

KENNEDALE CITY COUNCIL AGENDA
REGULAR MEETING | December 11, 2018
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION at 5:30 PM | REGULAR SESSION at 7:00 PM

I. CALL TO ORDER

NOTE: Pursuant to §551.071, Texas Government Code, City Council reserves the right to adjourn into Executive Session at any time during the Work Session or the Regular Session to discuss posted Executive Session items or to seek legal advice from the City Attorney on any item posted on the agenda.

II. WORK SESSION

- A. Continued discussion of potential amendments to the FY 2018-19 budget
- B. Winding Creek Erosion Study Presentation and discussion of other drainage/erosion issues
- C. Discuss amending the Comprehensive Plan as it relates to Urban Village zoning
- D. Discuss issues of Utility Billing by Fathom

III. REGULAR SESSION

IV. ROLL CALL

V. INVOCATION

VI. UNITED STATES PLEDGE AND TEXAS PLEDGE

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

VII. VISITOR/CITIZENS FORUM

At this time, any person with business before the City Council may address the Council, provided that an official 'Speaker's Request Form' has been completed and submitted to the City Secretary prior to the start of the meeting. All comments must be directed towards the Mayor and Council, rather than individual Councilmembers or staff. All speakers must limit their comments to the subject matter as listed on the 'Speaker's Request Form.' No formal action or discussion can be taken on these items.

VIII. REPORTS/ANNOUNCEMENTS

In addition to specific matters listed below, the City Council may receive reports about items of community interest, including but not limited to recognition of individual officials, citizens, or departments, information regarding holiday schedules, and upcoming or attended events.

- A. Updates from the City Council
- B. Updates from the Mayor
 - Proclaiming December 22nd Arbor Day
- C. Updates from the City Manager

IX. MONITORING INFORMATION

- A. Monthly Financials – November 2018
- B. Monthly EDC Financials and Activity Report

X. INCIDENTAL ITEMS

XI. REQUIRED APPROVAL ITEMS (CONSENT)

All matters listed under Required Approval Items (Consent) have been previously discussed, require little or no deliberation, or are considered to be routine by the City Council. If discussion is desired, an item can be removed from the Consent Agenda and considered separately.

- A. Consider approval of minutes from November 12, 2018 regular meeting
- B. Consider appointment to the Fort Worth Wholesale Water and Wastewater Advisory Committee

XII. DECISION ITEMS

- A. Consider appointment of a Chair of the TIRZ Board per Ordinance 506
- B. Consider adoption of Ordinance 656 adding two alternate places to the Utility and Infrastructure Board
- C. Consider appointment of two Utility and Infrastructure Board alternate members pursuant to Ordinance 656
- D. Discuss and consider adoption of Ordinance 643, amending Chapter 15, Article V, Sec. 15-155 of the City Code to regulate noise nuisances near residential dwellings
- E. Receive a staff report and hold a discussion regarding the Village of Hammack Creek located at the northeast corner of East Kennedale Parkway and Kennedale Sublett Road
- F. Discuss and consider a resolution of Support for an application to the Texas Department of Housing and Community Affairs (TDHCA) 2019 Housing Credit Program by OM Housing, LLC to partially finance the mixed-use development of The Village at Hammack Creek, located at the northeast corner of East Kennedale Parkway and Kennedale Sublett Road
- G. **Case PZ 18-07** to conduct a public hearing and consider a request by Harlan Properties, Inc. for a rezoning of approximately 5 acres at 1109 North Little School Road, legal description of M P Lamar Survey, Abstract 987, Tract 2B Less HS and David Strickland Survey, Abstract 1376, Tract 8B, and approximately 6 acres at 1121 North Little School Road, legal description of David Strickland Survey, Abstract 1376, Tract 8A, 8A1 & 8A2, Less AG, and M P Lamar Survey, Abstract 987, Tract 2A, 2A1 & 2a1A Less HS, City of Kennedale, Tarrant County, Texas from C-1 Restricted Commercial to UV Urban Village
 - 1. Staff Presentation
 - 2. Public Hearing
 - 3. Staff Response and Summary

XIII. EXECUTIVE SESSION

The City Council may meet in Closed Session at any time during the Work Session or 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.

- A. Discuss proposed contract to purchase potable water from the City of Arlington and contract to transfer the operation and maintenance of the Kennedale water and sewer systems to the City of Arlington
- B. Discuss pending legal matters regarding Ron Sturgeon vs. City of Kennedale

Pursuant to Section 551.074 deliberation of the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- C. Discussion of City Manager's Annual Evaluation

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

XV. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. Please contact the City Secretary at 817-985-2104 or (TTY) 1-800-735-2989.

CERTIFICATION

I do hereby certify that a copy of the December 11, 2018 Kennedale City Council agenda was posted on the bulletin board next to the main entrance of City Hall (405 Municipal Drive; Kennedale, TX 76060), in a place convenient and readily accessible to the general public at all times; and that said agenda was posted at least seventy-two (72) hours preceding the scheduled time of said meeting, in accordance with Chapter 551 of the Texas Government Code.



LESLIE GALLOWAY, CITY SECRETARY



Date: December 11, 2018

Agenda Item No: WORK SESSION - A.

I. Subject:

Continued discussion of potential amendments to the FY 2018-19 budget

II. Originated by:

III. Summary:

This item was added to the agenda at the request of the City Council.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: WORK SESSION - B.

I. Subject:

Winding Creek Erosion Study Presentation and discussion of other drainage/erosion issues

II. Originated by:

Larry Hoover, Public Works Superintendent

III. Summary:

Ben Pylant, Halff Associates, will present the Winding Creek Erosion Study to Council. The presentation from the August 15, 2016 Work Session is attached.

The final report was received by the City in December 2017, and can be viewed at: www.cityofkennedale.com/WCstudy

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	Halff Winding Creek Presentation from 08.2016	2016_0815-Council-Workshop-Halff-Streambank-Presentation.pdf
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EROSION MASTER PLAN FOR WINDING CREEK



KENNEDALE
You're Here, Your Home

**PREPARED FOR: THE CITY OF
KENNEDALE, TX
BY: HALFF ASSOCIATES, INC.**

PARTIES INVOLVED

- Client: City of Kennedale, Texas
- Consultant: Halff Associates, Inc
 - Project Manager: Benjamin Pylant, PE, CFM
 - Project Engineer: Levi Hein, PE, CFM
- Sub-consultants:
 - Geotechnical: CMJ Engineering

DFW Erosion Challenges



Halff Experience

- Kennedale
 - FEMA Flood Studies
 - MS4 Stormwater Permit
- Arlington
- City of Fort Worth
- Benbrook
- Lewisville
- Hurst
- North Richland Hills
- Euless
- The Colony
- Mesquite
- Grand Prairie
- Farmers Branch
- Colleyville

Goals of the Study

- Prioritize erosion issues in study area
- Develop erosion program options
- Inform future budget planning
- Inform future planning efforts

Approach

ANALYSIS

- High Frequency Flow Analysis
- Channel Shear/ Velocity Mapping Correlation to Existing Conditions
- Erosion Hazard Mapping Methodology/Results
- General Summary of Section Data

ASSESSMENT

- Existing Conditions Inventory
- Summary of Properties Affected
- Identification/Classification of Hot Spots
- Channel Stage Geomorphology

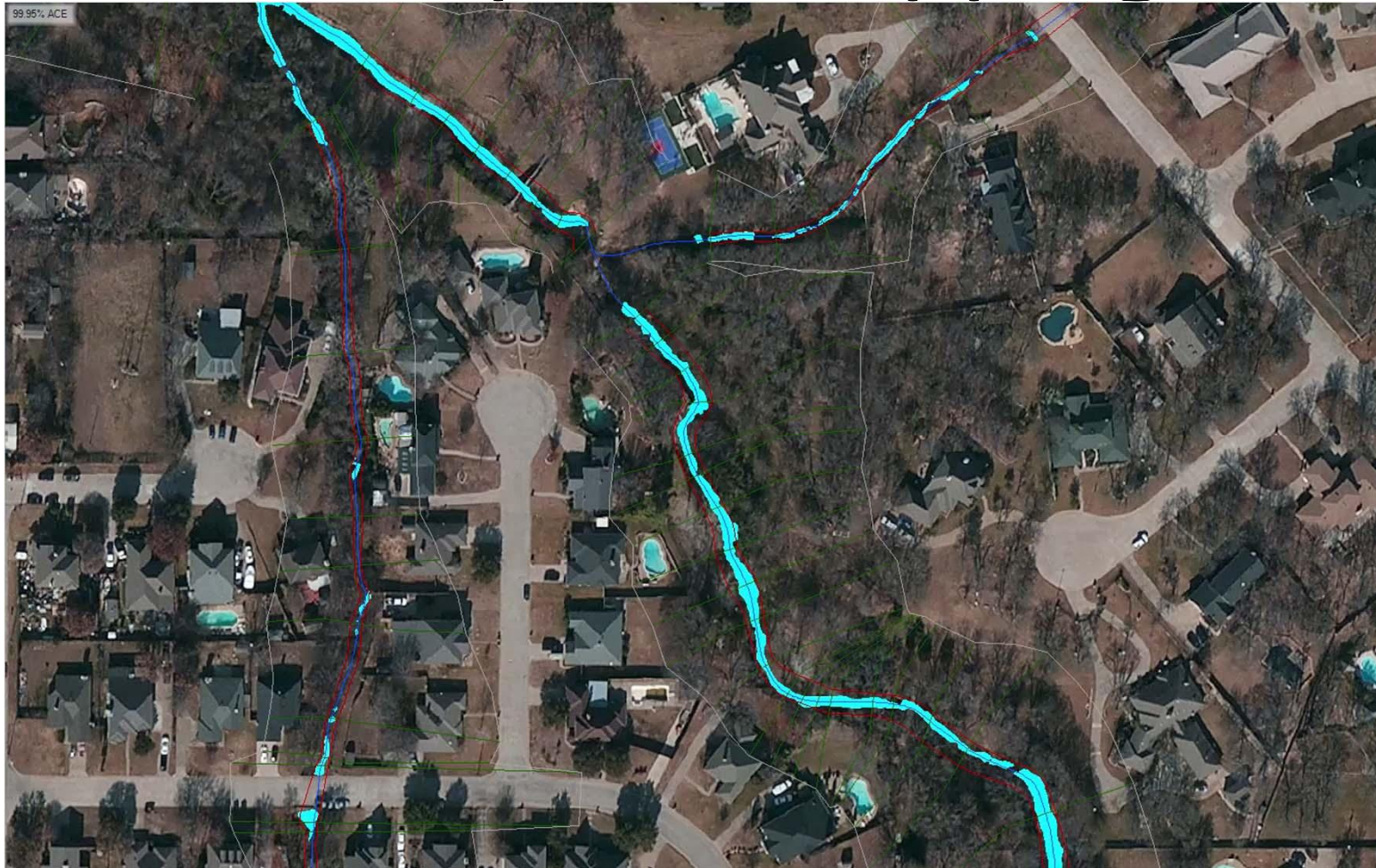
ALTERNATIVES

- Global / Public
- Site Specific /Private
- Cost

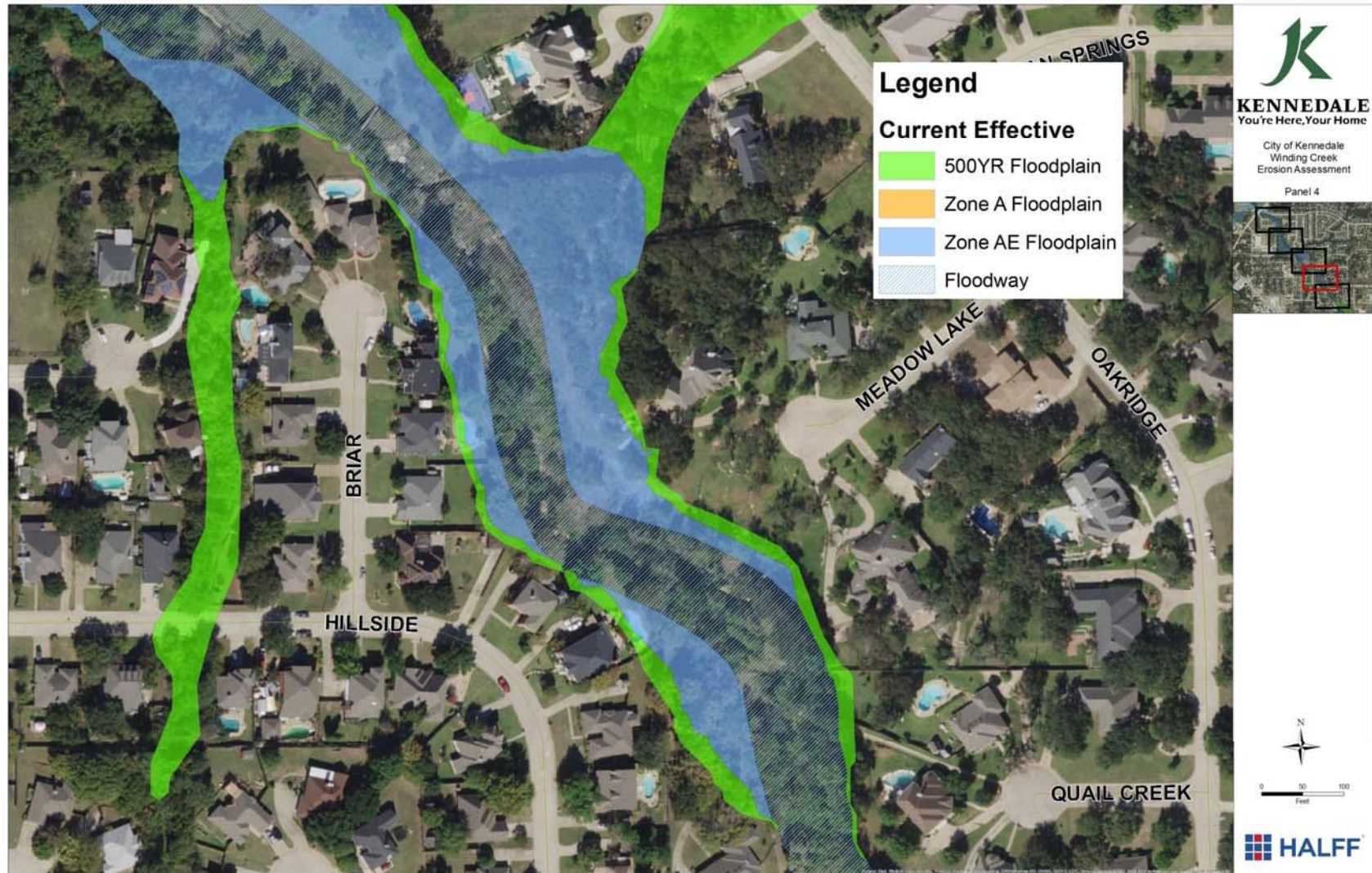
Watershed Analysis

- Determine peak discharges for events of low flow, bank full, and high volume flooding.
 - 1-year (low flow)
 - 10-year (bank full)
 - 100-year events (high volume)

Floodplain Mapping



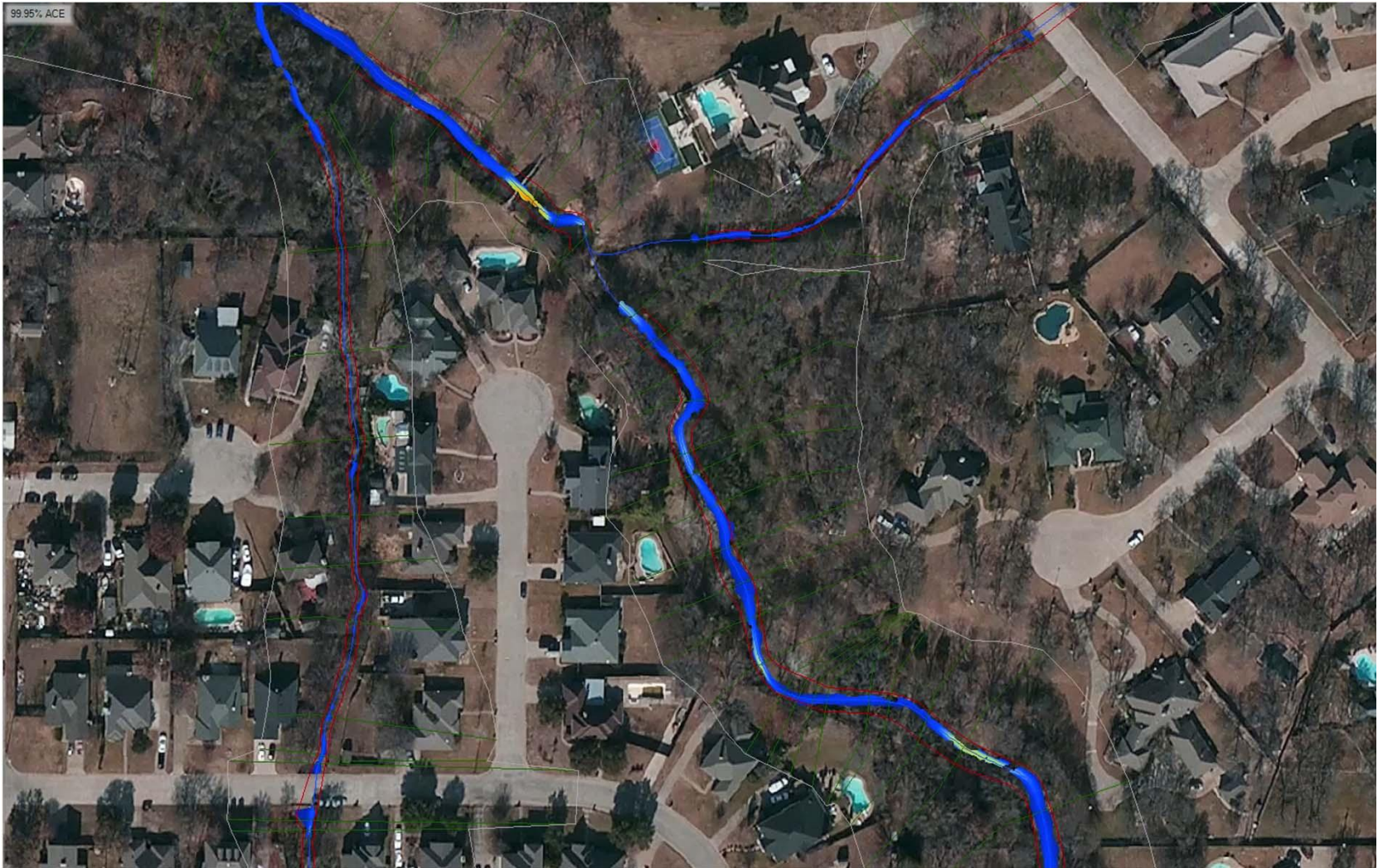
Floodplain Hazards



Erosion Indicators

- Channel Velocity
- Shear Stress
- Bank Slopes

Shear Stress



Existing Stream Inventory



Legend

- Half Field Photos
- ◆ Knick Points
- Outfalls
- Sanitary Sewer Manhole

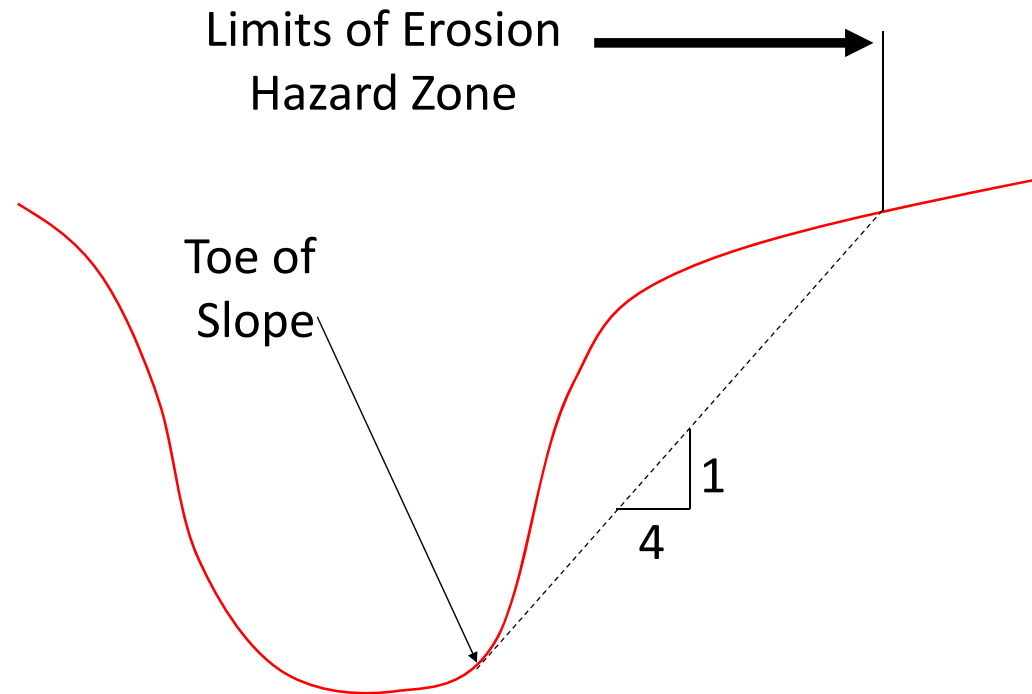
Structure

- Bridge
- Culvert
- Dam
- Gabion Structure
- Water/Sewer/Gas Lines
- Buildings
- BarLocation
- Walls
- ***** Fence
- Pool

