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TOWNCENTER DEVELOPMENT DISTRICT AGENDA
BOARD OF DIRECTORS – REGULAR MEETING
October 15, 2018 at 4:00 PM
CITY HALL CONFERENCE ROOM, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES APPROVAL

- A. Consider approval of minutes from November 1, 2016 regular meeting

IV. REGULAR ITEMS

- A. Consider adoption of Resolution 2018-1 setting an assessment rate and values for Fiscal Year 2018-2019 for Kennedale TownCenter

V. EXECUTIVE SESSION *The TownCenter Development District Board may meet in Closed Session at any time during 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 of any item posted on the agenda and legal issues regarding the Open Meetings Act.*

VI. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending City Council meetings. This building is wheelchair accessible, and parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meetings. Please contact the City Secretary at 817.985.2104 or (TDD) 1.800.735.2989

CERTIFICATION

I certify that a copy of the October 15, 2018, TownCenter Development District agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

Leslie Galloway, City Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 15, 2018

Agenda Item No: MINUTES APPROVAL - A.

I. Subject:

Consider approval of minutes from November 1, 2016 regular meeting

II. Originated by:

III. Summary:

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	2016_11.01 TDD Minutes	2016_11.01 TDD Minutes.docx
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**TOWNCENTER DEVELOPMENT DISTRICT
MINUTES
BOARD OF DIRECTORS - REGULAR MEETING
November 1, 2016
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

I. CALL TO ORDER

Chair Robert Mundy called the meeting to order at 6:36 p.m.

II. ROLL CALL

Present: Robert Mundy, Brian Johnson, Frank Fernandez and Mark Yeary

Absent: Kelly Turner

III. MINUTES APPROVAL

A. Consider approval of minutes from October 27, 2015 meeting.

Motion To approve the minutes as presented. **Action** approve, **Moved By** Frank Fernandez, **Seconded By** Mark Yeary.

Motion Passed Unanimously

IV. REGULAR ITEMS

A. Consider setting an assessment rate and values for Fiscal Year 2016-2017 for the Kennedale TownCenter.

Motion To set the fiscal year 2016-2017 assessment rate at 2.880851 based on the values of \$3,372,865.

Action Approve, **Moved By** Robert Mundy, **Seconded By** Brian Johnson

Motion Passed Unanimously

IV. ADJOURNMENT

Motion To adjourn **Action** Adjourn, **Moved By** Brian Johnson, **Seconded By** Mark Yeary.

Motion Passed Unanimously

The meeting was adjourned at 6:41 p.m.

APPROVED:

ATTEST:

Board President, Robert Mundy

Deputy City Secretary, Kathy Moore



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: October 15, 2018

Agenda Item No: REGULAR ITEMS - A.

I. Subject:

Consider adoption of Resolution 2018-1 setting an assessment rate and values for Fiscal Year 2018-2019 for Kennedale TownCenter

II. Originated by:

III. Summary:

IV. Recommendation:

V. Alternative Actions:

VI. Attachments:

1.	Res. 2018-001 TDD Final	Res. 2018-001 TDD Final.doc
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RESOLUTION NO. 2018-1

A RESOLUTION OF THE KENNEDALE TOWNCENTER DEVELOPMENT DISTRICT IMPOSING AN ASSESSMENT AND COLLECTION THEREOF FOR PROPERTIES LOCATED WITHIN THE DISTRICT.

WHEREAS, the Kennedale Economic Development Corporation has previously agreed and requested that the Kennedale TownCenter Development District (TDD) finance improvements and impose an assessment on properties located within the TDD; and

WHEREAS, the TDD desires to consider an assessment of \$2.771907 per \$100, in accordance with the requirements of Chapter 3866 of the Texas Special District Local Laws Code, which authorizes the TDD to impose an assessment and use the proceeds of the assessment for: (i) any district purpose, including the payment of debt or other contractual obligations; or (ii) the payment of maintenance and operating expenses.

WHEREAS, all statutory and constitutional requirements concerning the assessment have been completed.

NOW THEREFORE, BE IT RESOLVED BY THE KENNEDALE TOWNCENTER DEVELOPMENT DISTRICT, THAT:

Section 1. There is hereby imposed for the fiscal year beginning October 1, 2018 and ending September 30, 2019, and for each fiscal year thereafter until it be otherwise provided, on all property situated within the TDD, and not otherwise exempt from assessment by valid laws, an assessment at the rate of \$2.771907 on One Hundred (\$100.00) Dollars valuation of such property.

City of Kennedale	\$0.725714
Kennedale ISD	\$1.451694
Tarrant County	\$0.234
Tarrant Hospital	\$0.224429
Tarrant College	\$0.136070
Total Assessment	\$2.771907

Section 2. The assessment herein imposed shall be due and payable on October 1, 2018, and the same shall become delinquent on February 1, 2019. A delinquent assessment incurs a penalty of six percent of the amount of the assessment for the first calendar month it is delinquent plus one percent for each additional month or portion of a month the assessment remains unpaid prior to July 1 of the year in which it becomes delinquent. However, an assessment delinquent on July 1 incurs a total penalty of twelve percent of the amount of the delinquent assessment without regard to the number of months the assessment has been delinquent. A delinquent assessment continues to incur the penalty provided by this section as long as the assessment remains unpaid, regardless of whether a judgment for the delinquent assessment has been rendered. A delinquent assessment accrues interest at a rate of one percent for each month or portion of a month the assessment remains unpaid. A delinquent assessment continues to accrue interest as long as the interest remains unpaid, regardless of whether a judgment for the delinquent assessment has been rendered.

Section 3. In the event that the 2018 assessment becomes delinquent on or after February 1, but not later than May 1 of the year in which they become delinquent, and in the event such delinquent assessment is referred to an attorney for collection, an additional amount of twenty percent (20%) of the total amount of assessment, penalty and interest then due shall be added as collection costs to be paid by the property owner, for all assessment delinquent on or after July 1, 2019.

Section 4. The TDD further provides that all 2018 assessments that become delinquent on or after June 1 of the year in which they became delinquent shall, in order to defray the costs of collection, incur an additional twenty percent (20%) of the delinquent assessment, penalty, and interest.

Section 5. In the event any section of this resolution shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no means affect any other section, but all the rest thereof shall be in full force and effect just as though the section so declared or adjudged invalid or unconstitutional was not an original part thereof.

Section 6. This resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE KENNEDALE TOWNCENTER DEVELOPMENT DISTRICT ON THE 15TH DAY OF OCTOBER 2018.

Chairman, Robert Mundy

ATTEST:
