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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | April 16, 2018
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION - 5:30 PM | REGULAR SESSION - 7:00 PM

I. CALL TO ORDER

Mayor Brian Johnson called the meeting to order at 5:36 p.m.

II. WORK SESSION

A. Discussion of possible capital improvement projects and related Certificate of Obligation (CO) issuance

Public Works Superintendent Larry Hoover stated that the staff report lists those projects that were discussed during budget meetings as items to be potentially funded with a Certificate of Obligation (CO) Bond issuance. He added that staff, along with Shield Engineering, had since scored all potential projects (except those that could be affected by the ongoing negotiations with the City of Arlington) and ranked them using the priority matrix developed and adopted by the Utility & Infrastructure Board (UIB). He then introduced Craig Barnes of Shield Engineering, who stated that eleven projects receiving the top five ranking scores would be presented tonight:

Project Name [MATRIX SCORE]

- 12" Waterline S of I-20 (Gilman Rd and Bolen Rd) [59]
- TxDOT EMP (Equivalent-Match Project): Averett Road and Valley Lane [51]
- Add 10"/6" lines in Basin B-2 [51]
- 12" Waterline S of I-20 and along BU 287 [50]
- Danny Drive Water Improvements (CDBG) [50]
- Timberline Drive Sewer Improvements [50]
- Crestview Drive Sewer Improvements [50]
- Mistletoe Drive Sewer Improvements [50]
- Add 10" line in Basin B-2 [49]
- Danny Drive Pavement Improvements (by County) [49]
- Valley Lane [48]
- Eden (Mansfield Cardinal to BU 287) [48]

Following the presentation, Larry Hoover stated that the 3rd Street and Beacon Hill drainage projects were ready for construction but funding had not yet been identified. After some discussion about the cost and timing of these projects, City Manager George Campbell stated that these projects would be important to keep in mind during the upcoming budget process. He also suggested that the UIB review the projects further and bring their recommendations to Council as, going forward, he would like to see the UIB evaluate anything water- or wastewater-related – giving the examples of the CIP (Capital Improvement Plan) projects currently being discussed and the utility rate structure.

Campbell stated that he now understood that Council's direction was for staff to begin the bidding process for the 3rd Street (first priority) and Beacon Hill (second priority) drainage projects, if cash funding could be identified. Brady Olsen noted that there were more than $2 Million in water and sewer projects, regardless of any contract with the City of Arlington.

B. Discuss issuing of a request for proposal (RFP) for a forensic audit of the EDC Fund and/or the General Fund

Following discussion among Councilmembers and staff as to the normal scope of the customary Comprehensive Annual Financial Report (CAFR) for both the City and the Economic Development Corporation (EDC) and about budgetary issues in the past, the Council determined that the staff would begin drafting a proposed scope of service that might then be published as an RFP for additional audit services in the near future.

C. Update regarding nominations for a Charter Committee

After a brief discussion, Council chose to delay further decisions until the newly-elected Councilmembers in Places 2 and 4 were sworn in so that their input could be received.

D. Discussion of employee compensation

City Manager Campbell stated that staff had not received the salary and climate surveys for the Police and Fire Departments, but that there are issues of below-market-compensation in all departments of the City. He added that this would be good data to shape the budget process for FY19, but that if Council desired to make adjustments before that time, it would become a funding issue and would create possible inequities across departments.

E. Discussion of the process to be used for the City Manager's annual performance review

City Manager Campbell stated that there had not yet been a discussion for the process or mechanism of his annual performance review, and that he was now seeking direction. Councilmember Kelly Turner expressed his concern with evaluating the City Manager based on expectations that – because of the change in Council makeup during his first year – he was not necessarily made expressly aware of beforehand. Mayor Pro Tem Joplin stated that, as Campbell is subject to International City/County Management Association (ICMA) Code of Ethics, that might be a good starting point. Mayor Brian Johnson stated that he understood that it was Council's desire that the ICMA review document be distributed to all Councilmembers so that they could review it for suitability.