Geometry Feature

- Incised Channel
- Bank Erosion
- Stream Centerline
- CrossSection

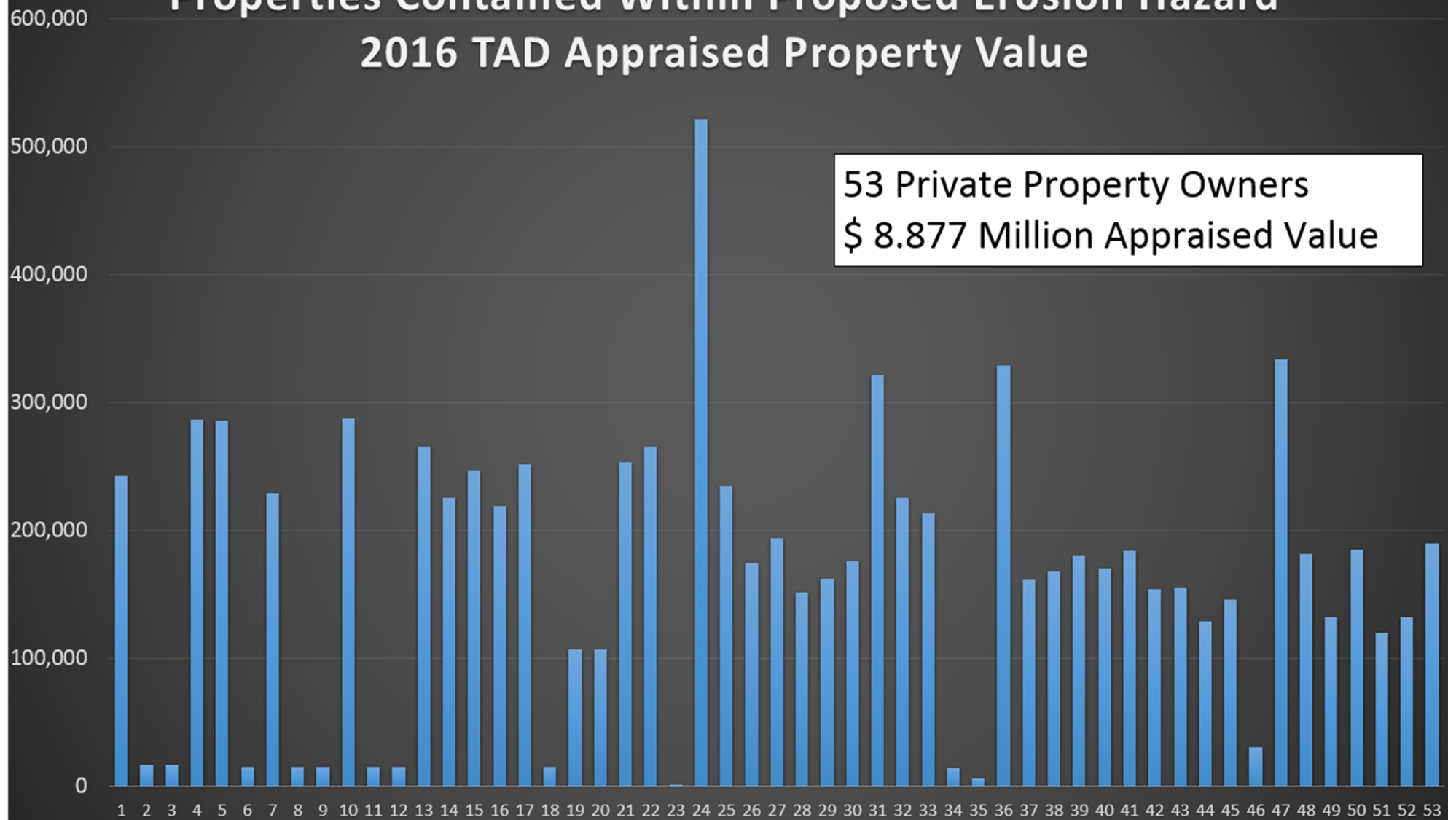
Erosion Hazard Setback Zone



Erosion Hazards



Properties Contained Within Proposed Erosion Hazard 2016 TAD Appraised Property Value



Geotechnical Analysis

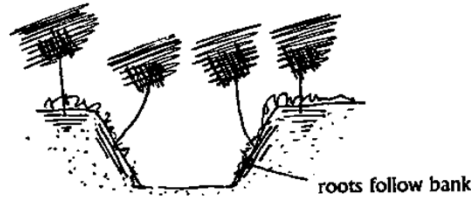
- Soil Borings
- Critical Shear and Velocity
- Potential Failure Planes



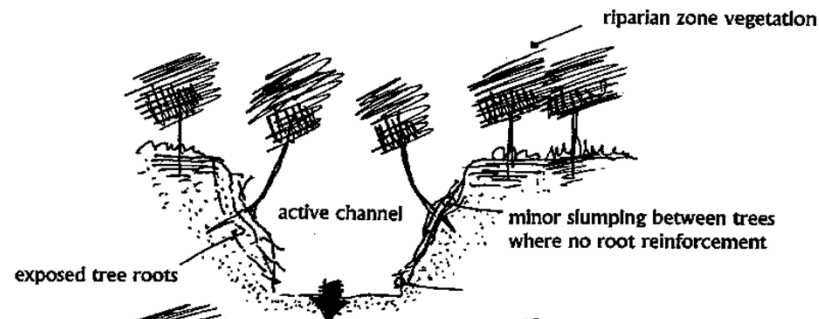
Channel Evolution Diagram

CHANNEL EVOLUTION

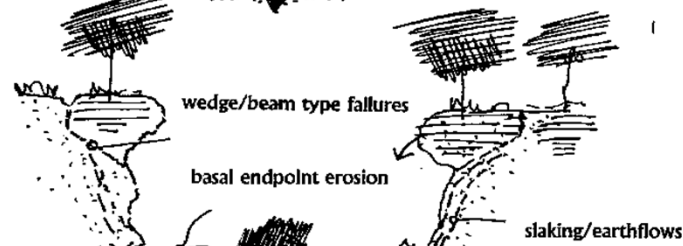
Stage I.



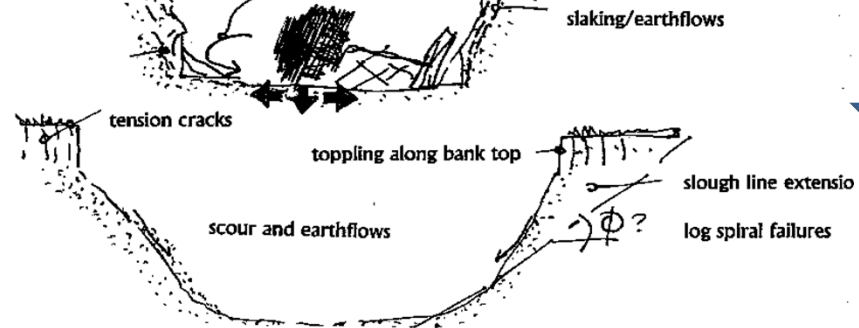
Stage II.



Stage III.



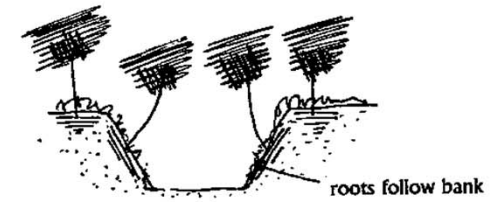
Stage IV.



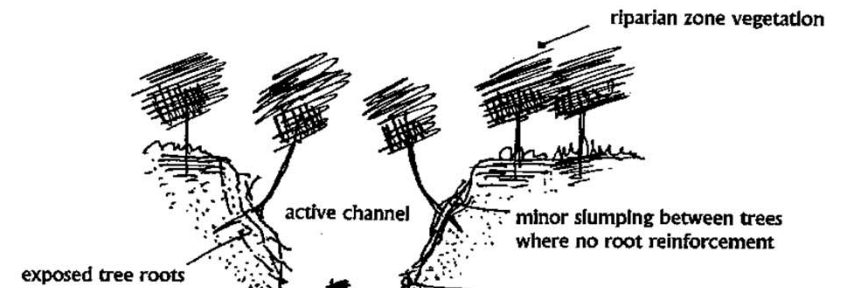
Winding Creek

CHANNEL EVOLUTION

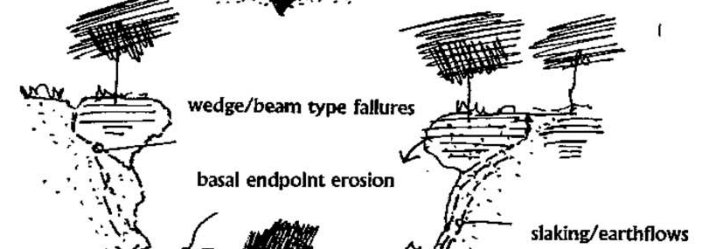
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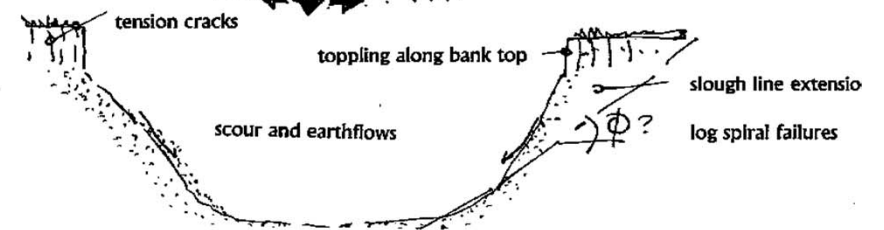
Stage II.



Stage III.

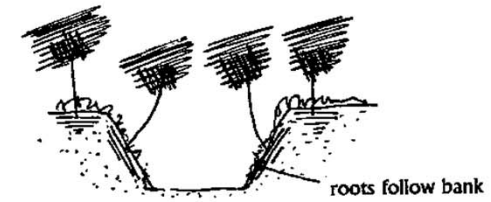


Stage IV.

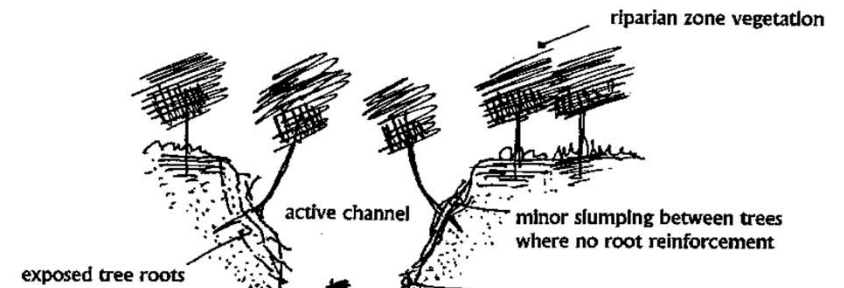


CHANNEL EVOLUTION

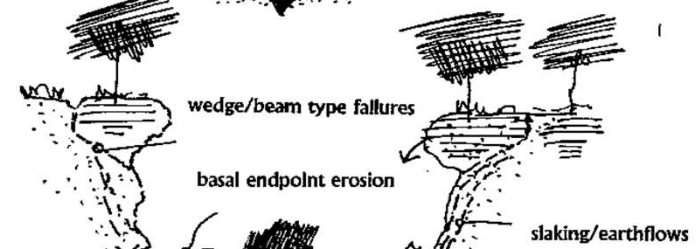
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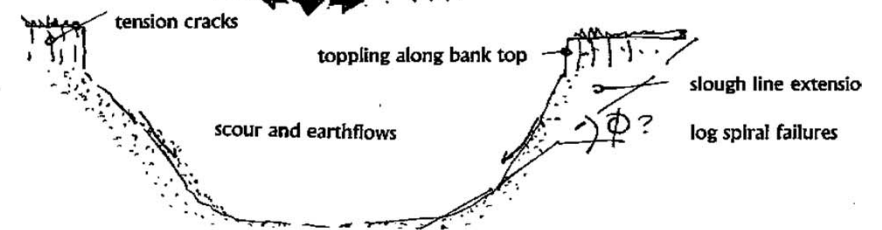
Stage II.



Stage III.



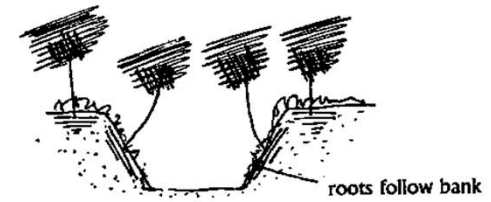
Stage IV.



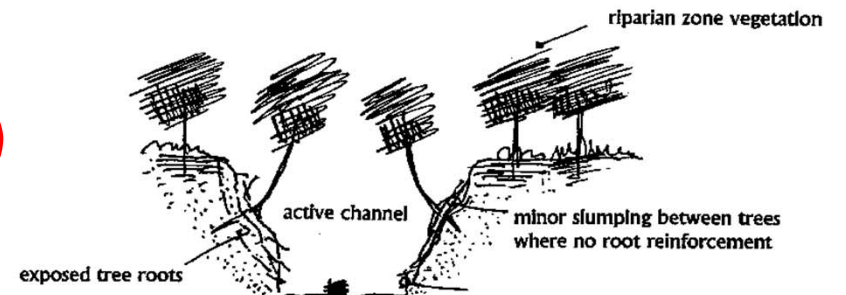


CHANNEL EVOLUTION

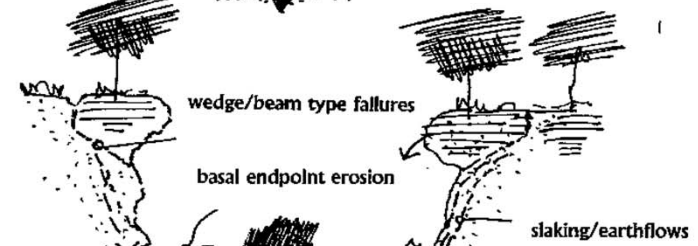
Stage I.



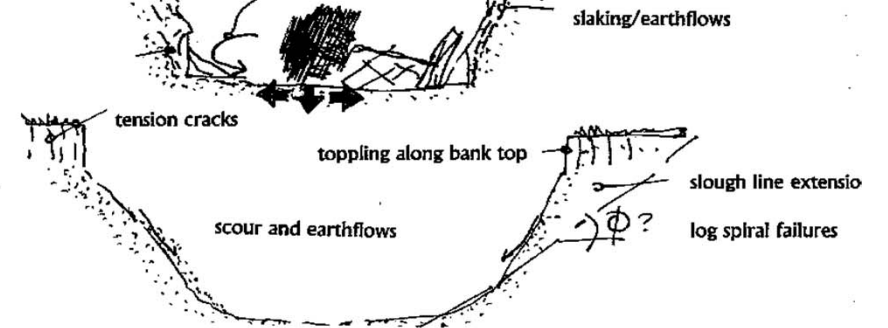
Stage II.



Stage III.



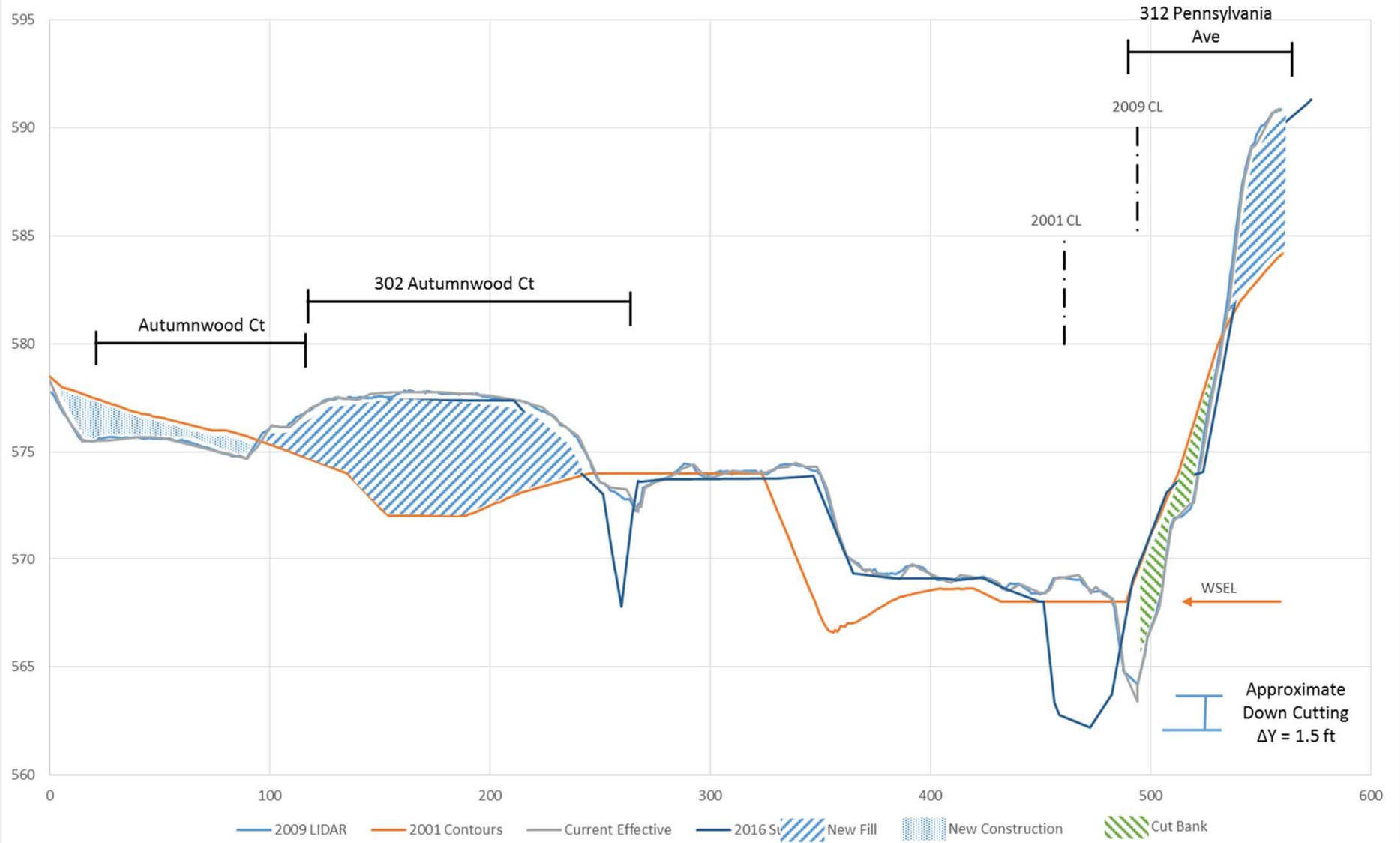
Stage IV.



