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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JULY 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 5:27 p.m.

II. WORK SESSION

A. Receive a report and hold a discussion of the potential effects of freezing property taxes for senior citizens

Brady Olsen, Finance Director, provided Council information relative to the potential effects of freezing property taxes and highlighted key points as outlined in the presentation.

B. Receive a report, hold a discussion and provide staff direction regarding the City's compensation pay plan and budget

City Manager George Campbell presented the proposed employee compensation plan for FY2018-2019. Mr. Campbell discussed the highlights of the compensation study conducted in May, 2018, and made recommendations for implementing employee salary increases. All Councilmembers except Councilmember Gilley expressed a desire for the City Manager to implement the pay recommendations effective August 1, 2018. Mr. Gilley expressed a preference that the City Manager delay such implementation for a few weeks to allow further analysis.

C. Discussion of items on Regular Session

The proposed amendment to the Interlocal Agreement with Kennedale ISD for the provision of two School Resource Officers, the proposed amendment to the current contract with Waste Connections, and the proposed agreement for Professional Auditing Services were discussed. Councilmember Joplin requested that Item C relating to the contract with Waste Connections be removed from the Consent Agenda and considered separately.

Mayor Johnson closed the Work Session at 7:01 p.m.

III. REGULAR SESSION

Mayor Johnson opened the Regular Session at 7:01 p.m.

IV. ROLL CALL

Present: Mayor Brian Johnson; Rockie Gilley, Place 1; Chris Pugh, Place 2; Mayor Pro Tem Sandra Lee, Place 3; Linda Rhodes, Place 4; and Jan Joplin, Place 5. **Absent:** NONE.
Staff: *City Manager George Campbell, Deputy City Secretary Kathryn Roberson, Finance Director Brady Olsen, Interim Fire Chief Brian King, Police Chief Tommy Williams, Public Works Superintendent Larry Hoover, Community Development Director*

Melissa Dailey, Library Director Amanda King, HR/EDC Manager Danielle Clarke, City Attorney Wayne Olson (TOASE)

V. INVOCATION

The invocation was provided by Pastor Marvin Raines.

VI. UNITED STATES PLEDGE AND TEXAS PLEDGE

VII. VISITOR/CITIZENS FORUM

John Hivale, 418 Coker Valley Drive, stated his concerns regarding City finances as they relate to fines being collected by the Water Department.

Richard Weber, 2703 Crestmoor Court, Arlington, spoke against the current City Council Meeting speaker policy.

Mark Babina, 1056 Falcon Nest Drive, stated his worries about increasing property appraisals with the lack of a freeze on property taxes for those 65 and older.

Caleb Stafford, 315 W. Mistletoe Drive, stated his concerns about the shortage of police officers and suggested hiring public service officers to cover administrative duties for the department.

Chad Wandel, 614 Reeves Lane, stated the need for bicycle lanes to enhance safety on city streets.

Carolyn Williamson, 3170 Joplin Road, stated her desire for the city to continue seeking opportunities for controlled economic growth.

Gail Uranga, 904 Bell Oak Drive, registered an opinion regarding water and sewer rates, and questioned why they are no longer being reported to the Texas Municipal League.

VIII. REPORTS/ANNOUNCEMENTS

A. Updates from the City Council

- **ROCKIE GILLEY, PLACE 1** stated that he has been meeting with one citizen or business person per day and listening to their ideas.
- **CHRIS PUGH, PLACE 2** stated that he attended a meeting of the Kennedale Historical Society, hosted by Mayor Johnson.
- **MAYOR PRO TEM SANDRA LEE, PLACE 3** stated that she has a meeting with the Sheriff's Department next Wednesday regarding patrolling the streets for drug use. She also mentioned a desire to start a branch of the YMCA in Kennedale.
- **LINDA RHODES, PLACE 4** stated that she visited the new antique shop in TownCenter and is focusing on supporting local businesses.
- **JAN JOPLIN, PLACE 5** stated she wants to continue bringing water rates down, taking care of first responders, addressing existing infrastructure issues, restructuring the comprehensive development plan, and auditing financials in order to make better decisions, and ultimately lowering property taxes.

B. Updates from the Mayor

Mayor Johnson stated he was in Little Rock for the National League of Cities Conference, He also stated that he, Sandra, George, and Melissa met with Russell Schaffner, County Transportation Mobility Coordinator, to discuss Park and Ride and Via as possible mobility options for those citizens currently without personal transportation, as well as the public hearing being held on the proposed plans for the I-20/287/820 interchange project. Mayor Johnson also noted that Theatre In The Park will hold auditions in August for the upcoming December comedy play.