F. Discussion of Water Fund performance to date and the projected effects of potential rate adjustments

Finance Director Brady Olsen stated that the packet includes a line item review of the Water Fund through March and that revenues are on track to hit the budgeted number of about $2.4 million for FY18. He added that staff expected to have the rate recommendations from the Texas Rural Water Association (TRWA) by the next meeting. In response to Mayor Pro Tem Jan Joplin's questions regarding the effects of her proposed water and wastewater rate reduction, Olsen confirmed that the reduction in revenues would be about $250,000, and that the reserve policy for this fund was 18 to 25% of the annual expenditures. Joplin stated that there was a request to have an action item to adopt updated rates. City Manager George Campbell stated that staff did not currently have the necessary information to draft a rate ordinance. Mayor Johnson stated that he felt that a more transparent method for rate adjustments was to have a citizen committee, recommendations from the UIB and staff, and public hearings before voting on a rate-setting ordinance.

G. Discussion of items on Regular Session

There was no discussion at this time. Mayor Johnson recessed at 7:34 p.m.

III. REGULAR SESSION

Mayor Brian Johnson called the Regular Session to order at 7:46 p.m.

IV. ROLL CALL

Present: Mayor Johnson; Mayor Pro Tem Joplin, Place 5; Rockie Gilley, Place 1;Sandra Lee, Place 3; and Kelly Turner, Place 4. **Absent:** Liz Carrington, Place 2

Staff: *City Manager George Campbell, City Secretary and Communications Coordinator Leslie Galloway, Finance Director Brady Olsen, Fire Chief Mike McMurray, Police Chief Tommy Williams, Police Captain Darrell Hull, Public Works Superintendent Larry Hoover, Backflow Customer Service Inspector (CSI) Dennis Brown, Streets & Parks Crew Chief Ron Taylor, Library Director Amanda King, HR/EDC Manager Danielle Clarke, City Attorney Wayne Olson (TOASE)*

V. INVOCATION

Mayor Pro Tem Jan Joplin delivered the invocation.

VI. UNITED STATES PLEDGE AND TEXAS PLEDGE

VII. VISITOR/CITIZENS FORUM

- **Frank Morris**, 5300 Independence Avenue, Arlington, stated his concern with the enforcement of building codes in the Glen of Village Creek subdivision.
- **Lana Sather**, 421 Corry A. Edwards, asked that the noise ordinance be evaluated and updated to further restrict and better define the hours and distances within.
- **Hollis Matthews**, 1252 Elmbrook Drive, stated his concern with the spending of the Economic Development Corporation (EDC).
- **Perry Clemnti**, 908 Creekside Court, declined to speak.
- **Kelli Rod**, 945 Little School Road, stated her thanks and admiration for Councilmembers Turner and Carrington for their decade of service to the City.

VIII. REPORTS/ANNOUNCEMENTS

A. Updates from the City Council

Councilmember Rockie Gilley stated his appreciation for staff quickly and professionally addressing a customer's utility issue in the Oakcrest neighborhood. He also thanked Public Works Director Larry Ledbetter for his service to the City of Kennedale.

Councilmember Sandra Lee stated that she attended an event in the Vineyards, and stated that they were having some issues with the pond in the neighborhood.

Mayor Pro Tem Jan Joplin also acknowledged the water department's work to address the utility issue in Oakcrest. She also stated that in order to make good decisions, Council needs good information, and that she was frustrated with the $500,000 adjustment to the Stormwater Fund. She added that the reason that Council voted against a Stormwater Fee increase was because the fund was more robust at that time.

B. Updates from the City Manager

George Campbell stated that the materials for the TownCenter fountain repair were with the contractor, but that scheduling had not been finalized yet.

C. Updates from the Mayor

- Recognition of Dr. Liz Carrington's and Kelly Turner's years of service to the City of Kennedale as Councilmembers
- Proclamation presentation in recognition of April as Child Abuse Prevention Month

Mayor Johnson stated that he attended a meeting about the new Via transportation program in Arlington, which would offer rides for $3.00; and a meeting regarding the high speed rail project and toll roads or "managed lanes". He invited everyone to the inaugural performance of the Theatre in the Park Program – *Music Man* at 7:30 p.m. on April 27 and 28.

Mayor Johnson thanked Councilmember Kelly Turner for his decade of service to the City of Kennedale, noting his service on several regional committees including the North Central Texas Council of Governments (NCTCOG) Emergency Preparedness Committee.