Terrain Evaluation

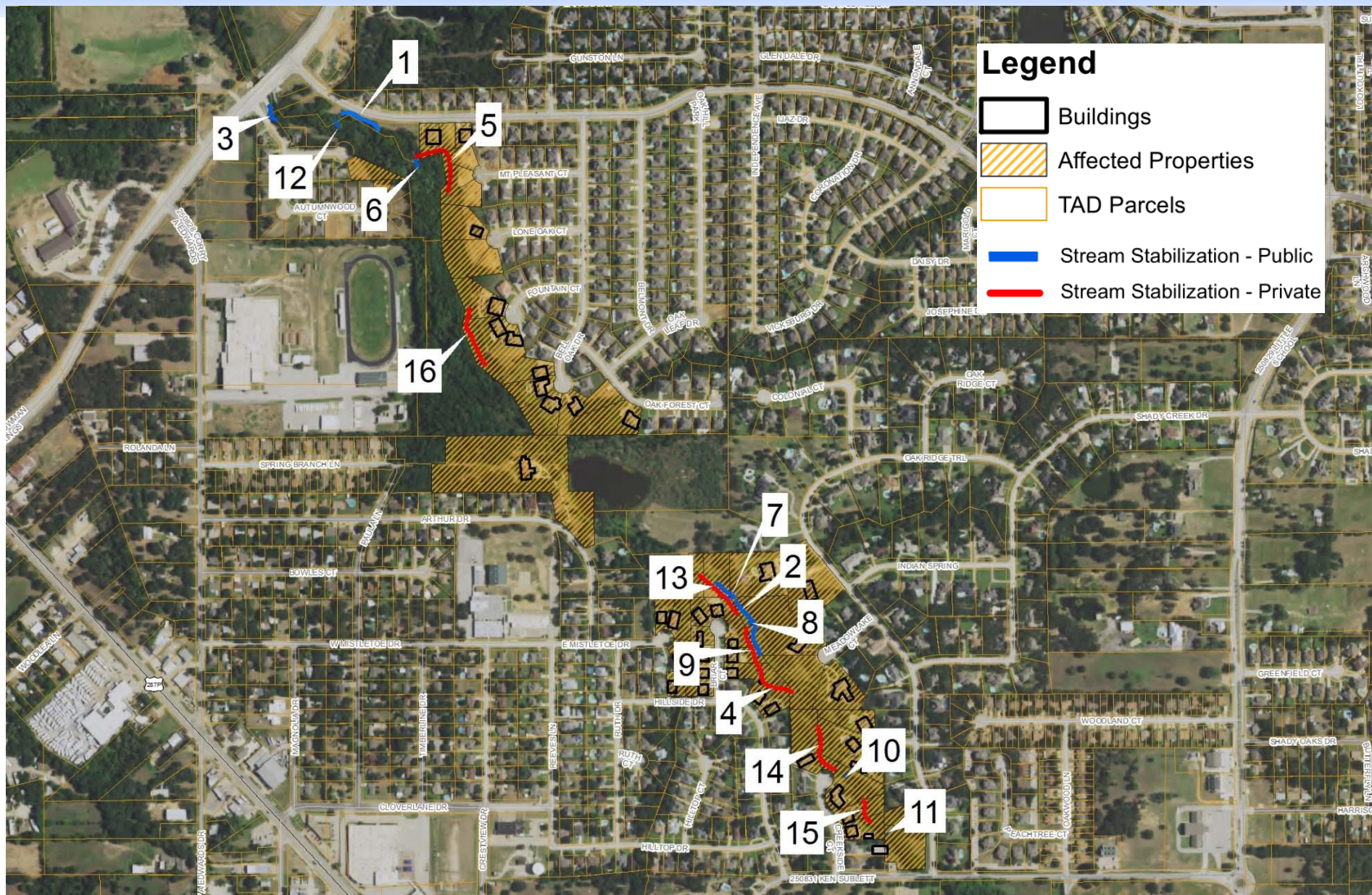


VC3-4389



Erosion Site Priotization

- Severity of Erosion
- Likelihood of Failure
- Benefited Residents



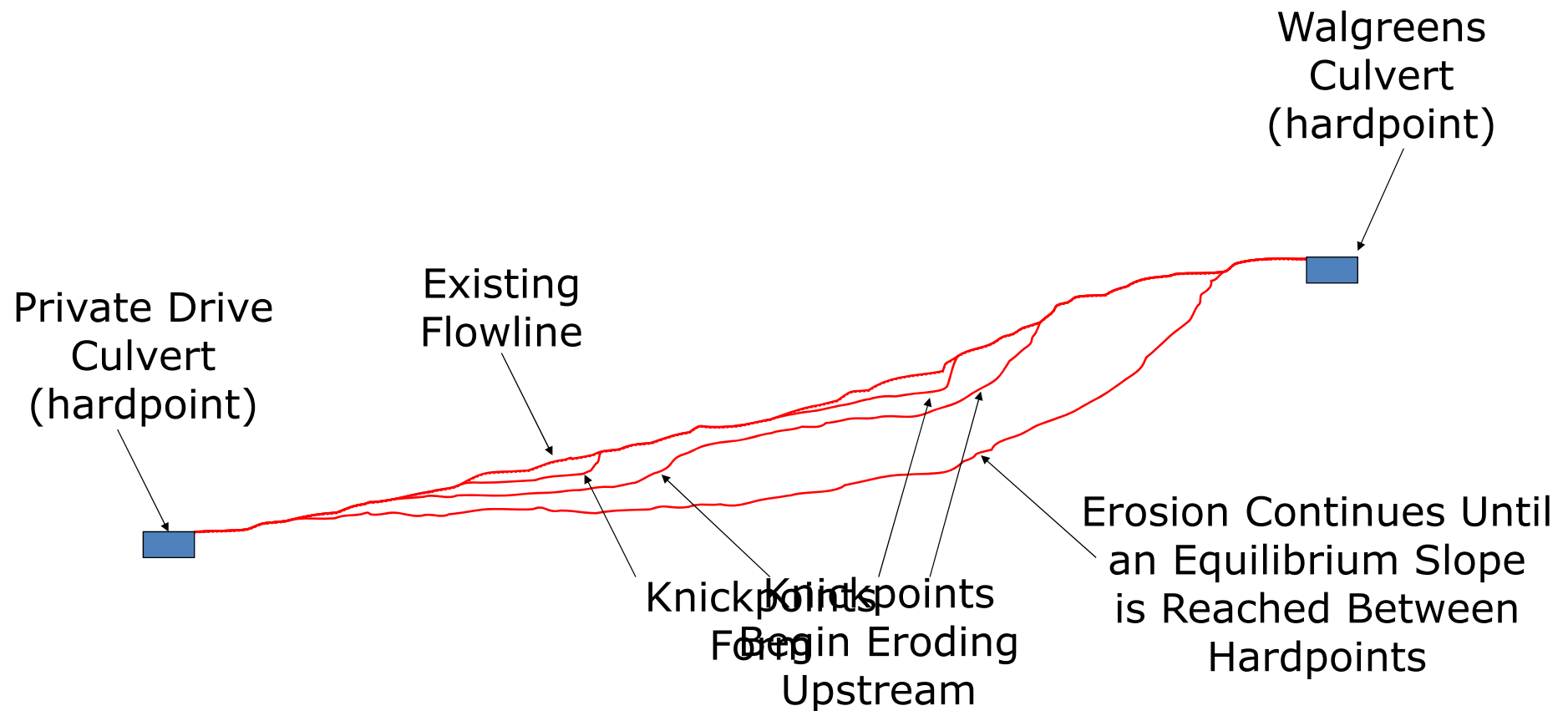
Erosion Site Rankings

Rank	Centerline Location	Description of Project	General Location	Improvement	Cost Estimate
1	3804	Road/Utility		Gabion Wall	\$ 360,000
2	7400	Utility		24" Rock RipRap	\$ 340,000
3	3277	Utility		24" Rock RipRap	\$ 10,000
4	7920	Private Property	616 Hillside Dr	Gabion Wall	\$ 410,000
5	4486	Private Property	310 Pennsylvania Ave	Gabion Wall	\$ 650,000
6	4159	Grade Stabilization		24" Rock RipRap	\$ 70,000
7	7400	Grade Stabilization		24" Rock RipRap	\$ 100,000
8	7601	Grade Stabilization		24" Rock RipRap	\$ 60,000
9	7718	Private Property	626 Briar CT	Gabion Wall	\$ 330,000
10	8678	Grade Stabilization		24" Rock RipRap	\$ 70,000
11	9045	Grade Stabilization		24" Rock RipRap	\$ 30,000
12	3644	Grade Stabilization		24" Rock RipRap	\$ 100,000
13	7400	Private Property	628 Briar CT	Gabion Wall	\$ 420,000
14	8478	Private Property	111 Creekside CT	Gabion Wall	\$ 310,000
15	8866	Private Property	106 Creekside CT	Gabion Wall	\$ 170,000
16	5397	Private Property	316 Fountain CT	24" Rock RipRap	\$ 150,000
					\$ 3,510,000

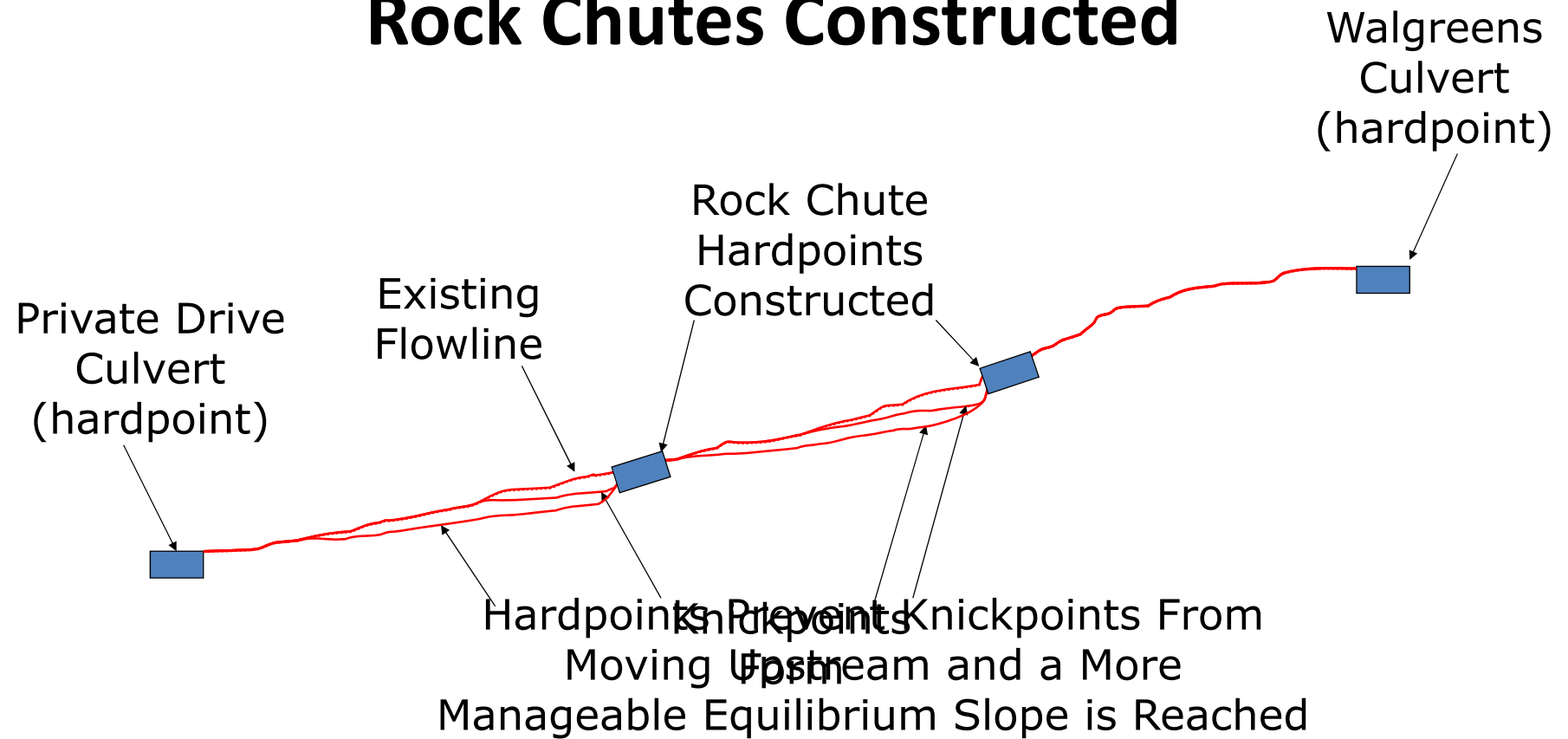
Alternatives

- Grade Stabilization
- Hard Surface Armor
- Soft Surface Armor and Vegetation

Current Downcutting



Downcutting with Rock Chutes Constructed



Grade Stabilization

- Construct at Knickpoints
- Size for Active Channel
- Construct along Straight Reach



Hard Surface Armor

- Gabions
- Rock Rip Rap
- Sheet Piles
- Sand Bags
- Concrete
- Retaining Walls

Gabions

- Pros

- Provide Hard Surface
- Erosion Protection
- Constructability
- Flexible structure

- Cons

- Cost
- Tiebacks needed for larger structures.
- Some Vegetation Loss
- Flowing vegetation and debris can damage
- Constructability – when access is limited



Rock Rip Rap

- Pros

- Provide Hard Surface Erosion Protection
- Flexibility
- Durability
- Constructability

- Cons

- Aesthetics – depending on location
- Slope Limitations



Soft Surface Armor

- Pros

- Cost
- Environmentally Friendly
- Aesthetically Pleasing
- Constructability



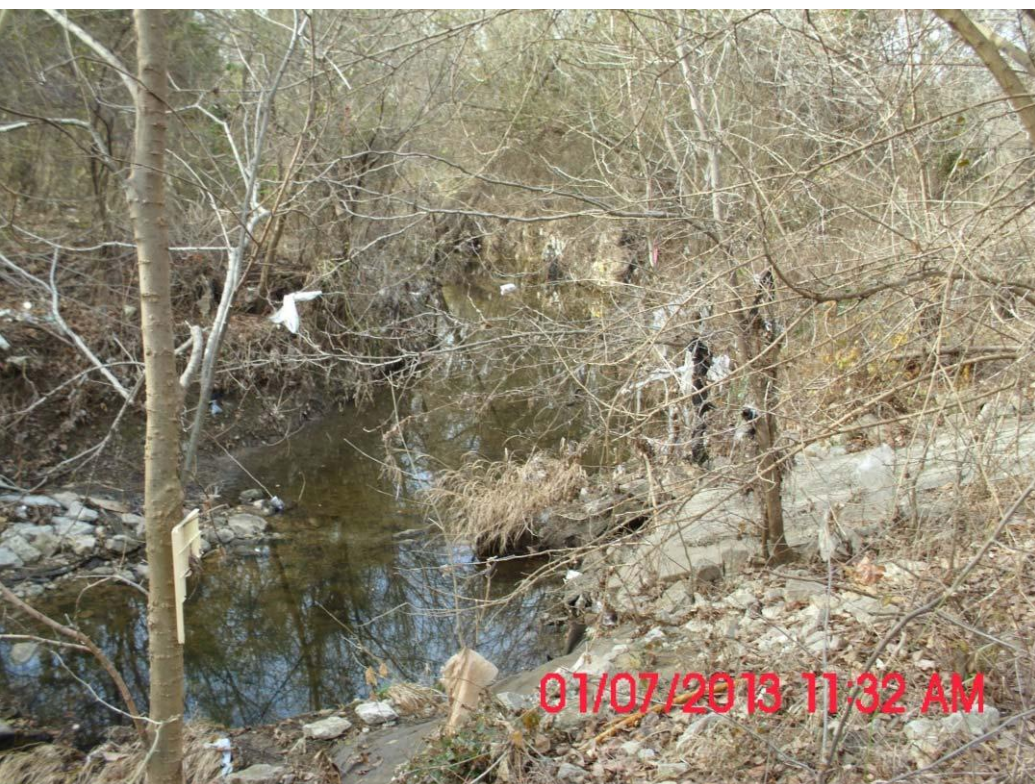
- Cons

- May require extensive bank preparation
- Site Limitations
- Durability
- Requires time to attain strength

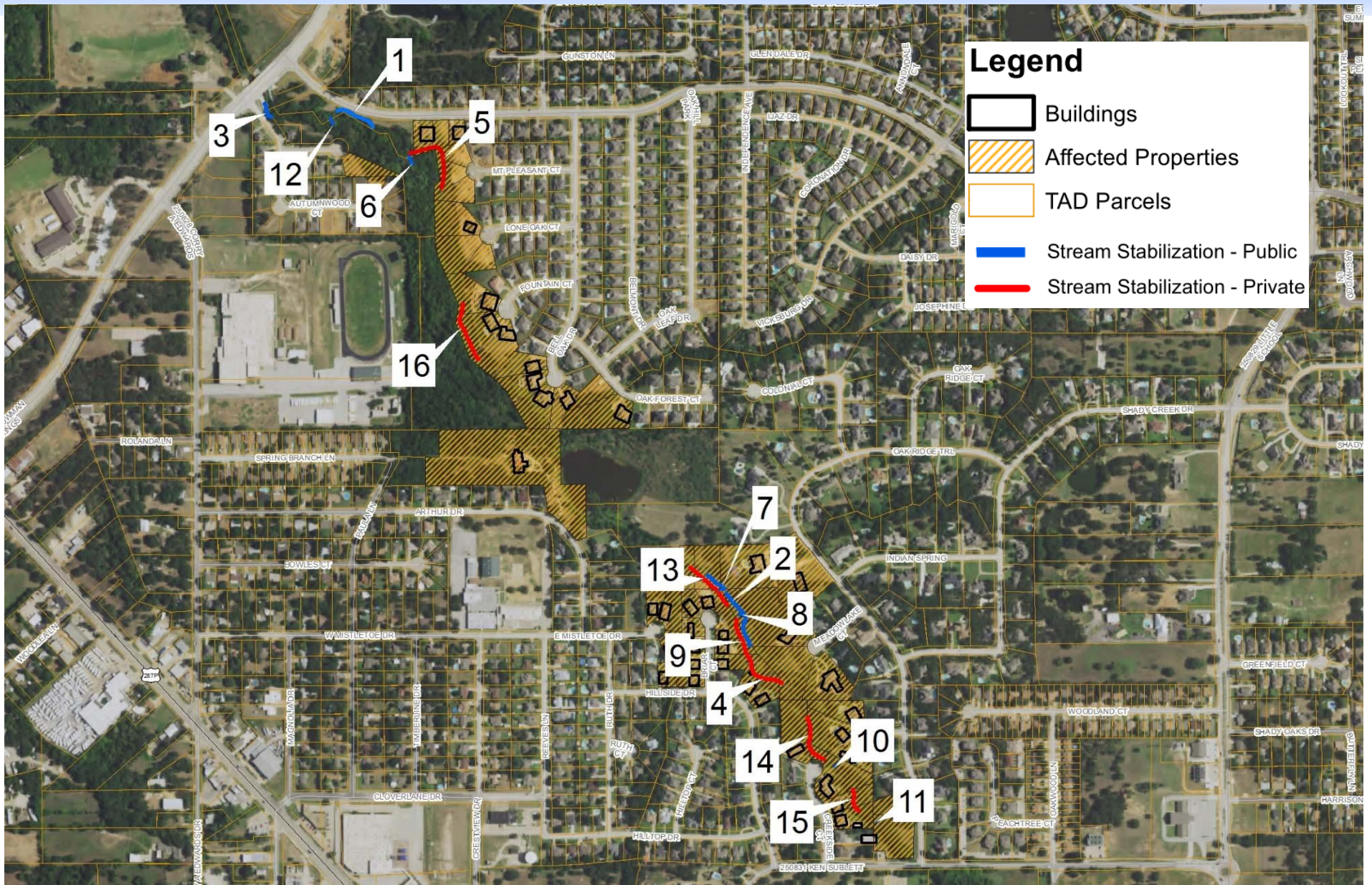












Erosion Site Rankings

Rank	Centerline Location	Description of Project	General Location	Improvement	Cost Estimate
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2	7400	Utility		24" Rock RipRap	\$ 340,000
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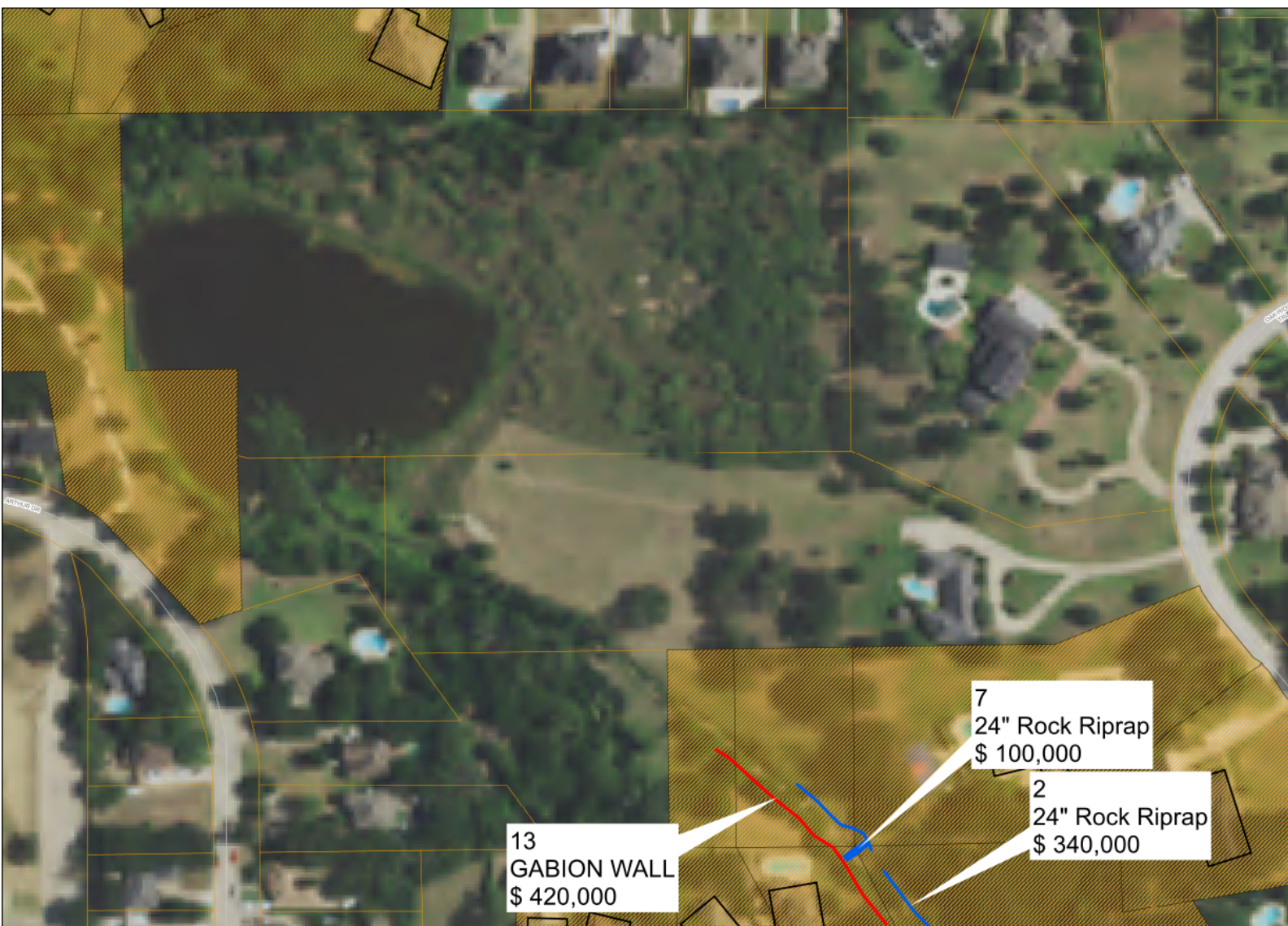
Legend

-  Buildings
-  Affected Properties
-  TAD Parcels
-  Stream Stabilization - Public
-  Stream Stabilization - Private



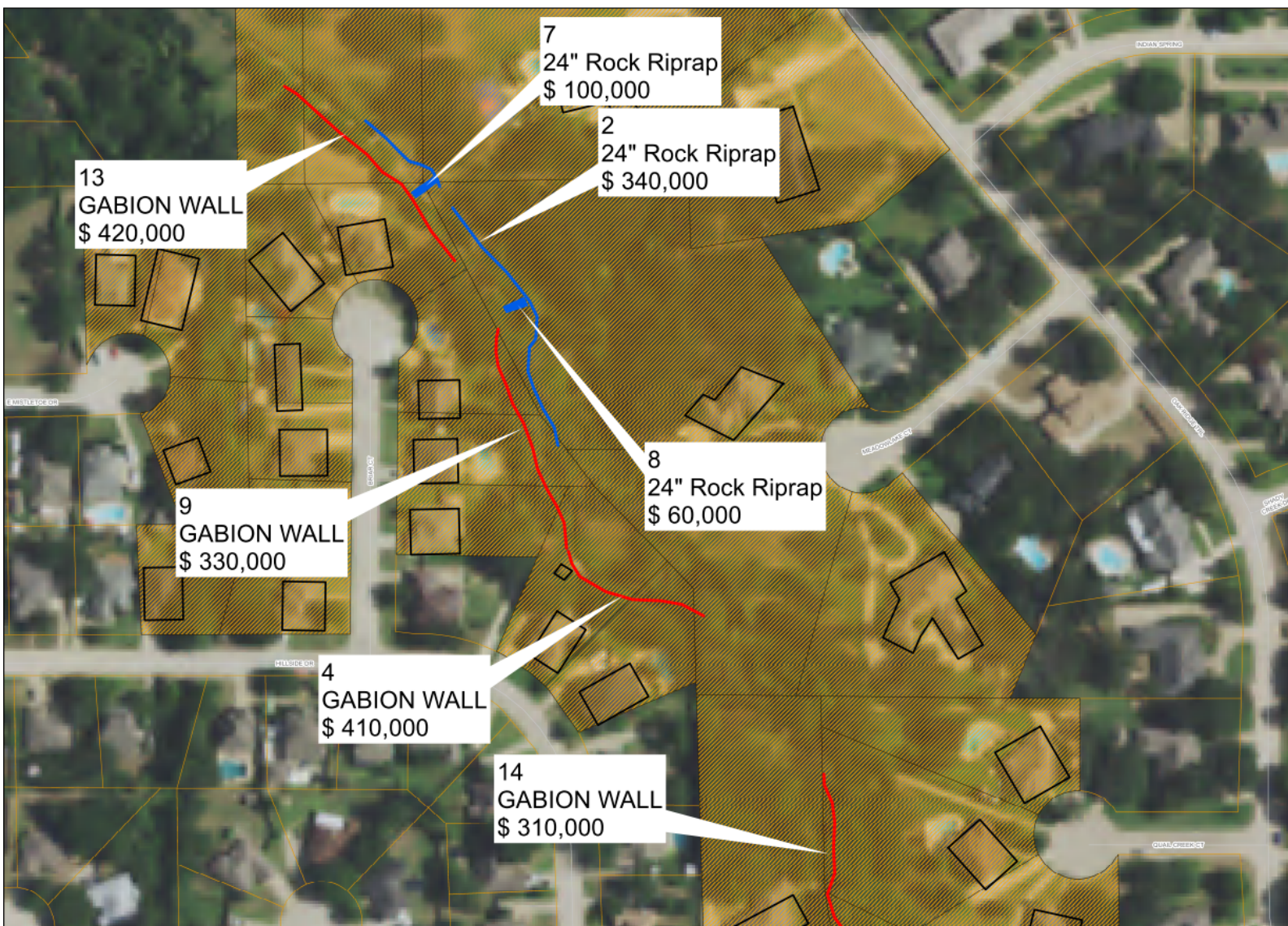
Legend

-  Buildings
-  Affected Properties
-  TAD Parcels
-  Stream Stabilization - Public
-  Stream Stabilization - Private



Legend

-  Buildings
-  Affected Properties
-  TAD Parcels
-  Stream Stabilization - Public
-  Stream Stabilization - Private



Legend

-  Buildings
-  Affected Properties
-  TAD Parcels
-  Stream Stabilization - Public
-  Stream Stabilization - Private



Legend

-  Buildings
-  Affected Properties
-  TAD Parcels
-  Stream Stabilization - Public
-  Stream Stabilization - Private



Date: December 11, 2018

Agenda Item No: WORK SESSION - C.