C. Updates from the City Manager

City Manager George Campbell thanked the Council for taking time earlier in the day to discuss the employee compensation issue. He also noted there has not been any significant change in the drafting of the agreement for the proposed Arlington Water Contract. Freese and Nichols is continuing work on a report relative to the engineering aspects of the agreement, and a draft will be made available to the City Manager's Office on, or about August 10th, with a final report presented by the end of August. Brady Olsen, representatives from the City of Arlington, and Mr. Campbell met with the president of Fathom to discuss the possible termination of the City water contract. Campbell stated that the FY2018-2019 budget proposal is on track after detailed meetings were held with each department and budget recommendations were received. An informal staff report has been provided to Council relative to neighborhood meetings to discuss ideas for a comprehensive plan. Lastly, an analysis was done on traffic speeds on Pennsylvania Avenue with the study showing the average traffic speed was below the posted limit.

IX. MONITORING INFORMATION

A. Monthly Financials – May 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 June 11, 2018 special meeting

B. Consider approval of minutes from June 18, 2018 regular meeting

C. Discuss and consider approval of an amendment to the current contract with Waste Connections, regarding the proposed 2018 rate adjustment for residential and commercial solid waste collection, transport, disposal, and recycling services

D. Consider approval of amended interlocal agreement with Kennedale ISD for the provision of two School Resource Officers (SRO)

Councilmember Joplin requested that Item C be removed from Consent.

Motion To Approve all required approval items on consent agenda, except item C. **Action** Approve, **Moved By** Joplin, **Seconded By** Rhodes. **Motion passed Unanimously.**

City Manager, George Campbell, presented the proposed amendment to the current contract with Waste Connections, regarding the proposed 2018 rate adjustment for residential and commercial solid waste collection, transport, disposal, and recycling services. Norm Bulaich, Waste Connections, was available for questions from Council.

Motion To Approve an amendment to the current contract with Waste Connections, regarding the proposed 2018 rate adjustment for residential and commercial solid waste collection, transport, disposal, and recycling services. **Action** Approve, **Moved By** Rhodes, **Seconded By** Pugh. **Motion passes 3-2**, with Joplin and Gilley voting against.

XII. DECISION ITEMS

A. Consider authorizing the City Manager to enter into an agreement for Professional Auditing Services

Brady Olsen, Finance Director, presented the two Professional Auditing Services bids to Council and made recommendations for approval.

Motion To Approve authorizing the City Manager to enter into an agreement with BKD for Professional Auditing Services. **Action** Approve, **Moved By** Pugh, **Seconded By** Joplin. **Motion passed Unanimously.**

B. **CASE #PZ 18-02** - conduct a public hearing, receive comments, and consider approval on a request by Francisco Sanchez for a zoning change for approximately 1 acre from "OT-4" Old Town 4 to "OT-2" Old Town 2 on property located at 400 North Road, legal description of Abstract 1225, Tract 3A, Jacob Prickett Survey, Tarrant County, Texas

1. Staff presentation

Community Development Director, Melissa Dailey, presented the application for a zoning change for approximately 1 acre from "OT-4" Old Town 4 to "OT-2" Old Town 2 on property located at 400 North Road to Council.

2. Applicant presentation

Francisco Sanchez, 400 North Road, presented his request for the zoning change to

Council.

3. Public hearing

No one signed up to speak at the Public Hearing.

4. Applicant response

Applicant did not provide a response at this time.

5. Staff response and summary

There was no discussion at this time.

Motion To Approve a request by Francisco Sanchez for a zoning change for approximately 1 acre from "OT-4" Old Town 4 to "OT-2" Old Town 2 on property located at 400 North Road. **Action** Approve, **Moved By** Gilley, **Seconded By** Lee. **Motion passed Unanimously.**

C. **CASE #PZ 18-03** - conduct a public hearing, receive comments, and consider approval of an amendment to Ordinance 434, Section 3.1 to revise permitted uses in the Kennedale TownCenter Planned Development District (KTCPDD)

1. Staff Presentation

Community Development Director, Melissa Dailey, presented the request to consider approval of an amendment to Ordinance 434, Section 3.1 to revise permitted uses in the Kennedale TownCenter Planned Development District (KTCPDD) to Council. City Manager, George Campbell, clarified the permitted uses allowed under the current PD.

