, **Seconded By** Charles Overstreet. **Motion passed Unanimously**

XIII. EXECUTIVE SESSION

Mayor Johnson recessed into executive session at 6:30 p.m.

A. The City Council will meet in closed 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 of any item posted on the agenda and legal issues regarding amortization of nonconforming uses and proposed annexation.

1. Final Payment for Booster Pump Project

B. 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. 108 New Hope Road
2. 6727 Hudson Village Creek (Kennedale Speedway Park)
3. 6820 Oak Crest West

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

Mayor Johnson reconvened into open session at 6:58 p.m.
No action required.

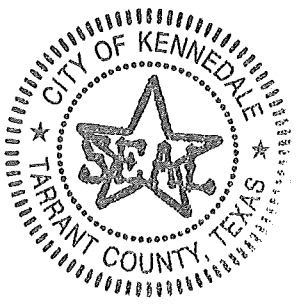
XV. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Liz Carrington, **Seconded By** Charles Overstreet. **Motion passed Unanimously**

The meeting was adjourned at 7:28 p.m.

APPROVED:

Brian Johnson, Mayor

ATTEST:

Leslie Galloway, City Secretary