I. Subject:

Discuss amending the Comprehensive Plan as it relates to Urban Village zoning

II. Originated by:

Melissa Dailey, Director of Planning and Economic Development

III. Summary:

This item is placed on the agenda at the request of Councilmember Joplin

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: WORK SESSION - D.

I. Subject:

Discuss issues of Utility Billing by Fathom

II. Originated by:

Brady Olsen, Finance Director

III. Summary:

This item is placed on the agenda at the request of a member of the City Council. Staff will provide an update on efforts being made to address recent errors in customer billing.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: REPORTS/ANNOUNCEMENTS - A.

I. Subject:

Updates from the City Council

II. Originated by:

Leslie Galloway, City Secretary & Communications Coordinator

III. Summary:

Updates and information from Council members, if any.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: REPORTS/ANNOUNCEMENTS - B.

I. Subject:

Updates from the Mayor

- Proclaiming December 22nd Arbor Day

II. Originated by:

Leslie Galloway, City Secretary & Communications Coordinator

III. Summary:

Updates and information from Mayor Brian Johnson, if any.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	Arbor Day Proclamation 2018	Arbor Day Proclamation 2018.pdf
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PROCLAMATION

Kennedale, Texas

WHEREAS, in the state of Texas, February 1889 was the first Arbor Day celebration; and

WHEREAS, trees play an important role in the ecosystem in which we live by reducing the erosion of our precious topsoil by wind and water, cleaning the air we breathe and the water we drink, producing oxygen, providing habitat for birds and wildlife, and reducing heating and cooling costs by moderating temperature; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas and beautify our community; and

WHEREAS, trees, wherever they are planted are a source of joy and urban and community forestry is an essential component of a healthy future for the City of Kennedale; and

WHEREAS, the city of Kennedale and the Keep Kennedale Beautiful Commission have partnered together to plant a tree at Sonora Park in support of the Arbor Day Foundation and Tree City USA programs; and

NOW, THEREFORE, I, BRIAN JOHNSON, MAYOR OF THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, DO HEREBY PROCLAIM December 22, 2018 AS:

~ARBOR DAY~

in Kennedale, Texas, and I call upon all residents to support efforts to protect our trees and to plant and care for trees to promote the well-being of this and future generations.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas to be affixed this 22nd day of December 2018.

Mayor, Brian Johnson



Date: December 11, 2018

Agenda Item No: REPORTS/ANNOUNCEMENTS - C.

I. Subject:

Updates from the City Manager

II. Originated by:

Leslie Galloway, City Secretary & Communications Coordinator

III. Summary:

Updates and information from City Manager George Campbell, if any.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: MONITORING INFORMATION - A.

I. Subject:

Monthly Financials – November 2018

II. Originated by:

Brady Olsen, Finance Director

III. Summary:

Monthly financials and sales tax update as produced by the Finance Department. Of note, these figures will change as we close out the year and work with our new auditors.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

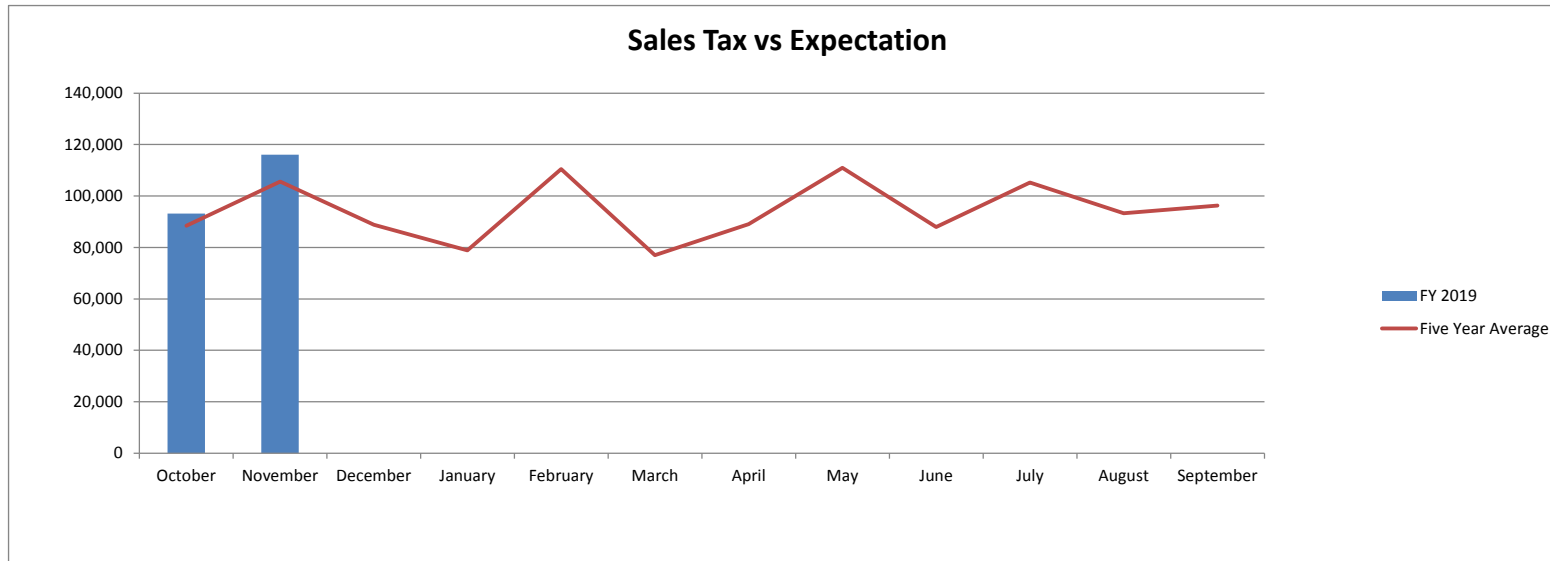
VII. Alternative Actions:

VIII. Attachments:

1.	Sales Tax Update- November 2018	Sales Tax Update- November 2018.pdf
2.	2018_11 Monthly Financials	2018_11 Monthly Financials.pdf

Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
FY2019	\$ 93,144	\$ 116,039											\$ 209,183
FY2018	\$ 103,820	\$ 114,506	\$ 86,956	\$ 95,425	\$ 163,502	\$ 95,017	\$ 123,760	\$ 129,363	\$ 108,885	\$ 123,268	\$ 118,770	\$ 89,090	\$ 1,352,361
FY2017	\$ 88,748	\$ 116,156	\$ 81,855	\$ 88,956	\$ 105,794	\$ 78,644	\$ 87,130	\$ 100,121	\$ 80,241	\$ 100,943	\$ 49,590	\$ 86,549	\$ 1,064,725
FY2016	\$ 93,137	\$ 119,137	\$ 97,985	\$ 75,878	\$ 116,006	\$ 87,589	\$ 79,516	\$ 114,543	\$ 83,718	\$ 84,586	\$ 87,693	\$ 91,377	\$ 1,131,165
FY2015	\$ 71,955	\$ 94,438	\$ 82,545	\$ 73,782	\$ 107,571	\$ 72,312	\$ 81,193	\$ 119,350	\$ 128,463	\$ 165,756	\$ 146,297	\$ 177,697	\$ 1,321,359
FY2014	\$ 65,971	\$ 89,600	\$ 94,982	\$ 67,373	\$ 97,781	\$ 69,685	\$ 79,236	\$ 93,957	\$ 77,496	\$ 71,927	\$ 86,597	\$ 67,978	\$ 962,584
FY2013	\$ 100,850	\$ 93,890	\$ 70,338	\$ 60,406	\$ 90,009	\$ 62,374	\$ 60,955	\$ 96,061	\$ 63,409	\$ 67,304	\$ 83,919	\$ 78,075	\$ 927,591
*Net payment after correcting an audit error.													\$ -



Industry	Amount	% Change	Adjusted Chang YTD		FYTD
General Services	\$35,813.95	1.22%	-20.93%	\$286,609.55	\$58,860.68
Retail	\$23,170.55	-0.66%	0.67%	\$261,144.12	\$47,166.59
Professional Services	\$19,547.33	22.38%	24.93%	\$178,636.08	\$35,944.97
Wholesale	\$15,923.54	-25.07%	128.53%	\$200,798.90	\$31,636.43
Manufacturing	\$9,892.33	129.51%	-24.59%	\$228,498.45	\$41,138.52
Food	\$6,941.75	-15.15%	4.62%	\$93,781.94	\$15,674.18
Miscellaneous	\$3,510.05	2.62%	-2.75%	\$9,802.25	\$4,593.07
Agricultural	\$518.76	-46.48%	0.00%	\$4,166.36	(\$25,152.39)
Accommodation	\$0.00	0.00%	0.00%	\$0.00	\$0.00

**CITY OF KENNEDALE
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REVENUE SUMMARY BY FUND

REVENUES	FY17-18 YTD	FY17-18 ACTUAL*EST	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL EARNED	% OF CY BUDGET EARNED	BUDGET REMAINING
GENERAL FUND	\$ 642,607	\$ 6,364,833	\$ 6,406,759	\$ 497,486	\$ 819,961	10.1%	12.8%	\$ 5,586,798
OTHER GENERAL FUNDS	\$ 23,872	\$ 998,892	\$ 941,983	\$ 13,379	\$ 29,482	2.4%	3.1%	\$ 912,501
GENERAL FUND	\$ 666,479	\$ 7,363,725	\$ 7,348,742	\$ 510,865	\$ 849,443	9.1%	11.6%	\$ 6,499,299
								\$ -
GENERAL DEBT SERVICE FUND	\$ 195,185	\$ 1,561,277	\$ 1,518,995	\$ 108,983	\$ 151,337	12.5%	10.0%	\$ 1,367,658
								\$ -
WATER/SEWER FUND	\$ 415,034	\$ 5,007,743	\$ 4,010,901	\$ 290,058	\$ 683,344	8.3%	17.0%	\$ 3,327,557
STORMWATER UTILITY FUND	\$ 21,520	\$ 264,150	\$ 254,950	\$ 22,210	\$ 44,575	8.1%	17.5%	\$ 210,375
WATER IMPACT FUND	\$ 15,066	\$ 165,170	\$ 120,450	\$ 5,405	\$ 16,964	9.1%	14.1%	\$ 103,486
SEWER IMPACT FUND	\$ 9,055	\$ 93,162	\$ 32,664	\$ 2,696	\$ 9,854	9.7%	30.2%	\$ 22,810
WATER/SEWER FUND	\$ 460,675	\$ 5,530,225	\$ 4,418,965	\$ 320,369	\$ 754,737	8.3%	17.1%	\$ 3,664,228
EDC4B FUND	\$ 19,221	\$ 919,542	\$ 629,752	\$ 41,396	\$ 91,692	2.1%	14.6%	\$ 538,060
CAPITAL FUND	\$ 13,059	\$ 173,755	\$ 172,535	\$ 4,245	\$ 14,422	7.5%	8.4%	\$ 158,113
SPECIAL REVENUE FUND	\$ -	\$ 51,332	\$ 127,497	\$ -	\$ -	0.0%	0.0%	\$ 127,497
TOTAL REVENUES	\$ 1,354,619	\$ 15,599,856	\$ 14,216,486	\$ 985,858	\$ 1,861,631	8.7%	13.1%	\$ 12,354,855

EXPENDITURE SUMMARY BY FUND

EXPENDITURES	FY17-18 YTD	FY17-18 ACTUAL*EST	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET EXPENSED	% OF CY BUDGET EXPENSED	BUDGET REMAINING
GENERAL FUND	\$ 1,012,602	\$ 6,227,160	\$ 7,028,284	\$ 500,240	\$ 1,134,435	16.3%	16.1%	\$ 5,893,849
OTHER GENERAL FUND	\$ 96,780	\$ 956,249	\$ 1,197,369	\$ 87,582	\$ 131,492	10.1%	11.0%	\$ 1,065,877
GENERAL FUND	\$ 1,109,382	\$ 7,183,409	\$ 8,225,653	\$ 587,822	\$ 1,265,927	15.4%	15.4%	\$ 6,959,726
GENERAL DEBT SERVICE FUND	\$ 33,794	\$ 1,420,004	\$ 1,511,744	\$ 32,413	\$ 32,413	2.4%	2.1%	\$ 1,479,331
WATER/SEWER FUND	\$ 537,702	\$ 4,112,494	\$ 4,659,521	\$ 111,945	\$ 206,313	13.1%	4.4%	\$ 4,453,208
STORMWATER UTILITY FUND	\$ 51,931	\$ 199,561	\$ 139,764	\$ 6,602	\$ 6,602	26.0%		
WATER IMPACT FUND	\$ -	\$ 153,573	\$ 152,525	\$ -	\$ -			
SEWER IMPACT FUND	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -			
WATER/SEWER FUND	\$ 589,633	\$ 4,525,628	\$ 5,011,810	\$ 118,547	\$ 212,915	13.0%	4.2%	\$ 4,798,895
EDC4B FUND	\$ 113,295	\$ 852,344	\$ 539,912	\$ 30,284	\$ 47,967	13.3%	8.9%	\$ 491,945
CAPITAL FUND	\$ 1,467	\$ 186,536	\$ 130,170	\$ -	\$ -	0.8%	0.0%	\$ 130,170
SPECIAL REVENUE FUND	\$ -	\$ 26,919	\$ 11,767	\$ -	\$ -	0.0%	0.0%	\$ 11,767
TOTAL EXPENDITURES	\$ 1,847,571	\$ 14,194,840	\$ 15,431,056	\$ 769,066	\$ 1,559,222	13.0%	10.1%	\$ 13,871,834

**CITY OF KENNEDALE
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EXPENDITURE SUMMARY BY DEPARTMENT

GENERAL FUND	FY17-18 YTD	FY17-18 ACTUAL*EST	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL EXPENSED	% OF CY BUDGET EXPENSED	BUDGET REMAINING
CITY MANAGER	\$ 46,959	\$ 352,054	\$ 365,464	\$ 25,221	\$ 48,075	13.3%	13.2%	\$ 317,389
MAYOR/CITY COUNCIL	\$ 14,596	\$ 164,586	\$ 127,323	\$ 16,692	\$ 23,336	8.9%	18.3%	\$ 103,987
CITY SECRETARY	\$ 20,920	\$ 127,514	\$ 164,073	\$ 13,689	\$ 30,906	16.4%	18.8%	\$ 133,167
MUNICIPAL COURT	\$ 13,566	\$ 87,773	\$ 108,148	\$ 8,981	\$ 18,250	15.5%	16.9%	\$ 89,898
HUMAN RESOURCES	\$ 15,252	\$ 163,716	\$ 104,909	\$ 6,512	\$ 12,967	9.3%	12.4%	\$ 91,942
FINANCE	\$ 35,063	\$ 333,079	\$ 358,365	\$ 19,586	\$ 36,761	10.5%	10.3%	\$ 321,604
POLICE	\$ 386,241	\$ 2,205,638	\$ 2,686,196	\$ 205,776	\$ 449,343	17.5%	16.7%	\$ 2,236,853
FIRE	\$ 253,954	\$ 1,712,530	\$ 1,907,680	\$ 127,582	\$ 227,229	14.8%	11.9%	\$ 1,680,451
COMMUNITY DEVELOPMENT	\$ 28,647	\$ 328,430	\$ 372,090	\$ 26,797	\$ 53,084	8.7%	14.3%	\$ 319,006
SENIOR CITIZEN CENTER	\$ 4,486	\$ 49,752	\$ 54,028	\$ 2,472	\$ 4,787	9.0%	8.9%	\$ 49,241
LIBRARY	\$ 38,925	\$ 300,995	\$ 268,259	\$ 33,879	\$ 59,158	12.9%	22.1%	\$ 209,101
NONDEPARTMENTAL	\$ 153,993	\$ 400,969	\$ 511,749	\$ 13,071	\$ 170,538	38.4%	33.3%	\$ 341,211
TOTAL EXPENDITURES	\$ 1,012,602	\$ 6,227,036	\$ 7,028,284	\$ 500,258	\$ 1,134,434	16.3%	16.1%	\$ 5,893,850

WATER/SEWER FUND	FY17-18 YTD	FY17-18 ACTUAL*EST	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET EXPENSED	% OF CY BUDGET EXPENSED	BUDGET REMAINING
UTILITY BILLING	\$ 8,820	\$ 1,411,379	\$ 1,293,973	\$ 18,762	\$ 22,548	0.6%	1.7%	\$ 1,271,425
WATER OPERATIONS	\$ 255,973	\$ 1,501,598	\$ 1,576,197	\$ 90,974	\$ 137,885	17.0%	8.7%	\$ 1,438,312
DEBT	\$ 152,813	\$ 541,586	\$ 509,680	\$ -	\$ -	28.2%		
W&S CAPITAL	\$ -	\$ 16,920	\$ 654,796	\$ -	\$ -		0.0%	\$ 654,796
NONDEPARTMENTAL	\$ 12,096	\$ 641,010	\$ 624,875	\$ 2,209	\$ 45,881	1.9%	7.3%	\$ 578,994
TOTAL EXPENDITURES	\$ 429,702	\$ 4,112,493	\$ 4,659,521	\$ 111,945	\$ 206,314	10.4%	4.4%	\$ 4,453,207

STREET IMPROVEMENT FUND	FY17-18 YTD	FY17-18 ACTUAL*EST	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET EXPENSED	% OF CY BUDGET EXPENSED	BUDGET REMAINING
STREETS	\$ 73,747	\$ 622,272	\$ 740,910	\$ 47,963	\$ 79,993	11.9%	10.8%	\$ 660,917
PARKS MAINTENANCE	\$ 9,922	\$ 80,379	\$ 125,920	\$ 2,494	\$ 4,593	12.3%	3.6%	\$ 121,327
CAPITAL	\$ -	\$ 60,555	\$ 79,058	\$ -	\$ -			
TOTAL EXPENDITURES	\$ 83,669	\$ 763,206	\$ 945,888	\$ 50,457	\$ 84,586	11.0%	8.9%	\$ 861,302

EDC4B FUNDS	FY17-18 YTD	FY17-18 ACTUAL*EST	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET EXPENSED	% OF CY BUDGET EXPENSED	BUDGET REMAINING
ADMINISTRATION	\$ 25,020	\$ 136,556	\$ 168,360	\$ -	\$ -	18.3%		
DEBT SERVICE	\$ 70,705	\$ 339,552	\$ 320,432	\$ 30,284	\$ 30,284	20.8%		
TOWN SHOPPING CENTER	\$ 17,571	\$ 168,331	\$ 51,120	\$ -	\$ 17,682	10.4%		
TOWNCENTER REDEVELOPMENT	\$ -	\$ 177,712	\$ -	\$ -	\$ -			
TOTAL EXPENDITURES	\$ 113,296	\$ 822,151	\$ 539,912	\$ 30,284	\$ 47,966	13.8%	8.9%	\$ 491,946



Date: December 11, 2018

Agenda Item No: MONITORING INFORMATION - B.

I. Subject:

Monthly EDC Financials and Activity Report

II. Originated by:

Brady Olsen, Finance Director

III. Summary:

Reports from the previous EDC meeting are attached for your reference.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	2018_10 Monthly Financials - EDC	2018_10 Monthly Financials - EDC.pdf
2.	Sales Tax Update- October EDC	Sales Tax Update- October EDC.pdf

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
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ECONOMIC DEVELOPMENT CORPORATION FINANCIALS SUMMARY

Budget Amendment

Monthly Information

1. \$31,226 Sales Tax lower than previous months. Closer to predicted trend as opposed to recent increase
2. Still in year end closing process. Adjustments made in September that may not match this month's report.
3. Per Council direction, a separate bank account has been created. Working to finalize accounting before transferring funds.
4. Fund has recovered to a respectable cash position
5. EDC director engaged in long-term planning, including relationship with Chamber, hotel status, and Red's Roadhouse.