2. Public Hearing

Tom Newsom, 303 Pennsylvania Avenue, spoke in opposition of revising permitted uses in the Kennedale TownCenter, and stated he believed the City should support the safety and welfare of the community relative to alcohol distance requirements.
Philip Wallace, 516 Corry A. Edwards Drive, spoke in opposition of revising certain permitted uses, in the Kennedale TownCenter Planned Development District.
Jason Hogan, 716 W. Kennedale Parkway, #16, spoke in opposition of revising certain permitted uses, in the Kennedale TownCenter Planned Development District.
Caleb Stafford, W. Mistletoe Drive, spoke in opposition of revising certain permitted uses, in the Kennedale TownCenter Planned Development District.
Craig Hughes, 6208 Blain Drive, Plano, spoke in favor of approving both measures before the Council.

3. Staff Response and Summary

There was no discussion at this time.

There was a motion on the floor to approve Ordinance 645 with an amendment which died due to a lack of a second.

Motion To Approve Ordinance 645 with amendments to 1) strike the allowance of "General retail with alcohol sales, including package stores" and 2) to correct the wording of "Micro-brewery" to its original listing as "Micro-brewery with food sales" to revise permitted uses in the Kennedale TownCenter Planned Development District. **Action** Approve, **Moved By** Rhodes, **Seconded By** Joplin. **Motion passes 3-1-1 with amendments**, with Lee voting against, and Pugh abstaining.

D. **CASE #PZ 18-04** - conduct a public hearing, receive comments, and consider approval of an ordinance amending the Unified Development Code of the City of Kennedale, Texas by amending Article 11, "Specific Use Requirements", Section 11.14 "General Retail, Alcohol Sales" to allow for alcohol sales in the Kennedale TownCenter Planned Development District

1. Staff Presentation

Community Development Director, Melissa Dailey, presented the request to amend the Unified Development Code of the City of Kennedale, Texas by amending Article 11, "Specific Use Requirements", Section 11.14 "General Retail, Alcohol Sales" to allow for alcohol sales in the Kennedale TownCenter Planned Development District to Council.

2. Public Hearing

John Hivale, 418 Coker Valley Drive, spoke in favor of denying the request.
Cathy Brown, 808 Shady Bend, registered in opposition of allowing alcohol sales at Kennedale TownCenter.

3. Staff Response and Summary

There was no discussion at this time.

Motion To Deny an ordinance amending the Unified Development Code of the City of Kennedale, Texas by amending Article 11, "Specific Use Requirements", Section 11.14 "General Retail, Alcohol Sales" to allow for alcohol sales in the Kennedale TownCenter Planned Development District. **Action** Deny, **Moved By** Joplin, **Seconded By** Lee. **Motion passes 4-1**, with Pugh voting against.

E. Consider an Ordinance of the City of Kennedale, Texas, Amending Section 11-274 "Proximity to Churches, Public or Private Schools, and Public Hospitals" of Article XI "Alcoholic Beverages" of Chapter 11 "Licenses, Taxation and Miscellaneous Business Regulations" of the Kennedale City Code of Ordinances (1991), as Amended, to Allow Alcohol Sales in the Kennedale TownCenter Planned Development District

Chad Wandel, 614 Reeves Lane, spoke in favor of amending the distance requirements in proximity to churches, public or private schools, and public hospitals, and allowing alcohol sales in the Kennedale TownCenter.

Motion To Deny an Ordinance of the City of Kennedale, Texas, Amending Section 11-274 "Proximity to Churches, Public or Private Schools, and Public Hospitals" of Article XI

"Alcoholic Beverages" of Chapter 11 "Licenses, Taxation and Miscellaneous Business Regulations" of the Kennedale City Code of Ordinances (1991), as Amended, to Allow Alcohol Sales in the Kennedale TownCenter Planned Development District. **Action** Deny, **Moved By** Joplin, **Seconded By** Lee. **Motion passes 4-1**, with Pugh voting against.

Mayor Johnson recessed into Executive Session at 8:54 p.m.

XIII. EXECUTIVE SESSION

A. Discussion of City Manager Annual Evaluation

B. Briefing on Arlington Water Contract

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

Mayor Johnson reconvened into Open Session at 9:04 p.m.

XV. ADJOURNMENT

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

Mayor Johnson adjourned the meeting at 9:04 p.m.

APPROVED:

BRIAN JOHNSON, MAYOR

ATTEST:

~~*LESLIE GALLOWAY, CITY SECRETARY*~~

Kathryn Roberson, Deputy City Secretary

CITY OF KENNEDALE SEAL TARRANT COUNTY, TEXAS