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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | June 19, 2017
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION at 5:30 PM | REGULAR SESSION at 7:00 PM

I. CALL TO ORDER

Mayor Johnson called the meeting to order at 5:06 p.m.

II. WORK SESSION

A. Review and discuss applications of potential candidates for the 2017-18 Youth Advisory Council (YAC)

City Manager George Campbell noted that there were the same number of applicants as positions to fill. There was no further discussion.

B. Discuss and provide staff direction regarding the Water Utility Fund Study performed by GRA; including a discussion of finance and budget policies as provided in the report

Mayor Johnson stated that, in January, Council approved City Manager George Campbell's request to hire an independent consultant to provide an analysis of the Water Utility Fund and propose policy considerations that might serve to protect the financial health of the fund going forward. Becky Brooks of Government Resources Associates (GRA) began this assessment in late March and presented her findings to City Council at the Saturday, June 10 Special Session.

City Manager George Campbell stated that staff was seeking Council's preferences on these policy and procedure considerations, which will help to shape the FY2017-18 budget.

Finance Director Brady Olsen presented current adopted policies, staff recommendation, and a summary of how the City of Kennedale's policies compare to the prevailing local trends.

City Council discussed the following policy considerations at length:

- Should the Water and Sewer Fund be self-sufficient?
- Should Governmental Funds subsidize the Water and Sewer Fund or vice-versa?
- What transfers are acceptable; and at what level?
- Should the system be priced so that revenues match expenditures?
- Should the system be priced to encourage water conservation?
- What are the goals for the working capital balance?
- What should be funded by cash vs. debt?
- What level of service should we aim to provide?

Following the discussion, City Manager George Campbell stated that he understood Council's desires to be: reducing costs in the water and wastewater department; increasing the fund's working capital reserves; funding more projects through debt issuance rather than cash;

continuing to operate the Water and Sewer Utility Fund as an enterprise fund; and minimizing the need for administrative and impact fee transfers.

Council member Jan Joplin stated that Council needs to more fully understand how any adjustment in the rates might affect different types of households before making any changes.

Council member Rockie Gilley stated that there are two groups currently being affected most — those with larger or double meters and those living on lower- or fixed-incomes.

City Manager George Campbell stated that this report would be very beneficial to staff and Council when making policy decisions aimed at protecting the financial health of the Water and Sewer Utility Fund.

C. Discussion of items on regular agenda

Mayor Johnson requested a discussion of items XI.F and XI.G. Public Works Superintendent Larry Hoover stated that these projects were included in the FY2016-17 budget and are an extension of the current CDBG project, approved by Council earlier this year.

Mayor Johnson requested a discussion of item XI.E. Police Chief Tommy Williams stated that staff was disappointed in the service provided by our previous alarm company. He noted that Stanley Security is a BuyBoard approved company and their bid came in at a similar cost.

Mayor Johnson requested a discussion of item XI.I. City Manager George Campbell stated that this denial resolution is an attempt to protect citizens from the proposed Oncor rate increase that the steering committee has determined would be higher than necessary; and that the case must be denied by Council by August 19, 2017.

III. REGULAR SESSION

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

IV. ROLL CALL

Present: Mayor Brian Johnson, Rockie Gilley (Place 1), Sandra Lee (Place 3), Jan Joplin (Place 5)
Absent: Liz Carrington (Place 2) , Kelly Turner (Place 4)

***Staff:** City Manager George Campbell, City Secretary & Communications Coordinator Leslie Galloway, Fire Chief Mike McMurray, Finance Director Brady Olsen, Community Development Director Rachel Roberts, Public Works Superintendent Larry Hoover, Streets & Parks Crew Chief Ron Taylor*

V. INVOCATION

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

VI. UNITED STATES PLEDGE AND TEXAS PLEDGE

VII. VISITOR/CITIZENS FORUM

Linda Graddy, 5917 Walden Trail in Arlington, stated that she believes the time is right to start a community theatre program in TownCenter Park, and that she was seeking Council support.

VIII. REPORTS/ANNOUNCEMENTS

A. Updates from the City Council

- Council member Rockie Gilley stated that he attended cyber security training.
- Council member Sandra Lee stated that she attended the Memorial Day flag planting at Emerald Hills Funeral Home with BSA Troop 35.
- Council member Jan Joplin stated that she attended the Council's Special Meeting on Saturday, June 7, as well as meeting with several department heads and citizens.

B. Updates from the Mayor

1. Proclamation presentation in recognition of Linda Graddy Day

Mayor Johnson stated that he attended The Tarrant County Mayors' Council and was appointed Secretary/Treasurer.

C. Updates from the City Manager

There were no updates from the City Manager at this time.

IX. MONITORING INFORMATION

A. Monthly Financials – May 2017

There was no discussion at this time.

X. INCIDENTAL ITEMS

A. Appoint slate of members for the 2017-2018 Youth Advisory Council (YAC)

Mayor Johnson made a motion that the members be approved as a slate. Council agreed.

Motion to approve the slate of 2017-18 YAC members, as presented. **Action** Approve,
Moved By Mayor Brian Johnson
Motion passed Unanimously

B. Recognition of the 2016-17 Youth Advisory Council (YAC) members

XI. REQUIRED APPROVAL ITEMS (CONSENT)

A. Consider approval of minutes from May 15, 2017 election business meeting

B. Consider approval of minutes from May 15, 2017 regular meeting

C. Consider approval of minutes from the June 10, 2017 special meeting

D. Consider approval of contract award to Quick Roofing LLC for the Steep-Sloped Roof Replacement RFP 2017-52, and authorize the City Manager to sign the agreement

E. Consider approval of contract for security monitoring of city facilities, and authorize the City Manager to sign the agreement

F. Consider approval of a construction project with BSK-USA LLC for sanitary sewer improvements for the 300-400 block of Dick Price Road

G. Consider approval of a construction project with William J. Schultz, Inc. dba Circle C Construction Company for sanitary sewer improvements for Paula Lane and Magnolia Drive

H. Consider approval of tax collection contract with Tarrant County

I. Consider approval Resolution 512 to deny the rate application and consolidation proposed by Oncor Electric Delivery LLC

Motion To approve all required approval items on consent agenda. **Action** Approve, **Moved By** Jan Joplin, **Seconded By** Sandra Lee.
Motion passed Unanimously

XII. DECISION ITEMS

A. Consider appointment of a Mayor Pro Tem

Mayor Johnson stated that Mayor Pro Tem is an honorary position, typically filled by the most senior member of Council, which is currently Kelly Turner, Place 4.

Motion To appoint Jan Joplin as Mayor Pro Tem. **Action** Approve, **Moved By** Sandra Lee, **Seconded By** Rockie Gilley.
Motion passed Unanimously

B. Discuss and consider approval of an amendment to the current contract with Waste Connections, regarding the proposed 2017 rate adjustment for residential and commercial solid waste collection, transport, disposal, and recycling services **(Tabled on May 15, 2017)**

City Manager George Campbell stated that the staff report includes answers to Council member questions from the previous meeting.

Norm Bulaich of Waste Connections (Progressive Waste) stated that there had not been a rate increase since 2014, and that Progressive was now asking for Council approval of a $0.33 per home increase, due to increased costs of doing business. The new cost would be $12.82 per month, reflecting a 2% increase in the cost of curbside recycling and a 3% increase in the cost of twice-weekly rubbish collection.

Council member Jan Joplin stated that the staff report showed that 52% of Kennedale customers were recycling. She added that Council is in a difficult position regarding this request, as it would increase the utility bill.

Council member Rockie Gilley stated that he believes the request is reasonable.

Motion To postpone item until the Regular September City Council Meeting.
Action Postpone, **Moved By** Jan Joplin, **Seconded By** Sandra Lee.
Motion passed with a vote of 2-1; with Rockie Gilley voting against approval.

C. CASE # PZ 17-07 to hold a public hearing and consider approval of Ordinance 630 regarding an amendment to the Unified Development Code, as amended, to amend the schedules of uses to allow solar energy equipment as an accessory use in all commercial, industrial, and employment center zoning districts; and to amend Section 5.2.F "Other Uses" of Article 5 Village Districts to allow solar energy equipment as an accessory use in Village districts.

Community Development Director Rachel Roberts stated that this ordinance does not address solar farms, but would allow a business to implement solar energy for their own use. She added that the fire department has already received training and the City already has building codes in place regulating the percentage of roof that can be taken up by solar panels. She stated that the fire department has not expressed any concerns with this ordinance.

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

Motion To approve Ordinance 630, amending the Unified Development Code.
Action Approve, **Moved By** Jan Joplin, **Seconded By** Sandra Lee.
Motion passed Unanimously

XIII. EXECUTIVE SESSION

There was no Executive Session at this time.

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

No action taken.

XV. ADJOURNMENT

Motion To adjourn. **Action** Adjourn, **Moved By** Jan Joplin, **Seconded By** Sandra Lee.
Motion passed Unanimously

The meeting was adjourned at 7:30 p.m.

CITY OF KENNEDALE SEAL TARRANT COUNTY, TEXAS

APPROVED:

Brian Johnson

BRIAN JOHNSON, MAYOR

ATTEST:

Kathy E. Moore

~~LESLIE GALLOWAY, CITY SECRETARY~~

Kathy E. Moore, Deputy City Secretary