Rental Fees, MMD Tax and Rental Insurance are reported on the Accrual Basis of Accounting, while all other revenues and expenditures are reported on the Cash Basis. This procedure has been in effect for several years, but can be changed should the Board wish.

Brady Olsen
Finance Director

ADDITIONAL INFORMATION

FUND 15- OPERATING FUND (ALL BILLS AND REVENUE RECEIVED IN THIS FUND)
FUND 19- CAPITAL BOND FUND (REMAINING CAPITAL MONEY)
FUND 95- RESERVE FUND FOR DEBT REQUIREMENTS

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
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EDC CASH POSITION

CATEGORY	DESCRIPTION	FY17-18 YTD
FROM PREVIOUS MONTHS REPORT:		
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	\$ 158,546
BEGINNING TEXPOOL BALANCE - FUND 15	(Operating Investments)	\$ -
BEGINNING TEXPOOL BALANCE - FUND 19	(Unspent bond proceeds)	\$ 30,194
BEGINNING CASH BALANCE - FUND 95	(Required reserves)	\$ 121,999
BEGINNING CASH BALANCE - TOTAL		\$ 310,739
BEGINNING AVAILABLE CASH - TOTAL		73,546
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		\$ 32,840 *
ENDING CASH BALANCE - FUND 15	(Operating Cash)	\$ 123,835
ENDING TEXPOOL BALANCE - FUND 15	(Operating Investments)	\$ -
ENDING TEXPOOL BALANCE - FUND 19	(Unspent bond proceeds)	\$ -
ENDING CASH BALANCE - FUND 95	(Required reserves)	\$ 122,171
ENDING CASH BALANCE - TOTAL		\$ 246,006
UNAVAILABLE CASH - EARMARKED		
RESERVES FOR LEVERAGE NOTE	(Required reserves)	\$ 122,171
TOTAL UNAVAILABLE CASH		\$ 122,171
AVAILABLE CASH		\$ 123,835

*Due to prior period adjustments, beginning cash balance plus monthly income will not always be an exact match for ending cash balance

**CITY OF KENNEDALE
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October 2018**

COMBINED EDC4B FUNDS SUMMARY

CATEGORY	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 313,866	\$ 313,866	\$ 134,784		\$ 303,248			
AD VALOREM TAXES	-	-	35,000	-	-	#DIV/0!	0.0%	35,000
SALES/BEVERAGE TAXES	161	377,395	384,598	31,226	31,226	0.0%	8.1%	353,372
INVESTMENT EARNINGS	143	5,399	65	718	718	2.6%	1104.0%	(653)
MISCELLANEOUS INCOME	4,100	65,891	24,120	742	742	6.2%	3.1%	23,378
SURPLUS SALES/RENTALS	7,171	487,579	185,969	17,836	17,836	1.5%	9.6%	168,133
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
TOTAL REVENUES	\$ 11,575	\$ 936,265	\$ 659,471	\$ 50,522	\$ 50,522	1.2%	7.7%	\$ 579,230
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	20,421	127,298	29,920	5,672	5,672	16.0%	19.0%	24,248
SUNDRY	13,505	177,589	187,460	12,010	12,010	7.6%	6.4%	175,450
DEBT	32,144	186,964	165,607	-	-	17.2%	0.0%	165,607
TRANSFERS	33,794	152,588	184,544	-	-	22.1%	0.0%	184,544
CAPITAL	-	177,712	-	-	-	0.0%	#DIV/0!	-
TOTAL EXPENDITURES	\$ 99,864	\$ 822,150	\$ 569,631	\$ 17,682	\$ 17,682	12.1%	3.1%	\$ 551,949
REVENUES OVER EXPENDITURES	\$ (88,289)	\$ 114,115	\$ 89,840	\$ 32,840	\$ 32,840			
ENDING FUND BALANCE	\$ 225,577	\$ 427,981	\$ 224,624		\$ 336,087			
FUND BALANCE AS % OF EXP	225.9%	52.1%	39.4%	0.0%	1900.7%			
RESERVE (\$115,000) REQUIREMENT)	\$ -	\$ -	\$ 115,000	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 225,577	\$ 427,981	\$ 109,624	\$ -	\$ 336,087			

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CITY OF KENNEDALE
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15: EDC4B FUND

CATEGORY	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 164,460	\$ 164,460	\$ (15,517)		\$ 152,017			
AD VALOREM TAXES	-	-	35,000	-	-	#DIV/0!	0.0%	35,000
SALES/BEVERAGE TAXES	161	377,395	384,598	31,226	31,226	0.0%	8.1%	353,372
INVESTMENT EARNINGS	53	3,574	65	491	491	1.5%	755.3%	(426)
MISCELLANEOUS INCOME	4,100	65,891	24,120	742	742	6.2%	3.1%	23,378
SURPLUS SALES/RENTALS	7,171	487,579	185,969	17,836	17,836	1.5%	9.6%	168,133
TOTAL REVENUES	\$ 11,485	\$ 934,440	\$ 629,752	\$ 50,295	\$ 50,295	1.2%	8.0%	\$ 579,457
SUPPLIES	-	-	2,100	-	-	#DIV/0!	0.0%	2,100
MAINTENANCE	20,421	127,298	29,920	5,672	5,672	16.0%	19.0%	24,248
SUNDRY	13,505	177,589	187,460	12,010	12,010	7.6%	6.4%	175,450
DEBT	32,144	186,964	165,607	-	-	17.2%	0.0%	165,607
TRANSFERS	33,794	152,588	154,825	-	-	22.1%	0.0%	154,825
CAPITAL	-	177,712	-	-	-	0.0%	#DIV/0!	-
TOTAL EXPENDITURES	\$ 99,864	\$ 822,150	\$ 539,912	\$ 17,682	\$ 17,682	12.1%	3.3%	\$ 522,230
REVENUES OVER EXPENDITURES	\$ (88,379)	\$ 112,290	\$ 89,840	\$ 32,613	\$ 32,613			
ENDING FUND BALANCE	\$ 76,081	\$ 152,017	\$ 74,323		\$ 184,630			
FUND BALANCE AS % OF EXP	76.2%	18.5%	13.8%	0.0%	1044.1%			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 76,081	\$ 152,017	\$ 74,323	\$ -	\$ 184,630			

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**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

15: EDC4B FUND

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
4002-00-00	MMD TAX-CURRENT YEAR	-	-	35,000	-	-	#DIV/0!	0.0%	35,000
	AD VALOREM TAXES	\$ -	\$ -	\$ 35,000	\$ -	\$ -	#DIV/0!	0.0%	\$ 35,000
4081-00-00	SALES TAX	161	377,395	384,598	31,226	31,226	0.0%	8.1%	353,372
	SALES/BEVERAGE TAXES	\$ 161	\$ 377,395	\$ 384,598	\$ 31,226	\$ 31,226	0.0%	8.1%	\$ 353,372
4401-00-00	INVESTMENT INCOME	53	3,574	65	491	491	1.5%	755.3%	(426)
	INVESTMENT EARNINGS	\$ 53	\$ 3,574	\$ 65	\$ 491	\$ 491	1.5%	755.3%	\$ (426)
4409-00-00	MISCELLANEOUS INCOME	4,100	36,095	24,120	742	742	11.4%	3.1%	23,378
4415-00-00	INSURANCE REIMBURSEMENTS	-	14,898	-	-	-	0.0%	0.0%	-
	MISCELLANEOUS INCOME	\$ 4,100	\$ 65,891	\$ 24,120	\$ 742	\$ 742	6.2%	3.1%	\$ 23,378
4805-00-00	RENTAL FEES-SHOPPING CENTER	7,171	105,856	185,223	17,836	17,836	6.8%	9.6%	167,387
4806-00-00	RENTAL INSURANCE	-	2,350	746	-	-	0.0%	0.0%	746
4902-00-00	PROCEEDS-DEBT/LOAN/LEASE	-	30,194	-	-	-	0.0%	#DIV/0!	-
4884-00-01	SALE OF ASSETS	-	349,179	-	-	-	0.0%	#DIV/0!	-
	SURPLUS SALES/RENTALS	\$ 7,171	\$ 487,579	\$ 185,969	\$ 17,836	\$ 17,836	6.8%	#DIV/0!	\$ 168,133
	TOTAL REVENUES	\$ 11,485	\$ 934,440	\$ 629,752	\$ 50,295	\$ 50,295	1.2%	8.0%	\$ 579,457
TOTAL REVENUES (EXCLUDING INTEREST/TRANSFERS)		\$ 11,432	\$ 930,866	\$ 629,687	\$ 49,805	\$ 49,805			

**CITY OF KENNEDALE
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**15: EDC4B FUND
01: ADMINISTRATION**

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5240-01-00	PRINTED SUPPLIES	-	-	2,000	-	-		0.0%	2,000
5260-01-00	GENERAL OFFICE SUPPLIES	-	-	50	-	-	0.0%	0.0%	50
5261-01-00	POSTAGE	-	-	50	-	-	0.0%	0.0%	50
	SUPPLIES	\$ -	\$ -	\$ 2,100	\$ -	\$ -		0.0%	\$ 2,100
5501-01-00	ADVERTISING	-	35	1,200	-	-	0.0%	0.0%	1,200
5510-01-00	ASSOC DUES/PUBLICATIONS	-	4,890	5,320	-	-	0.0%	0.0%	5,320
5525-01-00	TRAINING/SEMINARS	-	-	250	-	-	#DIV/0!	0.0%	250
5565-01-00	LEGAL SERVICES	-	14,830	13,000	-	-	0.0%	0.0%	13,000
5567-01-00	AUDIT SERVICES	-	2,000	4,250	-	-	0.0%	0.0%	4,250
5570-01-00	SPECIAL SERVICES	5,700	13,774	250	-	-	41.4%	0.0%	250
5578-01-00	TRAVEL	-	-	100	-	-	0.0%	0.0%	100
5595-01-00	ADMIN CHARGE-GENERAL FUND	6,804	81,647	117,890	-	-	8.3%	0.0%	117,890
5615-01-00	FUNCTIONAL GRANT	-	19,380	24,000	-	-	0.0%	0.0%	24,000
	SUNDRY	\$ 12,504	\$ 136,556	\$ 166,260	\$ -	\$ -	9.2%	0.0%	\$ 166,260
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%		\$ -
	TOTAL EXPENDITURES	\$ 12,504	\$ 136,556	\$ 168,360	\$ -	\$ -	9.2%	0.0%	\$ 168,360

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**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

**15: EDC4B FUND
01: ADMINISTRATION
03: DEBT SERVICE**

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
5643-01-03	2007 \$1.2M TAX BOND-INTEREST	27,378	54,831	50,735	-	-	49.9%	0.0%	50,735
5644-01-03	2007 \$1.2M TAX BOND-PRINCIPAL	-	60,000	60,000	-	-	0.0%	0.0%	60,000
5645-01-03	2011 \$1.7M TX LEVERAGE-INT	1,513	22,680	12,834	-	-	6.7%	0.0%	12,834
5646-01-03	2011 \$1.7M TX LEVERAGE-PRI	3,254	49,453	42,038	-	-	6.6%	0.0%	42,038
	DEBT	\$ 32,144	\$ 186,964	\$ 165,607	\$ -	\$ -	17.2%	0.0%	\$ 165,607
5702-01-03	TRANSFER OUT-DEBT SERVICE FUND	33,794	152,588	154,825	-	-	22.1%	0.0%	154,825
	TRANSFER	\$ 33,794	\$ 152,588	\$ 154,825	\$ -	\$ -	22.1%	0.0%	\$ 154,825
	TOTAL EXPENDITURES	\$ 65,938	\$ 339,552	\$ 320,432	\$ -	\$ -	19.4%	0.0%	\$ 320,432

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

15: EDC4B FUND**02: TOWN SHOPPING CENTER**

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5403-02-00	BUILDING MAINTENANCE	20,421	127,298	29,920	5,672	5,672	16.0%	19.0%	24,248
	MAINTENANCE	\$ 20,421	\$ 127,298	\$ 29,920	\$ 5,672	\$ 5,672	16.0%	19.0%	\$ 24,248
5530-02-00	ELECTRIC SERVICES	339	8,002	6,700	371	371	4.2%	5.5%	6,329
5545-02-00	INSURANCE-PROPERTY	-	8,341	8,500	11,139	11,139	0.0%	131.0%	(2,639)
5570-02-00	SPECIAL SERVICES	662	24,691	6,000	500	500	2.7%	8.3%	5,500
	SUNDRY	\$ 1,001	\$ 41,033	\$ 21,200	\$ 12,010	\$ 12,010	2.4%	56.7%	\$ 9,190
	TOTAL EXPENDITURES	\$ 21,422	\$ 168,331	\$ 51,120	\$ 17,682	\$ 17,682	12.7%	34.6%	\$ 33,438

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

15: EDC4B FUND

03: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5847-03-00	CONSTRUCTION	-	177,712	-	-	-	0.0%		-
	CAPITAL	\$ -	\$ 177,712	\$ -	\$ -	\$ -	0.0%		\$ -
	TOTAL EXPENDITURES	\$ -	\$ 177,712	\$ -	\$ -	\$ -	0.0%		\$ -

"YOU'RE HERE. YOUR HOME."

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

15: EDC4B FUND

04: TEXAS LEVERAGE PROGRAM

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5800-04-00	LAND	-	-	-	-	-		0.0%	-
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -		0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -		0.0%	\$ -

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

19: EDC4B CAPITAL BOND FUND

CATEGORY	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 29,444	\$ 29,444	\$ 29,719		\$ 29,904			
INVESTMENT EARNINGS	26	460	-	55	55	5.7%		(55)
TOTAL REVENUES	\$ 26	\$ 460	\$ -	\$ 55	\$ 55	5.7%		\$ (55)
TRANSFERS	-	-	29,719	-	-	0.0%	0.0%	-
CAPITAL	-	-	-	-	-	0.0%	0.0%	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 29,719	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 26	\$ 460	\$ (29,719)	\$ 55	\$ 55			
ENDING FUND BALANCE	\$ 29,470	\$ 29,904	\$ 0		\$ 29,959			
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A			
RESERVE (NO REQUIREMENT)	\$ -	\$ -	\$ -	\$ -	\$ -			
RESERVE SURPLUS/(SHORTFALL)	\$ 29,470	\$ 29,904	\$ 0	\$ -	\$ 29,959			

CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018

19: EDC4B CAPITAL BOND FUND

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	26	460	-	55	55	5.7%		(55)
	INVESTMENT EARNINGS	\$ 26	\$ 460	\$ -	\$ 55	\$ 55	5.7%		\$ (55)
	TOTAL REVENUES	\$ 26	\$ 460	\$ -	\$ 55	\$ 55	5.7%		\$ (55)

19: EDC4B CAPITAL BOND FUND

01: TOWN CENTER REDEVELOPMENT

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
5580-01-00	TRANSFER OUT	-	-	-	-	-	0.0%	0.0%	-
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
5800-01-00	LAND	-	-	-	-	-	0.0%	0.0%	-
5847-01-00	CONSTRUCTION	-	-	-	-	-	0.0%	0.0%	-
	CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

95: EDC4B RESERVE FUND

CATEGORY	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY ACTUAL USED	% OF CY BUDGET USED	BUDGET REMAINING
BEGINNING FUND BALANCE	\$ 119,962	\$ 119,962	\$ 120,582		\$ 121,327			
INVESTMENT EARNINGS	64	1,365	-	172	172	4.7%		(172)
TOTAL REVENUES	\$ 64	\$ 1,365	\$ -	\$ 172	\$ 172	4.7%		\$ (172)
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
REVENUES OVER EXPENDITURES	\$ 64	\$ 1,365	\$ -	\$ 172	\$ 172			
ENDING FUND BALANCE	\$ 120,026	\$ 121,327	\$ 120,582		\$ 121,499			
FUND BALANCE AS % OF EXP	N/A	N/A	N/A	N/A	N/A			
RESERVE (\$112,606 REQUIREMENT)	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606	\$ 112,606			
RESERVE SURPLUS/(SHORTFALL)	\$ 7,420	\$ 8,721	\$ 7,976	\$ (112,606)	\$ 8,893			

**CITY OF KENNEDALE
ANNUAL PROGRAM OF SERVICES
October 2018**

95: EDC4B RESERVE FUND

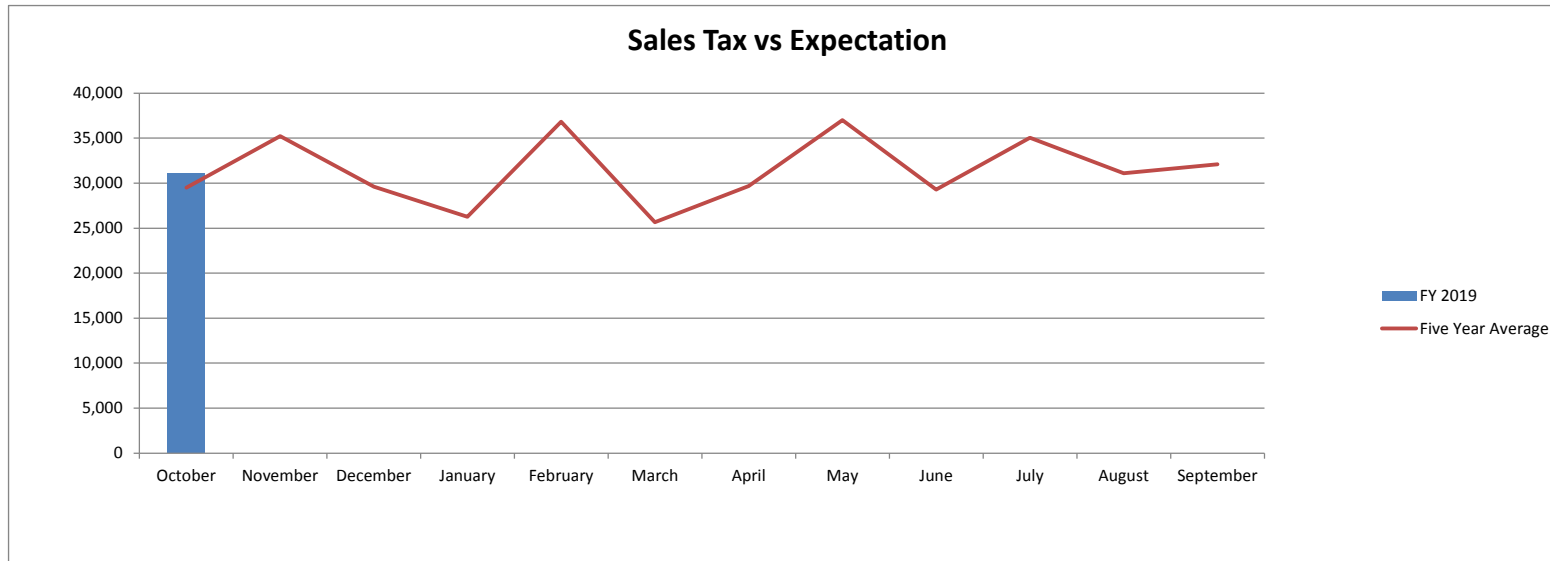
ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
4401-00-00	INVESTMENT INCOME	64	1,365	-	172	172	4.7%		(172)
	INVESTMENT EARNINGS	\$ 64	\$ 1,365	\$ -	\$ 172	\$ 172	4.7%		\$ (172)
	TOTAL REVENUES	\$ 64	\$ 1,365	\$ -	\$ 172	\$ 172	4.7%		\$ (172)

95: EDC4B RESERVE FUND

ACCOUNT	ACCOUNT NAME	FY17-18 YTD	FY17-18 ACTUAL	FY18-19 ADOPTED	CURRENT MONTH	FY18-19 YTD	% OF PY BUDGET USED	% OF CY BUDGET USED	BUDGET REMAINING
	TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -
	TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	0.0%	\$ -

Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
FY2019	\$ 31,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,048
FY2018	\$ 34,607	\$ 38,169	\$ 28,985	\$ 31,808	\$ 54,501	\$ 31,672	\$ 41,253	\$ 43,121	\$ 36,295	\$ 41,089	\$ 39,590	\$ 29,697	\$ 450,787
FY2017	\$ 29,583	\$ 38,719	\$ 27,285	\$ 29,652	\$ 35,265	\$ 26,215	\$ 29,043	\$ 33,374	\$ 26,747	\$ 33,648	\$ 16,530	\$ 28,850	\$ 354,908
FY2016	\$ 31,046	\$ 39,712	\$ 32,662	\$ 25,293	\$ 38,669	\$ 29,196	\$ 26,505	\$ 38,181	\$ 27,906	\$ 28,195	\$ 29,231	\$ 30,459	\$ 377,055
FY2015	\$ 23,985	\$ 31,479	\$ 27,515	\$ 24,594	\$ 35,857	\$ 24,104	\$ 27,064	\$ 39,783	\$ 42,821	\$ 55,252	\$ 48,766	\$ 59,232	\$ 440,453
FY2014	\$ 21,990	\$ 29,867	\$ 31,661	\$ 22,458	\$ 32,594	\$ 23,228	\$ 26,412	\$ 31,319	\$ 25,832	\$ 23,976	\$ 28,866	\$ 22,659	\$ 320,861
FY2013	\$ 33,617	\$ 31,297	\$ 23,446	\$ 20,135	\$ 30,003	\$ 20,791	\$ 20,318	\$ 32,020	\$ 21,136	\$ 22,435	\$ 27,973	\$ 26,025	\$ 309,197
*Net payment after correcting an audit error.													\$ -



Industry	Amount	% Change	Adjusted Chang YTD	FYTD
Manufacturing	\$10,415.40	721.72%	2.32%	\$72,869.32
Retail	\$7,998.68	13.46%	1.48%	\$79,323.74
General Services	\$7,686.75	-5.97%	21.87%	\$83,613.22
Professional Services	\$5,465.88	1.17%	9.10%	\$53,029.58
Wholesale	\$5,233.13	-14.12%	-9.80%	\$61,610.02
Food	\$2,910.81	18.57%	12.06%	\$28,946.73
Miscellaneous	\$361.01	136.25%	1.45%	\$2,097.99
Accomodation	\$0.00	0.00%	0.00%	\$0.00
Agricultural	(\$8,557.05)	-369.09%	0.00%	\$1,215.87
				(\$8,557.05)



Date: December 11, 2018

Agenda Item No: REQUIRED APPROVAL ITEMS (CONSENT) - A.