Councilmember Turner stated that he was proud of the accomplishments during his time as a Councilmember, including the expansion of Sonora Park and the addition of TownCenter and Rogers Farm Parks; the expansion of Little and Sublett roads, including sidewalks and landscape medians; the landscaping and sidewalks along Kennedale Parkway, which was largely grant-funded; the expansion of the sales tax revenues through the development of TownCenter and Oakcrest; and the addition of four significant neighborhoods.

He added that he felt all Council and Board members should be commended for their willingness to volunteer, as it is often a highly-criticized role; that he felt social media was an improper forum for policy discussion; that development should be planned by a singular adopted community vision; that leadership should capitalize on the opportunities the City's location affords us; that decisions should focus on the overall financial health of the City rather than the interests of specific groups; and that, overall, Councils must look at what's best for the population of the City as a whole – both now, and for the next 20-plus years.

Turner stated that he had two regrets: the under-compensation of staff and the hesitance to increase water rates incrementally as they needed to be, resulting in the large rate increase in 2016. He finalized by thanking staff, those who had served alongside him, and his family.

IX. MONITORING INFORMATION

A. Monthly Financials – March 2018

There was no discussion at this time.

B. Monthly EDC Financials and Activity Report

There was no discussion at this time.

X. INCIDENTAL ITEMS

XI. REQUIRED APPROVAL ITEMS (CONSENT)

A. Consider approval of minutes from March 19, 2018 regular meeting

B. Consider adopting Resolution 522, waiving the local matching funds on the New Hope Road Bridge Project, and applying those funds, instead, to other local approved structures

C. Consider approval Resolution 523 to deny the Distribution Cost Recover Factor ("DCRF") application by Oncor Electric Delivery LLC

D. Discuss and consider acceptance of independent auditor's report (Comprehensive Annual Financial Report (CAFR)) for the fiscal year ended September 30, 2017

Item A was removed at the request of Mayor Pro Tem Joplin as she had not reviewed them. Item D was removed at the request of Councilmember Gilley as he desired corrections to the CAFR transmittal letter, one correction to the audit numbers themselves, and a correction to the Management's Discussion and Analysis (MD&A) section.

Motion To Approve Consent Agenda, except items A and D. **Action** Approve, **Moved By** Mayor Pro Tem Joplin, Seconded By Lee. **Motion passed Unanimously.**

Motion To Postpone acceptance of the CAFR until the next Regular Meeting on May 21. **Action** Postpone, **Moved By** Gilley, Seconded By Mayor Pro Tem Joplin. **Motion passed Unanimously.**

XII. DECISION ITEMS

A. Consider approval of TownCenter Municipal Complex and Park landscaping contract with Weldon's Lawn and Tree LLC, in the amount of $23,040, annually

Public Works Superintendent Larry Hoover stated that six bids were received and that staff recommended Weldon's. Councilmember Lee noted that each of the three years were being billed at the same cost, despite "year one" of the contract being less than six months.

Motion To Approve the TownCenter Municipal Complex and Park landscaping contract with Weldon's Lawn and Tree LLC. **Action** Approve, **Moved By** Mayor Pro Tem Joplin, Seconded By Lee. **Motion passed Unanimously.**

In response to Mayor Pro Tem Joplin's question regarding a progress update on the Water Rate Study from the TRWA (Texas Rural Water Association), Finance Director Brady Olsen stated that staff expected to receive the report by the next Regular Meeting on May 21.

In response to Mayor Pro Tem Joplin's question regarding the violation of the requirements of a resolution, City Attorney Wayne Olson stated that by failing to add specific action items to the agenda after the request was made by at least two Councilmembers was, in his opinion, not following the intent of the resolution, but that there was no penalty attached.

Mayor Pro Tem Joplin reminded everyone of the Keep Kennedale Beautiful Cleanup (KKB) on Saturday, April 21. Mayor Johnson reminded everyone to vote in the May 5 election.

XIII. EXECUTIVE SESSION

Council did not convene into Executive Session.

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

XV. ADJOURNMENT

Motion To Adjourn. **Action** Adjourn, **Moved By** Mayor Pro Tem Joplin, Seconded By Lee. **Motion passed unanimously.**

Mayor Johnson adjourned the meeting at 8:47 p.m.

APPROVED:

BRIAN JOHNSON, MAYOR

ATTEST:

LESLIE GALLOWAY, CITY SECRETARY