I. Subject:

Consider approval of minutes from November 12, 2018 regular meeting

II. Originated by:

Leslie Galloway, City Secretary & Communications Coordinator

III. Summary:

Please see the attached minutes for your approval.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	2018_11.12_Minutes_City Council Regular Meeting_DRAFT	2018_11.12_Minutes_City Council Regular Meeting_DRAFT.pdf
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KENNEDALE CITY COUNCIL MINUTES
REGULAR MEETING | NOVEMBER 12, 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 5:31p.m.

II. WORK SESSION

A. Discussion regarding the Arts and Culture Foundation

Finance Director Brady Olsen provided a brief history of the Arts and Culture Foundation – a separate non-profit entity – that was created by a City board of the same name. The City board has since been abolished. The Foundation is a separate entity that is currently being utilized as a land bank for the City for future grant application purposes.

City Attorney Drew Larkin, Finance Director Brady Olsen, and Public Works Superintendent Larry Hoover were available to answer Council's questions regarding items including local tax exemption options and the timeframe for future grant options.

B. Discussion of Senior Center fees

Finance Director Brady Olsen provided an overview and was available to answer Council's questions regarding staff's recommendation to keep Senior Center rental revenue within the City to ensure monitoring and transparency; and to consider earmarking it for repairs, improvements, and supplies for that facility. After some discussion, Council directed staff to remit all previous and future rental fees to the membership of the Senior Center.

C. Discuss practices and procedures for blind copies of email messages sent to Councilmembers

Councilmember Joplin stated her desire for staff to blind copy the Mayor and all Councilmembers on all replies to any Councilmember's request for information.

D. Discussion of the top five new or expanded street projects

Public Works Superintendent Larry Hoover provided a brief overview and was available to answer Council's questions regarding the project list included in the packet:

- Little School Road Extension (including a grade-separated railroad crossing)
- New Hope Road (from Kennedale Parkway to Hudson Village Creek Road)
- Kennedale Sublett Road Realignment
- Village/Gail Connection
- Eden Road and Mansfield Cardinal Road Intersections
- Mansfield Cardinal Road, Tower Drive, and Swiney Hiatt Road Intersections
- Collett Sublett Road Connection

There was some discussion of prioritizing (with input from the UIB), options for funding these projects, and deadlines associated with the TIRZ.

E. Discussion of proposed expansion and widening of New Hope Road

Discussion of this item was included in the discussion of Item D.

F. Discussion of the repair and reconstruction of Valley Lane

Public Works Superintendent Larry Hoover stated that there was need for soil studies and that staff was monitoring Valley Lane daily and was available to answer Council's questions.

G. Continued discussion of potential amendments to the Fiscal Year 2018-19 budget

There was no discussion at this time.

H. Discussion of items on regular agenda

There was no discussion at this time.

Mayor Johnson recessed the Work Session at 6:55 p.m.

III. REGULAR SESSION

Mayor Johnson called the Regular Session to order at 7:04 p.m.

IV. ROLL CALL

Present: Mayor Brian Johnson; Mayor Pro Tem Sandra Lee, Place 3; Rockie Gilley, Place 1; Chris Pugh, Place 2; Linda Rhodes, Place 4; Jan Joplin, Place 5; **Absent:** NONE

Staff: Finance Director Brady Olsen (Acting City Manager), City Secretary & Communications Coordinator Leslie Galloway, Director of Human Resources & Administrative Services Danielle Clarke, Police Chief Tommy Williams, Public Works Superintendent Larry Hoover, Library Director Amanda King, and City Attorney Drew Larkin

V. INVOCATION

Councilmember Joplin offered the invocation.

VI. UNITED STATES PLEDGE AND TEXAS PLEDGE

VII. VISITOR/CITIZENS FORUM

Taken out of order, occurred immediately following VII.B Updates from the Mayor.

- **Glen Massengill**, 628 Briar Court, stated his desire to know where the City is regarding addressing the erosion control of Winding Creek, noting that a 2015 report showed several places that needed attention.

Mayor Johnson stated that this topic would be on the Work Session of the December 11, 2018 Regular Meeting.

- **Chad Wandel**, 614 Reeves Lane, spoke about his concern with the ambiguity of the speed limit signs on Sublett Road as it enters the city and the importance of bicycle safety.
- **Sarah Bishop Johnson Cotton**, 700 Crestview Drive, stated her concerns with the potential rebuilding of Village Street; and that she has started a new group called Senior Outreach of Kennedale.

VIII. REPORTS/ANNOUNCEMENTS

Taken out of order, occurred immediately following the United States Pledge and Texas Pledge.

A. Updates from the City Council

- **ROCKIE GILLEY, PLACE 1**, announced that he attended a meeting of the TIRZ Board.
- **CHRIS PUGH, PLACE 2**, announced that he attended Public Safety Open House, an event with several local candidates in the November Election, and a Kennedale Education Foundation event.
- **MAYOR PRO TEM SANDRA LEE, PLACE 3**, announced that she had been talking with developers; and stated her opinion that the entire Council is honest and that the recent settlement of a Texas Ethics Commission complaint against herself and Councilmembers Joplin and Gilley was an attempt at unity.
- **LINDA RHODES, PLACE 4**, announced that she visited the Senior Center recently and met the new director, Patricia Tarkington.
- **JAN JOPLIN, PLACE 5**, announced that she also visited with the Senior Center, attended meetings of the TDD and TIRZ Boards, the Kennedale Education Foundation, the Arts & Culture Foundation, and the Charter Study Committee; that the water rates will be implemented soon along with a refund for the intermediary months; that the KPFFA Angel Tree Program was currently accepting applications; that the Christmas Tree Lighting was Tuesday, December 4; and that there was nothing illegal about the campaign run by herself, Mayor Pro Tem Lee, and Councilmember Gilley and that she believed that any concerns about financial decisions should have been focused on the years before 2017.

Rockie Gilley responded by stating he was subject to the Ethics Commission complaint as well, and offered general advice to anyone who might run for local office in the future.

B. Updates from the Mayor

Mayor Johnson stated his opinion that the finances are not in good order, the reserves are not in good order, the \$1.6 Million error was found by Bob Hart, rather than by this Council.

Councilmember Gilley stated that the \$1.6 Million error, if found by Bob Hart, was not publicized.

City Attorney Drew Larkin noted this discussion was outside of the scope of what was posted on the agenda and advised against further discussion.

Mayor Johnson announced that the Charter Study Committee had its first meeting, he emceed an event with Senator John Cornyn on Transportation, that street lights were being replaced by LEDs, that the Christmas Tree Lighting is Tuesday, December 4, and that City Manager George Campbell has suffered a back injury that could require surgery.

- Proclaiming November 2018 as Alpha-1 Awareness Month

The Proclamation was taken out of order; discussed immediately following VII. Visitor/Citizens Forum.

C. Updates from the City Manager

Acting City Manager Brady Olsen had no updates at this time.

IX. MONITORING INFORMATION

A. Monthly Financials – October 2018

This item was taken out of order; discussed after XI. REQUIRED APPROVAL ITEMS (CONSENT).

In response to Councilmember Joplin's question regarding FY18-19 Sales Tax revenue

ending approximately \$250,000 higher than projected, Finance Director Brady Olsen stated that this was largely due to one business paying four years of delinquent taxes.

- 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 October 9, 2018 special meeting
B. Consider approval of minutes from October 15, 2018 special meeting
C. Consider approval of minutes from October 16, 2018 regular meeting
D. Consider adoption of Ordinance 655, amending Chapter 2, Article III, Sec. 2-74 (9) of the City Code to reflect adopted purchasing policy amounts

This item was taken out of order; discussed after VIII.B. Updates from the Mayor.

Motion To Approve Consent Agenda. **Action** Approve, **Moved By** Mayor Pro Tem Lee, **Seconded By** Pugh. **Motion passes Unanimously.**

Following the vote, there was some discussion of the procedure for reflecting submitted written statements in the minutes.

XII. DECISION ITEMS

- A. Consider appointment to various Advisory Boards and Commissions

After some discussion, the City Council proposed the following appointments:

Board or Adjustment / Building Board of Appeals (BOA/BBA): Place 2: Promote Jeff Nevarez; Place 4: Reappoint Martin Young; Place 6: Appoint Kelli Rod; Place 8: Appoint Thelma Kobeck; **Economic Development Corporation Board (EDC):** Place 1: Appoint Johnny Trevino; Place 2: Appoint Josh Altom; Place 4: Appoint Darold Tippey; Place 6: Reappoint Mark Yeary; Place 7: Appoint April Coltharp; **Keep Kennedale Beautiful Commissioner (KKB):** Place 2: Reappoint Darlene Winters; Place 4: Reappoint Michael Chandler; Place 6: Appoint Kenneth Michels; Place 7: Appoint Linda Miller; Place 8: Reappoint Laurie Sanders; Place 9: Appoint Lauren Warn; **Library Advisory Board:** Place 1: Appoint Susan Dalrymple; Place 2: Reappoint Josh Virnoche; Place 4: Appoint Troy Brannon; **Parks and Recreation Board:** Place 2: Reappoint Jeff Nevarez; Place 4: Reappoint Gary Swan; Place 6: Reappoint Josh Hayes; Place 7: Appoint Donald Spikes; **Planning & Zoning Commission (P&Z):** Place 2: Reappoint Chad Wandel; Place 3: Promote Bob Gruenhagen; Place 4: Reappoint Kayla Hughes; Place 6: Appoint Billy Don Gilley; Place 8: Appoint Brent Jones; Place 9: Appoint Allen Ray; **Utility & Infrastructure Board (UIB):** Place 2: Appoint Kenneth Michels; Place 3: Appoint Johnny Trevino; Place 4: Appoint Jeff Gregory; Place 6: Appoint Idin Deljavan; **Tax Increment Reinvestment Zone Board (TIRZ):** Place 1: Appoint Darold Tippey; Place 2: Appoint Bruce Cates; Place 4: Reappoint Councilmember Rockie Gilley; **TownCenter Development District Board (TDD):** Place 1: *(To be filled by EDC President)*; Place 2: Reappoint Mark Yeary; Place 4: Reappoint Mayor Pro Tem Sandra Lee; Place 5: Appoint Councilmember Rockie Gilley

Motion To Approve the entire slate of Advisory Board and Commission appointments as discussed, except for the Planning & Zoning Commission. **Action** Approve, **Moved By** Mayor Pro Tem Lee, **Seconded By** Pugh. **Motion passes Unanimously.**

Motion To Approve the appointment of the Planning & Zoning Commission slate as discussed. **Action** Approve, **Moved By** Pugh, **Seconded By** Rhodes. **Motion passes 4-0-1** with Gilley abstaining.

After a brief discussion, the Council directed staff to draft an ordinance for consideration on the next Regular Meeting agenda that would add two alternate places to the UIB.

B. Consider Appointments to the Charter Study Committee

Motion To Approve the appointment of Cheryl Pond to the Charter Study Committee. **Action** Approve, **Moved By** Pugh, **Seconded By** Mayor Pro Tem Lee. **Motion passes Unanimously.**

Mayor Brian Johnson recessed to Executive Session at 8:20 p.m.

XIII. EXECUTIVE SESSION

- A. Discuss pending legal matters regarding Ron Sturgeon vs. City of Kennedale
- B. Discussion of the Arlington Water Contract
- C. Discussion of City Manager's Annual Evaluation

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

Mayor Brian Johnson reconvened into Open Session at 8:56 p.m.

There was neither discussion nor action taken at this time.

XV. ADJOURNMENT

Motion To Adjourn. **Action** Adjourn, **Moved By** Joplin, **Seconded By** Rhodes. **Motion passed Unanimously.**

The meeting was adjourned at 8:57 p.m.

APPROVED:

ATTEST:

BRIAN JOHNSON, MAYOR

LESLIE GALLOWAY, CITY SECRETARY



Date: December 11, 2018

Agenda Item No: REQUIRED APPROVAL ITEMS (CONSENT) - B.

I. Subject:

Consider appointment to the Fort Worth Wholesale Water and Wastewater Advisory Committee

II. Originated by:

Brady Olsen, Finance Director

III. Summary:

As a part of the Wholesale Water and Wholesale Wastewater Contracts with the City of Fort Worth, the City of Kennedale appoints a member of staff to serve on the Wholesale Water and Wastewater Customer Advisory Committee with the City of Fort Worth.

The committee meets annually to discuss annual rate updates to the customer cities. Additionally, the committee meets quarterly to discuss Fort Worth water operations and potential impacts on customer cities. Historically, the voting member has been the Finance Director and the alternate member has been a member of the water operations staff.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

Appointment of Brady Olsen as the voting member and Dennis Brown as the alternate.

VIII. Attachments:

1.	OfficialAppointmentsForm -Kennedale Ft Worth WWAC	OfficialAppointmentsForm -Kennedale Ft Worth WWAC.docx
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APPOINTMENT FORM
Wholesale Water and Wastewater Customer Advisory Committee

DATE: 12/11/2018

WHOLESALE CUSTOMER: City of Kennedale

Check all that apply: X Water X Wastewater

The following individuals have been officially appointed by the **CUSTOMER's GOVERNING BODY**, under the terms of the Wholesale Contract for Services, Section 15, as the **VOTING MEMBER** and **ALTERNATE** for the Water and/or Wastewater System Advisory Committee. The term is for the Fiscal Year beginning October 1, 2018 through September 30, 2019.

Voting Member:

Brady Olsen

Name

Finance Director

Title

817-985-2110

Office Phone

Cell Phone

bolsen@cityofkennedale.com

Email Address

Mailing Address:

405 Municipal Dr

Kennedale, TX 76060

Alternate Member

Mary Goza

Name

Utility Analyst

Title

817-985-2170

Office Phone

Cell Phone

mgoza@cityofkennedale.com

Email Address

Mailing Address:

405 Municipal Dr

Kennedale, TX 76060

Signature of Mayor/Board President

Official Seal

***Please complete and return as soon as possible,
but no later than December 31, 2018 to:***

WaterWholesale@fortworthtexas.gov

or

City of Fort Worth

Water Department

Billing Section/Wholesale

P. O. Box 870

Fort Worth, Texas 76101



Date: December 11, 2018

Agenda Item No: DECISION ITEMS - A.

I. Subject:

Consider appointment of a Chair of the TIRZ Board per Ordinance 506 (refer to Section 3)

II. Originated by:

George Campbell, City Manager

III. Summary:

Current members of the TIRZ Board include:

Darold Tippey
Bruce Cates
Councilmember Rockie Gilley
Meni McGarry
Scott Rule
Mark McClendon

The previous Chair was Robert Mundy.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

1.	O506	O506.pdf
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ORDINANCE NO. 506

AN ORDINANCE DESIGNATING CERTAIN NONCONTIGUOUS GEOGRAPHIC AREAS IN THE CITY OF KENNEDALE AS "TAX INCREMENT REINVESTMENT ZONE NUMBER ONE - NONCONTIGUOUS GEOGRAPHIC AREAS, NEW HOPE ROAD AND BLOXOM ROAD, CITY OF KENNEDALE;" CREATING A BOARD OF DIRECTORS FOR THE ZONE; PROVIDING THE EFFECTIVE AND TERMINATION DATES FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

WHEREAS, the City Council desires to promote the development of certain noncontiguous geographic areas in the City of Kennedale, which are more specifically described in Exhibit "A" of this Ordinance (the "Zone"), through the creation of a new reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary financing plan for the Zone and provided a copy of that plan to the governing body of each taxing unit that levies taxes on real property in the Zone, in accordance with Section 311.003(b) of the Texas Tax Code; and

WHEREAS, on July 12, 2012, the City Council held a public hearing regarding the creation of the Zone and its benefits to the City and to property in the Zone and afforded a reasonable opportunity for (i) all interested persons to speak for or against the creation of the Zone, its boundaries or the concept of tax increment financing and (ii) owners of real property in the Zone to protest inclusion of their property in the Zone, as required by Sections 311.003(c) and (d) of the Texas Tax Code; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City on July 1, 2012, which satisfies the requirement of Section 311.003(c) of the Texas Tax Code that publication of the notice occur not later than the seventh day before the date of the public hearing; and

WHEREAS, no owner of real property in the proposed Zone protested the inclusion of their property in the proposed Zone; and

WHEREAS, the City has provided all information and made all presentations, given all notices and done all other actions required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

Section 1. Findings

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes;

(b) That the City Council further finds and declares that the proposed improvements in the Zone will significantly enhance the value of all the taxable real property in the proposed Zone and will be of general benefit to the City;

(c) That the City Council further finds and declares that the proposed Zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed Zone is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City and surrounding areas;

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

- (1) That the proposed Zone is a noncontiguous geographic area located wholly within the corporate limits of the City of Kennedale in accordance with Section 311.003(a), Texas Tax Code;
- (2) That the total appraised value of taxable real property in the proposed Zone does not exceed fifty percent of the total appraised value of taxable real property in the City and the industrial districts created by the City;
- (3) That thirty percent or less of the property in the Zone, excluding property that is publicly owned, is used for residential purposes (defined as any property occupied by a house having fewer than five living units); and
- (4) That the development or redevelopment of the property in the proposed Zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Designation of Zone

The City Council hereby designates the Zone described in the boundary description and depicted in the map, both attached hereto as Exhibit "A" and made a part of this Ordinance for all purposes, as a reinvestment zone pursuant to and in accordance with Chapter 311 of the Texas Tax Code. This reinvestment zone shall be known as "Reinvestment Zone Number One, Noncontiguous Geographic Area, New Hope Road and Bloxom Road, City of Kennedale."

Section 3. Zone Board of Directors

A board of directors for the Zone ("Board") is hereby created. The Board shall consist of seven (7) members who shall serve for terms of two (2) years each. Of these seven (7) members, each taxing unit other than the City that levies taxes on real property in the Zone may, but is not required to, appoint one (1) member to the Board. After each taxing unit other than the City designates to the City either the name of the member that the taxing unit wishes to appoint or the fact that the taxing unit wishes to waive its right to appoint a member, the City Council shall appoint whatever number of members are necessary to fill the remaining positions on the Board. Each year the City Council shall appoint a member to serve as chair for a term of one year beginning January 1 of the following year per Section 311.009(f) of the Texas Tax Code. The City Council authorizes the Board of Directors to elect from its members a vice chair and such other officers as the Board of Directors sees fit.

The Board shall make recommendations to the City Council concerning the administration, management and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

Section 4. Term of Zone

That the Zone shall take effect upon the adoption of this Ordinance and terminate on the earlier of (i) December 31, 2037 or an earlier termination date designated by an Ordinance adopted after the effective date of this Ordinance or (ii) the date on which all project costs, tax increment bonds and interest on those bonds and other obligations have been paid in full.

Section 5. Determination of Tax Increment Base

The tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone

taxable by a taxing unit for the year 2012, which is the year in which the Zone was designated as a reinvestment Zone.

Section 6. Tax Increment Fund

A tax increment fund for the Zone (the "TIF Fund") is hereby established. The TIF Fund may be divided into additional accounts and sub-accounts authorized by resolution or Ordinance of the City Council. The TIF Fund shall consist of (1) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, plus (ii) one hundred percent (100%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment. The TIF Fund shall be maintained in an account at a depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) revenues from the sale of any property acquired as part of an adopted tax increment financing plan; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increment bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section 7. Tax Increment Agreements

Pursuant to Sections 311.008 and 311.013 of the Texas Tax Code, the City Manager and City Attorney are hereby authorized to execute and deliver, for and on behalf of the City, tax increment agreements with taxing units that levy real property taxes in the Zone.

Section 8. Severability

If any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 9. Notices

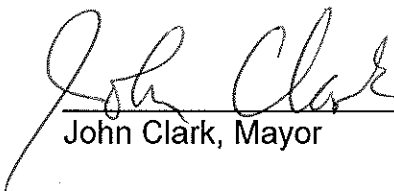
The contents of the notice of the public hearing, which hearing was held before the City Council on July 12, 2012, and the publication of said notice, are hereby ratified, approved and confirmed.

Section 11. Effective Date

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED ON THIS 12th DAY OF JULY, 2012.




John Clark, Mayor

ATTEST:


Amethyst Cirino, City Secretary

APPROVED AS TO FORM AND LEGALITY:

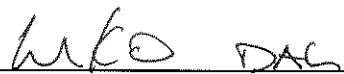

Wayne K. Olson, City Attorney

EXHIBIT A - MAP

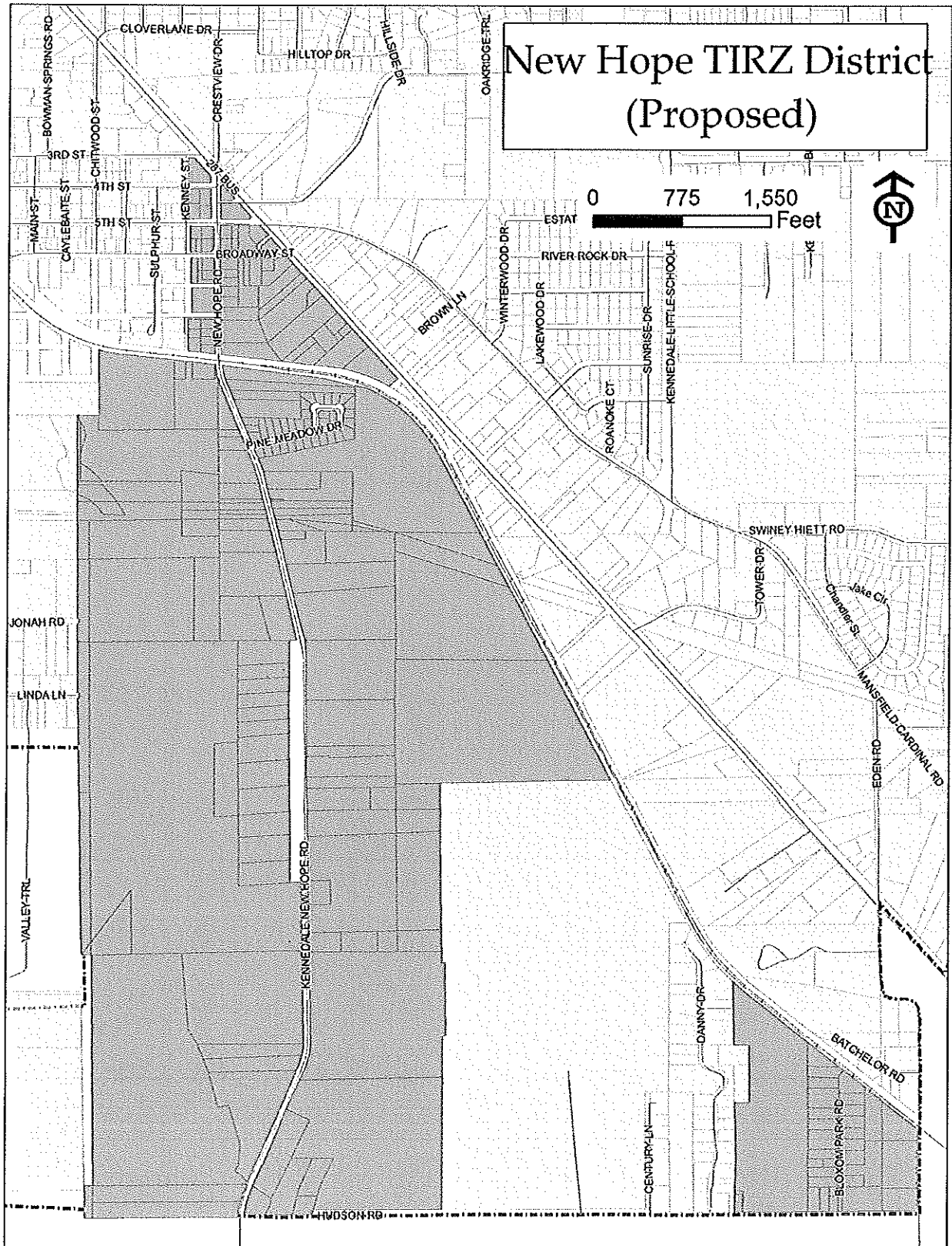


EXHIBIT A - BOUNDARY DESCRIPTION

CA Boaz Subd Of J B Renfro Survey Blk Lots 29, 30, 31, 32B, 32C, 32D2A, 32Dr, 32E, 32R, 33, 34A, 34B, 35A, 35B, 36A, 36A1, 36A2 & NE Pt 37, 36A3, 36A4 & 36D, 36A5 & 36E, 36B, 36C, 37A, 37B, 37B1, 38, 39.

E C Cannon Survey A378 Trs 1J01 & 1Ee.

Wade H Hudson Survey A716 Tr 2, 2C, 2C01, 2C02, 2C03, 2C04, 2C04A, 2C05, 2C06, 2C07, 2C08, 2C09, 2C10, 2C10A, 2C11, 2C12; 2C13; 2C14, 2C15, 2C16, & 2C17 (AKA Bloxom Business Park Lts 26, 27, 28, 29); 2C18, 2C18, 2C19, 2C20, 2C21, 2C22, 2C23, 2C24, 2C25, 2C25A, 2C25B, 2D, 2E.

Kennedale Speedway Park Addn Blk 1 Lot 1.

Kennedale Sub-Station Addn Blk 1 Lot 1 and Blk 2 Lot 1.

City of Kennedale Addn Blk 23 Lot 1A; Blk 44 N100'7 & 8; Blk 44 Lts 1 2 S20'7 & 8; Blk 44 Lots 3 & 4; Blk 44 Lts 5, 6 & Vacated Alley; Blk 45 Lots 5-8 & Pt Closed Alley, Lots 1R & 3R; Blk 45 Lts 9-12 & Pt Closed Alley; Blk 45 Lts 13- 16 & Pt Closed Alley; Blk 66 Lts 1, 2, 15, 16 & Pt Of Closed Alley; Blk 66 Lts 3, 4B, 5B, 6B, 7B, 8B & Pt Of Closed Alley; Blk 66 Lts 4A, 5A, 6A, 7A, 8A & Pt Of Closed Alley; Blk 66 Lts 9, 10, 11, 12, 13A & Pt Of Closed Alley; Blk 66 Lts 13B, 14 & & Pt Of Closed Alley; Blk 67 Lts 1-12 & Closed Alley; Blk 88 Lots 1R, 2R, 3R, 4R, 5R, 6R, 7R; Blk 89 Lots 1, 2; Blk 90.

Kim Addn Blk 1 Lot 1.

Living Water Baptist Church Blk 1 Lot 1.

Pine Meadow Addn Blk 1, Lots 1-11, 12R, 13R, 14-32; Blk 2 Lots 1-3.

Raceway Estates Addn Blk Lots 1A1, 1A2, 1B, 2, 3, 4, 5A, 5B, 6A, 6B1, 6B2, 6B3, 7A, 7B.

Jesse B Renfro Survey A1260 Trs 1A, 1A01, 1A01A, 1A02, A03B, 1B, 1B01, 1B01A, 1C01, 1C01A, 1C02, 1D, 1E, 1F, 1F01, 1F01A, 1F01A1, 1G, 1G01, 1G01A, 1G02, 1G02A, 1H, 3E, 5E, 5E01, 5E02, 5E03, 5E04, 5E05, 5H, 1A3A & 1A3E, 1A3C & 1A3D, 5F, 5F1, & 5J.

R C Richey Survey A1358, Trs 1, 1A, 1B, 1C, 2, 2A, 2A01, 2A02, 2B1, 2B2, 2B4, 2B5.

R C Richey Survey A1359 Trs 1, 1A, 1B, 1C, 1D, 1E.

Robert C Richey Survey A1327 Trs 1A01, 1B, 1B01, 1C, 2, 2B, 2B01, 2B2, 2B3, 2B04, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M.

Peter Rouche Survey A1338 Trs 1, 1B, 1C, 2, 2B, 2C.

Joel Snider Survey A1448 Trs 1A, 1B, 1C, 1D, 1D01, 2, 2A, 2B, 2C, 3, 3A, 3A01, 3B, 3B01.

C B Teague Survey A1506, Trs 2, 3, 4, 4A, 4A01, 4A01A, 4A01A1, 4A01B, 4A01C, 4A02, 4B, 4B01, 4B02, 4E, 4F, 5, 5A, 5A01, 5B.

INVOICE

Star-Telegram

808 Throckmorton St.
FORT WORTH, TX 76102
(817) 390-7761
Federal Tax ID 26-2674582

Customer ID: CIT33
Invoice Number: 321596041
Invoice Date: 6/7/2012
Terms: Net due in 21 days
Due Date: 6/30/2012
PO Number:
Order Number: 32159604
Sales Rep: 073
Description: NOTICE OF PUBLI
Publication Date: 6/7/2012

Bill To:

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 76060-2249

Description	Location	Col	Depth	Linage	MU	Rate	Amount
NOTICE OF	13580	1	27	27	LINE	\$6.25	\$168.62
Misc Fee							\$16.00

**NOTICE OF PUBLIC HEARING
REGARDING PROPOSED
CREATION OF REINVESTMENT
ZONE NUMBER ONE, CITY OF
KENNEDEALE -
NEW HOPE ROAD**
The Kennedale City Council will hold a public hearing on June 14, 2012 at 7:00 p.m. in the City Council Chambers, located in the City Hall at 405 Municipal Drive, Kennedale, Texas 76060 to consider the creation of Reinvestment Zone Number One, City of Kennedale - New Hope Road and its benefits to the City and to the property in the proposed Zone. Any member of the public has the right to appear at this hearing and present evidence for or against the creation of the Zone, its boundaries, or the concept of tax increment financing. Any owner of property within the boundaries of the Zone shall be given a reasonable opportunity to protest the inclusion of the property within the Zone

Net Amount:

\$184.62

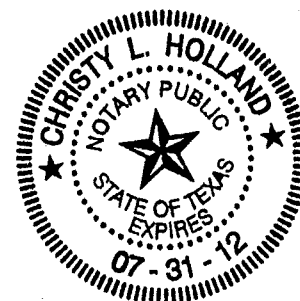
THE STATE OF TEXAS
County of Tarrant

Before me, a Notary Public in and for said County and State, this day personally appeared Deborah Baylor Norwood, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates: BIDS & LEGAL DEPT. STAR TELEGRAM (817) 215-2323

Signed

SUBSCRIBED AND SWORN TO BEFORE ME, THIS Tuesday, June 12, 2012.

Notary Public



Thank You For Your Payment

Remit To: Star-Telegram
P.O. BOX 901051
FORT WORTH, TX 76101-2051

Customer ID: CIT33
Customer Name: CITY OF KENNEDALE
Invoice Number: 321596041
Invoice Amount: \$184.62
PO Number:
Amount Enclosed: \$

INVOICE

Star-Telegram

808 Throckmorton St.
FORT WORTH, TX 76102
(817) 390-7761
Federal Tax ID 26-2674582

Bill To:

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 76060-2249

REC'D JUL 24 2012

Customer ID: CIT33
Invoice Number: 321844481
Invoice Date: 7/1/2012
Terms: Net due in 21 days
Due Date: 7/31/2012
PO Number:
Order Number: 32184448
Sales Rep: 073
Description: NOTICE OF PUBLI
Publication Date: 7/1/2012

Description	Location	Col	Depth	Linage	MU	Rate	Amount
NOTICE OF PUBLIC HEARING REGAR	I3580	1	132	132	LINE	\$19.14	\$2,526.20
Misc Fee							\$17.00

Net Amount: \$2,543.20



THE STATE OF TEXAS
County of Tarrant

Before me, a Notary Public in and for said County and State, this day personally appeared Deborah Baylor Norwood, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates: BIDS & LEGAL DEPT. STAR TELEGRAM (817) 215-2323

Signed

Deborah B. Norwood

SUBSCRIBED AND SWORN TO BEFORE ME, THIS Tuesday, July 10, 2012.

Notary Public

Christy L. Holland

Thank You For Your Payment

Remit To: Star-Telegram
P.O. BOX 901051
FORT WORTH, TX 76101-2051

Customer ID: CIT33
Customer Name: CITY OF KENNEDALE
Invoice Number: 321844481
Invoice Amount: \$2,543.20
PO Number:
Amount Enclosed: \$

Legal Notices

Village Creek Road, following the railroad tracks to the City of Kennedale boundary line along Eden Road. Following the City boundary line along Eden Road to the southwest corner of 7169 Hudson Village Creek Road, north along the boundary of 7169 Hudson Village Creek road to the beginning point. The following properties are included within the proposed boundaries of the Zone: CA Boaz Subd Of J B Renfro Survey, Blk Lots 29, 30, 31, 32B, 32C, 32D2A, 32Dr, 32E, 32R, 33, 34A, 34B, 35A, 35B, 36A, 36A1, 36A2 & NE Pt 37, 36A3, 36A4 & 36D, 36A5 & 36E, 36B, 36C, 37A, 37B, 37B1, 38, 39, E C Cannon Survey A378 Tr 1J01 & Tr 1Ee, Wade H Hudson Survey A716 Tr 2, 2C 2C01, 2C02, 2C03, 2C04, 2C04A, 2C05, 2C06, 2C07, 2C08, 2C09, 2C10, 2C10A, 2C11, 2C12; 2C13, 2C14, 2C15, 2C16, & 2C17, Lt 26 27 28 29, 2C19, 2C20, 2C21, 2C22, 2C23, 2C24, 2C25, 2C25A, 2C25B, 2D, 2E, Kennedale Speedway Park Addn Blk 1 Lot 1, Kennedale Sub-Station Addn Blk 1 Lot 1 and Blk 2 Lot 1, City of Kennedale Addn Blk 23 Lot 1A; Blk 44 N100'7 & 8; Blk 44 Lts 1 2 S20'7 & 8; Blk 44 Lts 3 & 4; Blk 44 Lts 5 & 6 & Vacate Alley; Blk 45 Lts 5- 8 & Pt Closed Alley, Lts 1R & 3R; Blk 45 Lts 9-12 & Pt Closed Alley; Blk 45 Lts 13- 16 & Pt Closed Alley; Blk 66 Lts 1, 2, 15 & 16 & Pt Of Closed Alley; Blk 66 Lts 3,4B,5B,6B,7B,8B & Pt Of Closed Alley; Blk 66 Lts 5A,4A,6A,7A,8A & Pt Of Closed Alley; Blk 66 Lts 9,10,11,12,13A & Pt Of Closed Alley; Blk 66 Lts 14 & 13B & Pt Of Closed Alley; Blk 67 Lts 1-12 & Closed Alley; Blk 88 Lts 1R, 2R, 3R, 4R, 5R, 6R, 7R; Blk 89 Lts 1 & 2, Blk 90, Kim Addn Blk 1 Lot 1, Living Water Baptist Church Blk 1 Lot 1, Pine Meadow Addn Blk 1, Lts 1-11, 12R, 13R, 14-32; Blk 2 Lts 1-3, Raceway Estates Addn Blk Lts 1A1, 1A2, 1B, 2, 3, 4, 5A, 5B, 6A, 6B1, 6B2, 6B3, 7A, 7B, Jesse B Renfro Survey A1260 Trs 1A, 1A01, 1A01A, 1A02, 1A03B, 1B, 1B01, 1B01A, 1C01, 1C01A, 1C02, 1D, 1E, 1F, 1F01, 1F01A, 1F01A1, 1G, 1G01, 1G01A, 1G02, 1G02A, 1H, 3E, 5E, 5E01, 5E02, 5E03, 5E04, 5E05, 5H, 1A3A & 1A3E, 1A3C & 1A3D, 5F, 5F1, & 5J, R C Richey Survey A1358, Trs 1, 1A, 1B, 1C, 2, 2A, 2A01, 2A02, 2B1, 2B2, 2B4, 2B5, R C Richey Survey A1359 Trs 1, 1A, 1B, 1C, 1D, 1E, Robert C Richey Survey A1327 Trs 1A01, 1B, 1B01, 1C, 2, 2B, 2B01, 2B2 & 2B3, 2B04, 2C & 2M, 2D, 2E, 2F, 2G, 2H, 2J, A 1327 Trs 2K & 2L, Peter Rouché Survey A1338 Trs 1 & 2, 1B & 2B, 1C & 2C, Joel Snider Survey A1448 Trs 1A, 1B, 1C, 1D, 1D01, 2, 2A, 2B, 2C, 3, 3A, 3A01, 3R, 3B01, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 3AA, 3AB, 3AC, 3AD, 3AE, 3AF, 3AG, 3AH, 3AI, 3AJ, 3AK, 3AL, 3AM, 3AN, 3AO, 3AP, 3AQ, 3AR, 3AS, 3AT, 3AU, 3AV, 3AW, 3AX, 3AY, 3AZ, 3BA, 3BB, 3BC, 3BD, 3BE, 3BF, 3BG, 3BH, 3BI, 3BJ, 3BK, 3BL, 3BM, 3BN, 3BO, 3BP, 3BQ, 3BR, 3BS, 3BT, 3BU, 3BV, 3BW, 3BX, 3BY, 3BZ, 3CA, 3CB, 3CC, 3CD, 3CE, 3CF, 3CG, 3CH, 3CI, 3CJ, 3CK, 3CL, 3CM, 3CN, 3CO, 3CP, 3CQ, 3CR, 3CS, 3CT, 3CU, 3CV, 3CW, 3CX, 3CY, 3CZ, 3DA, 3DB, 3DC, 3DD, 3DE, 3DF, 3DG, 3DH, 3DI, 3DJ, 3DK, 3DL, 3DM, 3DN, 3DO, 3DP, 3DQ, 3DR, 3DS, 3DT, 3DU, 3DV, 3DW, 3DX, 3DY, 3DZ, 3EA, 3EB, 3EC, 3ED, 3EE, 3EF, 3EG, 3EH, 3EI, 3EJ, 3EK, 3EL, 3EM, 3EN, 3EO, 3EP, 3EQ, 3ER, 3ES, 3ET, 3EU, 3EV, 3EW, 3EX, 3EY, 3EZ, 3FA, 3FB, 3FC, 3FD, 3FE, 3FF, 3FG, 3FH, 3FI, 3FJ, 3FK, 3FL, 3FM, 3FN, 3FO, 3FP, 3FQ, 3FR, 3FS, 3FT, 3FU, 3FV, 3FW, 3FX, 3FY, 3FZ, 3GA, 3GB, 3GC, 3GD, 3GE, 3GF, 3GG, 3GH, 3GI, 3GJ, 3GK, 3GL, 3GM, 3GN, 3GO, 3GP, 3GQ, 3GR, 3GS, 3GT, 3GU, 3GV, 3GW, 3GX, 3GY, 3GZ, 3HA, 3HB, 3HC, 3HD, 3HE, 3HF, 3HG, 3HH, 3HI, 3HJ, 3HK, 3HL, 3HM, 3HN, 3HO, 3HP, 3HQ, 3HR, 3HS, 3HT, 3HU, 3HV, 3HW, 3HX, 3HY, 3HZ, 3IA, 3IB, 3IC, 3ID, 3IE, 3IF, 3IG, 3IH, 3II, 3IJ, 3IK, 3IL, 3IM, 3IN, 3IO, 3IP, 3IQ, 3IR, 3IS, 3IT, 3IU, 3IV, 3IW, 3IX, 3IY, 3IZ, 3JA, 3JB, 3JC, 3JD, 3JE, 3JF, 3JG, 3JH, 3JI, 3JJ, 3JK, 3JL, 3JM, 3JN, 3JO, 3JP, 3JQ, 3JR, 3JS, 3JT, 3JU, 3JV, 3JW, 3JX, 3JY, 3JZ, 3KA, 3KB, 3KC, 3KD, 3KE, 3KF, 3KG, 3KH, 3KI, 3KJ, 3KK, 3KL, 3KM, 3KN, 3KO, 3KP, 3KQ, 3KR, 3KS, 3KT, 3KU, 3KV, 3KW, 3KX, 3KY, 3KZ, 3LA, 3LB, 3LC, 3LD, 3LE, 3LF, 3LG, 3LH, 3LI, 3LJ, 3LK, 3LL, 3LM, 3LN, 3LO, 3LP, 3LQ, 3LR, 3LS, 3LT, 3LU, 3LV, 3LW, 3LX, 3LY, 3LZ, 3MA, 3MB, 3MC, 3MD, 3ME, 3MF, 3MG, 3MH, 3MI, 3MJ, 3MK, 3ML, 3MN, 3MO, 3MP, 3MQ, 3MR, 3MS, 3MT, 3MU, 3MV, 3MW, 3MX, 3MY, 3MZ, 3NA, 3NB, 3NC, 3ND, 3NE, 3NF, 3NG, 3NH, 3NI, 3NJ, 3NK, 3NL, 3NM, 3NO, 3NP, 3NQ, 3NR, 3NS, 3NT, 3NU, 3NV, 3NW, 3NX, 3NY, 3NZ, 3OA, 3OB, 3OC, 3OD, 3OE, 3OF, 3OG, 3OH, 3OI, 3OJ, 3OK, 3OL, 3OM, 3ON, 3OO, 3OP, 3OQ, 3OR, 3OS, 3OT, 3OU, 3OV, 3OW, 3OX, 3OY, 3OZ, 3PA, 3PB, 3PC, 3PD, 3PE, 3PF, 3PG, 3PH, 3PI, 3PJ, 3PK, 3PL, 3PM, 3PN, 3PO, 3PP, 3PQ, 3PR, 3PS, 3PT, 3PU, 3PV, 3PW, 3PX, 3PY, 3PZ, 3QA, 3QB, 3QC, 3QD, 3QE, 3QF, 3QG, 3QH, 3QI, 3QJ, 3QK, 3QL, 3QM, 3QN, 3QO, 3QP, 3QQ, 3QR, 3QS, 3QT, 3QU, 3QV, 3QW, 3QX, 3QY, 3QZ, 3RA, 3RB, 3RC, 3RD, 3RE, 3RF, 3RG, 3RH, 3RI, 3RJ, 3RK, 3RL, 3RM, 3RN, 3RO, 3RP, 3RQ, 3RR, 3RS, 3RT, 3RU, 3RV, 3RW, 3RX, 3RY, 3RZ, 3SA, 3SB, 3SC, 3SD, 3SE, 3SF, 3SG, 3SH, 3SI, 3SJ, 3SK, 3SL, 3SM, 3SN, 3SO, 3SP, 3SQ, 3SR, 3SS, 3ST, 3SU, 3SV, 3SW, 3SX, 3SY, 3SZ, 3TA, 3TB, 3TC, 3TD, 3TE, 3TF, 3TG, 3TH, 3TI, 3TJ, 3TK, 3TL, 3TM, 3TN, 3TO, 3TP, 3TQ, 3TR, 3TS, 3TT, 3TU, 3TV, 3TW, 3TX, 3TY, 3TZ, 3UA, 3UB, 3UC, 3UD, 3UE, 3UF, 3UG, 3UH, 3UI, 3UJ, 3UK, 3UL, 3UM, 3UN, 3UO, 3UP, 3UQ, 3UR, 3US, 3UT, 3UU, 3UV, 3UW, 3UX, 3UY, 3UZ, 3VA, 3VB, 3VC, 3VD, 3VE, 3VF, 3VG, 3VH, 3VI, 3VJ, 3VK, 3VL, 3VM, 3VN, 3VO, 3VP, 3VQ, 3VR, 3VS, 3VT, 3VU, 3VV, 3VW, 3VX, 3VY, 3VZ, 3WA, 3WB, 3WC, 3WD, 3WE, 3WF, 3WG, 3WH, 3WI, 3WJ, 3WK, 3WL, 3WM, 3WN, 3WO, 3WP, 3WQ, 3WR, 3WS, 3WT, 3WU, 3WV, 3WW, 3WX, 3WY, 3WZ, 3XA, 3XB, 3XC, 3XD, 3XE, 3XF, 3XG, 3XH, 3XI, 3XJ, 3XK, 3XL, 3XM, 3XN, 3XO, 3XP, 3XQ, 3XR, 3XS, 3XT, 3XU, 3XV, 3XW, 3XX, 3XY, 3XZ, 3YA, 3YB, 3YC, 3YD, 3YE, 3YF, 3YG, 3YH, 3YI, 3YJ, 3YK, 3YL, 3YM, 3YN, 3YO, 3YP, 3YQ, 3YR, 3YS, 3YT, 3YU, 3YV, 3YW, 3YX, 3YY, 3YZ, 3ZA, 3ZB, 3ZC, 3ZD, 3ZE, 3ZF, 3ZG, 3ZH, 3ZI, 3ZJ, 3ZK, 3ZL, 3ZM, 3ZN, 3ZO, 3ZP, 3ZQ, 3ZR, 3ZS, 3ZT, 3ZU, 3ZV, 3ZW, 3ZX, 3ZY, 3ZZ, 4A, 4A01, 4A01A, 4A01B, 4A01C, 4A02, 4B, 4B01, 4B02, 4E, 4F, 5, 5A, 5A01, 5B

NOTICE OF PUBLIC HEARING REGARDING PROPOSED CRE- ATION OF REINVESTMENT ZONE NUMBER ONE, CITY OF KENNEDEALE - NEW HOPE ROAD

The Kennedale City Council will hold a public hearing on July 12, 2012 at 7:00 p.m. in the City Council Chambers, located in the City Hall at 405 Municipal Drive, Kennedale, Texas 76060 to consider the creation of Reinvestment Zone Number One, City of Kennedale - New Hope Road, and its benefits to the City and to the property in the proposed Zone. Any member of the public has the right to appear at this hearing and present evidence for or against the creation of the Zone, its boundaries, or the concept of tax increment financing. Any owner of property within the boundaries of the Zone shall be given a reasonable opportunity to protest the inclusion of the property within the Zone. The boundaries of the proposed Zone are generally described as follows: Section 1 - New Hope Road. Beginning at the intersection of 3rd Street, Kenney Street, and Kennedale Parkway, the land bounded by Kennedale Parkway on the north and east to 446 Kennedale Parkway south to the railroad tracks. Along the railroad tracks on the east to the north side of Harrison Jet Gun located at 6915 Hudson Village Creek Road, and the west boundary of Harrison Jet Gun at Hudson Village Creek Road, to the south City of Kennedale boundary line, west to the southwest corner of 4244 Hudson Village Creek Road, north along the Texas Speedway property to Sonora Park Property, crossing the middle of Sonora Park, proceeding east along the southern side of the railroad tracks, north along Kenney Street to the beginning point. Section 2 - Bloxom Park Road. Beginning at the north point of 7205 Hudson

"NOTICE OF SALE OF AIRCRAFT
Public notice is hereby given that Atlantic Aviation ("Seller") intends to conduct a public sale to foreclose its lien on an aircraft as authorized by Texas Property Code Chapter 70. The Aircraft being sold is -- Beech Bonanza-Model 35-B33 FAA # N-15895, Serial # CD-538; Mfg. date 06-1962; Registered to: Rocky Mountain Coring & Sawing, Inc. of Raton, New Mexico. The public sale will be held on Thursday, July 12 at 2 p.m. Seller's facility at Meacham Airport, 201 Airport Way, Fort Worth, Texas 76106. The aircraft may be inspected at the site of the sale by appointment with John Korte (817) 625-2366. The sale will be made to the highest bidder for cash. All sales are final. Seller reserves the right to reject any bids and cancel the sale. Written bids may be submitted in advance to be opened at the time of the auction."



Date: December 11, 2018

Agenda Item No: DECISION ITEMS - B.

I. Subject:

Consider adoption of Ordinance 656 adding two alternate places to the Utility and Infrastructure Board

II. Originated by:

Leslie Galloway, City Secretary & Communications Coordinator

III. Summary:

Current members of the UIB are:

Harry Browne
Kenneth Michels
Johnny Trevino
Jeff Gregory
Tom Newsom
Idin Deljavan
Mark Perkins

The current Chair is Idin Deljavan.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	O656_UIB Adding two Alternate Places	O656_UIB Adding two Alternate Places.pdf
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ORDINANCE NO. 656

AN ORDINANCE AMENDING CHAPTER 23, ARTICLE II, OF THE CODE OF ORDINANCES OF THE CITY OF KENNEDALE, TEXAS, AS AMENDED, BY AMENDING SECTION 23-33, "UTILITY AND INFRASTRUCTURE BOARD" TO ADD ALTERNATE MEMBERS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article X1, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council previously adopted an ordinance providing for the creation and appointment of the Utility and Infrastructure Board; and

WHEREAS, the City Council now desires to amend said ordinance to provide for the appointment of alternate members on the board.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

SECTION 1.

Subsection (b)(1) of Section 23-33 "Utility and infrastructure board" of Article II "Municipal Water System" of Chapter 23 "Water, Sewers and Sewage Disposal" of the Kennedale City Code is hereby amended to read as follows:

Sec. 23-33. – Utility and infrastructure board.

* * *

(b) *Membership.*

(1) The board shall consist of seven (7) regular members, designated by Places 1 through 7, who shall be appointed by a majority vote of the city council. Places 1, 3, 5, and 7 shall serve two (2) year terms expiring October 1 of odd numbered years and Places 2, 4, and 6 shall serve two (2) year terms expiring October 1 of even numbered years. The city council may also appoint by majority vote two (2) alternate members, designated as Places 8 and 9 who shall serve in the absence of one or more regular members. Place 8 shall be appointed to an initial term expiring October 1, 2020. Place 9 shall be appointed to an initial term expiring October 1, 2019. Thereafter the terms for each alternate place shall be two (2) years.

* * *

SECTION 2.

This Ordinance shall be cumulative of all other ordinances of the City of Kennedale, and shall not repeal any of the provisions of such ordinance except in those instances when provisions of such ordinances are in direct conflict with the provisions of this ordinance, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THE 11th DAY OF DECEMBER, 2018.

APPROVED:

MAYOR, BRIAN JOHNSON

[CITY SEAL]

ATTEST:

CITY SECRETARY, LESLIE GALLOWAY

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY



Date: December 11, 2018

Agenda Item No: DECISION ITEMS - C.

I. Subject:

Consider appointment of two Utility and Infrastructure Board alternate members pursuant to Ordinance 656

II. Originated by:

Leslie Galloway, City Secretary & Communications Coordinator

III. Summary:

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: DECISION ITEMS - D.

I. Subject:

Discuss and consider adoption of Ordinance 643, amending Chapter 15, Article V, Sec. 15-155 of the City Code to regulate noise nuisances near residential dwellings

II. Originated by:

Melissa Dailey, Director of Planning and Economic Development

III. Summary:

Staff recommends certain amendments to the portion of the Kennedale City Code that regulates Noise Nuisances. The purpose of the amendments is to reduce noise close to neighborhoods during construction projects. **These amendments would:**

- Increase the distance from residences for certain activities that create significant noise from 100 feet to 200 feet; and
- Extend the days for which the activities are regulated to include weekends.

These amendments are intended to reduce noise near residences during evening and weekend hours, while still allowing sufficient time periods for construction activities to take place.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

VIII. Attachments:

1.	O643	O643.pdf
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ORDINANCE NO. 643

AN ORDINANCE AMENDING SECTION 15-155, “NUISANCE DURING CERTAIN TIMES”, OF ARTICLE V, “LOUD NOISES”, OF CHAPTER 15 OF THE KENNEDALE CITY CODE, AS AMENDED, TO REGULATE NOISE NUISANCES NEAR RESIDENTIAL DWELLINGS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City has determined that unreasonably loud or disturbing noises cause material distress, discomfort, annoyance or injury to persons of ordinary sensibilities and, therefore, constitute a nuisance per se; and

WHEREAS, the City previously established regulations regarding noise nuisances within the City; and

WHEREAS, the City Council deems it necessary to amend the noise nuisance ordinance to address concerns regarding construction noise near residential dwellings.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS THAT:

SECTION 1.

Section 15-155 “Nuisance during certain times” of Article V. “Loud Noises” of Chapter 15 of the Kennedale City Code, is hereby amended to read as follows:

Sec. 15-155. Nuisance during certain times.

In addition to the prohibitions set forth in sections 15-153 and 15-154, the following acts, among others, are deemed to be nuisances that are prohibited by this chapter during the times listed:

- (1) The playing of any radio, audio equipment or other musical instrument between the hours of 10:00 p.m. and 7:00 a.m. in such manner or with such volume as to annoy or disturb the quiet, comfort, or repose of a person of ordinary sensibilities and dwelling.
- (2) The erection, including excavation, demolition, alteration or repair work on any building, structure or site which is within two hundred (200) feet of any dwelling between the hours of 6:00 p.m. and 7:00 a.m., except in case of urgent necessity in the interest of public safety and convenience, and then only by permit issued under Section 15-157.
- (3) The excavation or demolition of any building, structure, or site which is within two hundred (200) feet of any dwelling at any time between the hours of 6:00 p.m. on Friday and 7:00 a.m. on Monday.
- (4) The creation of any excessive noise on any street adjacent to any school, institution of learning, or church while the same is in session or adjacent to any hospital, which unreasonably interferes with the workings of such institutions, provided conspicuous signs are displayed in such manner indicating that the same is a school, church, or hospital area.
- (5) The parking or standing of any engine or motor, whether attached to a vehicle, trailer, or otherwise, left in operation for a period exceeding one (1)

hour between the hours of 6:00 p.m. and 7:00 a.m., within a distance of two hundred (200) feet from any dwelling.”

SECTION 2.

This ordinance shall be cumulative of all provisions of all existing ordinances and of the Kennedale City Code (1991), as amended, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinances.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

All rights and remedies of the City of Kennedale are expressly saved as to any and all violations of the provisions of the Kennedale City Code or any other ordinances regulating noise which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Five Hundred Dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

The City Secretary of the City of Kennedale is hereby directed to publish in the official newspaper of the City of Kennedale the caption, penalty clause, publication clause and effective date clause of this ordinance as provided by Section 3.10 of the Charter of the City of Kennedale.

SECTION 7.

This ordinance shall be in full force and effect from and after its passage and publication and it is so ordained.

PASSED AND APPROVED ON THIS ____ DAY OF _____, 2018.

BRIAN JOHNSON, MAYOR

ATTEST:

LESLIE GALLOWAY, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY



Date: December 11, 2018

Agenda Item No: DECISION ITEMS - E.

I. Subject:

Receive a staff report and hold a discussion regarding the Village of Hammack Creek located at the northeast corner of East Kennedale Parkway and Kennedale Sublett Road

II. Originated by:

Melissa Dailey, Director of Planning and Economic Development

III. Summary:

OM Housing, LLC is proposing a \$50 million redevelopment of property located on approximately 16 acres at 133 E Kennedale Parkway. This development would include 144 multi-family homes, 16 market-rate townhomes, 31,000 square feet of retail, and 7,500 square feet of office space.

The developer plans to utilize Urban Village zoning, which has significant development requirements to ensure the plan is based on a human-scale with public realm amenities in a walkable community.

The purpose of this agenda item is to provide information to City Council on this proposed development and is for discussion purposes only.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:

Date: December 11, 2018

Agenda Item No: DECISION ITEMS - F.

I. Subject:

Discuss and consider a resolution of Support for an application to the Texas Department of Housing and Community Affairs (TDHCA) 2019 Housing Credit Program by OM Housing, LLC to partially finance the mixed-use development of The Village at Hammack Creek, located at the northeast corner of East Kennedale Parkway and Kennedale Sublett Road

II. Originated by:

Melissa Dailey, Director of Planning and Economic Development

III. Summary:

OM Housing, LLC is proposing a \$50 million redevelopment of property located on approximately 16 acres at 133 E. Kennedale Parkway. The development would be a catalyst project for Kennedale Parkway and the central part of the community, and therefore carries more risk than developments that would follow.

This risk is commonly mitigated by incentives often provided by cities to attract catalyst projects. However, OM Housing, LLC is proposing the use of Federal Housing Tax Credits to mitigate this risk on the development, which would provide 9% of the financing for the development. These tax credits are provided to the developer directly and require maximum rent amounts for residents that earn up to 60% of AMFI (Area Median Family Income).

This development would include 144 multi-family homes for which the housing tax credits would apply. Additionally, 16 market-rate townhomes, 31,000 square feet of retail, and 7,500 square feet of office space would be developed. The developer plans to utilize Urban Village zoning, which has significant development requirements to ensure the plan is based on a human-scale with public realm amenities in a walkable community. These new homes with maximum rents would provide for quality workforce housing in a vibrant neighborhood. Many who work in Kennedale would have this high-quality housing option that is affordable for their wages. A one bedroom apartment, for example, would have a maximum rent of \$846.

A mixed-use development of this size will help move additional development in the area forward on what is now vacant or underutilized land, and will also provide synergy needed to draw people and tenants to TownCenter. It would help Kennedale make significant progress on a key goal in the 2012 Comprehensive Plan – Create vibrant centers by promoting social integration and economic activity through the development of different-scale centers throughout the community. Additionally, the Comprehensive Plan calls for promoting access to housing, including housing options for people of varying financial means and residential preferences. Promoting access to jobs by creating job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home is also a key goal in the comprehensive plan that this development helps to achieve.

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

Approve

VII. Alternative Actions:

Staff recommends approval of OM Housing, LLC's request for support of their application for Housing Tax Credits.

VIII. Attachments:

1.	R543 VAHC Resolution of Support	R543 VAHC Resolution of Support.pdf
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Resolution No. 543

City of Kennedale Resolution Supporting OM Housing's Application for Housing Tax Credits for the proposed Village at Hammack Creek project

WHEREAS, OM Housing, LLC, has proposed The Village at Hammack Creek - a mixed use development for high quality, eco-friendly, retail, office, and rental apartments at 133 Kennedale Parkway in City of Kennedale; and

WHEREAS, the naming of the proposed project as "Hammack" is reflective of Kennedale history – D. J. A. Hammack and the tributary located on the site; and

WHEREAS, OM Housing, LLC, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2019 Housing Credit Program to partially finance the development of The Village at Hammack Creek; and

WHEREAS, The Village at Hammack Creek project will be required to comply with all City zoning and site development regulations/standards, prior to issuance of any building permits; and

WHEREAS, the proposed Village at Hammack Creek will be required to be consistent with the Kennedale Comprehensive Plan, to be an Eco-Friendly facility, and be architecturally compatible with the TownCenter.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

This resolution affirms the City of Kennedale's acknowledgement and support of the application for the Village at Hammack Creek subject to the provisions noted in the preamble.

PASSED AND APPROVED by the City Council of the City of Kennedale, Texas, on this 11th day of December, 2018.

Brian Johnson, Mayor

Attest:

Leslie Galloway, City Secretary



STAFF REPORT TO THE BOARD OF DIRECTORS

Date: December 11, 2018

Agenda Item No: DECISION ITEMS - G.

I. Subject:

Case PZ 18-07 to conduct a public hearing and consider a request by Harlan Properties, Inc. for a rezoning of approximately 5 acres at 1109 North Little School Road, legal description of M P Lamar Survey, Abstract 987, Tract 2B Less HS and David Strickland Survey, Abstract 1376, Tract 8B, and approximately 6 acres at 1121 North Little School Road, legal description of David Strickland Survey, Abstract 1376, Tract 8A, 8A1 & 8A2, Less AG, and M P Lamar Survey, Abstract 987, Tract 2A, 2A1 & 2a1A Less HS, City of Kennedale, Tarrant County, Texas from C-1 Restricted Commercial to UV Urban Village

1. Staff Presentation
2. Public Hearing
3. Staff Response and Summary

II. Originated by:

Melissa Dailey, Director of Planning and Economic Development

III. Summary:

BACKGROUND AND OVERVIEW	
Request	Rezone from "C-1" Restricted Commercial to "UV" Urban Village
Applicant	Harlan Properties, Inc.
Location	1109 and 1121 North Little School Road
Surrounding Uses	Primarily retail, office, storage facility, and single family residential
Surrounding Zoning	C1, MF, residential (Arlington)
Future Land Use Plan Designation	Urban Village
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is vacant residential with a variety of accessory buildings.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts North Little Road, an arterial thoroughfare that defines the city boundaries in this area for Kennedale and Arlington. Surrounding properties fronting this part of Little Road are primarily commercial and single family.

STAFF REVIEW

FUTURE LAND USE PLAN

The Future Land Use Plan envisions this property as an urban village.

RELATED GOALS FROM THE COMPREHENSIVE LAND USE PLAN

The Comprehensive Plan goals related to this rezoning request falls under:

- **Principle #1 – Connected City.** Supporting a Walkable Built Environment. As land development creates the demand to travel, ensure that it reduces the need to drive by providing ample direct connections for pedestrians, bicycles and transit.
- **Principle # 2 – Economic Prosperity.** Promote access to housing. Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.
- **Principle #3 – Thriving Community.** Create vibrant centers. Promote social integration and economic activity through the development of different scale centers throughout the community.

CITY COUNCIL ENDS STATEMENTS AND GOALS

- Kennedale has excellent neighborhoods and a wide range of home options.
- Business uses are compatible with residential areas. Well planned community based on principles of a connected city, economic prosperity, and a thriving community.

SUMMARY

City staff considers the rezoning in compliance with the comprehensive land use plan and an appropriate use for this site. This development would be required to meet the site plan and architectural standards for Urban Villages, creating a quality, walkable, mixed-use development in Kennedale.

PLANNING & ZONING COMMISSION RECOMMENDATION

On November 29, 2018, the Planning & Zoning Commission voted 4-2 to approve the application for rezoning.

IV. Notification:

V. Fiscal Impact Summary:

VI. Legal Impact:

VII. Recommendation:

Approve

VIII. Alternative Actions:

Approval: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for

rezoning.

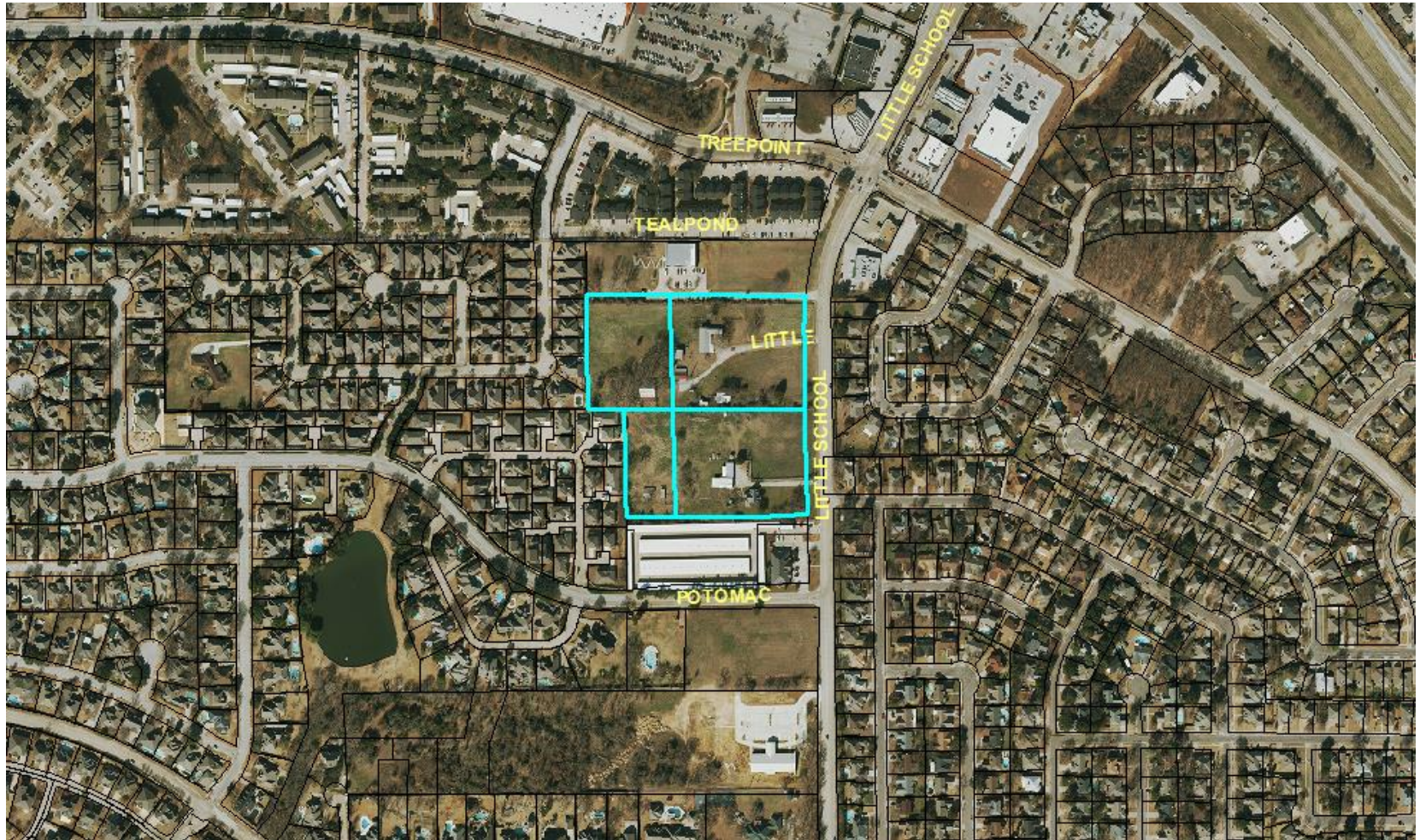
Approval with Conditions: Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning with the following conditions .

Deny: Based on the information presented, I find that the proposed use does not meet and make a motion to deny the request.

IX. Attachments:

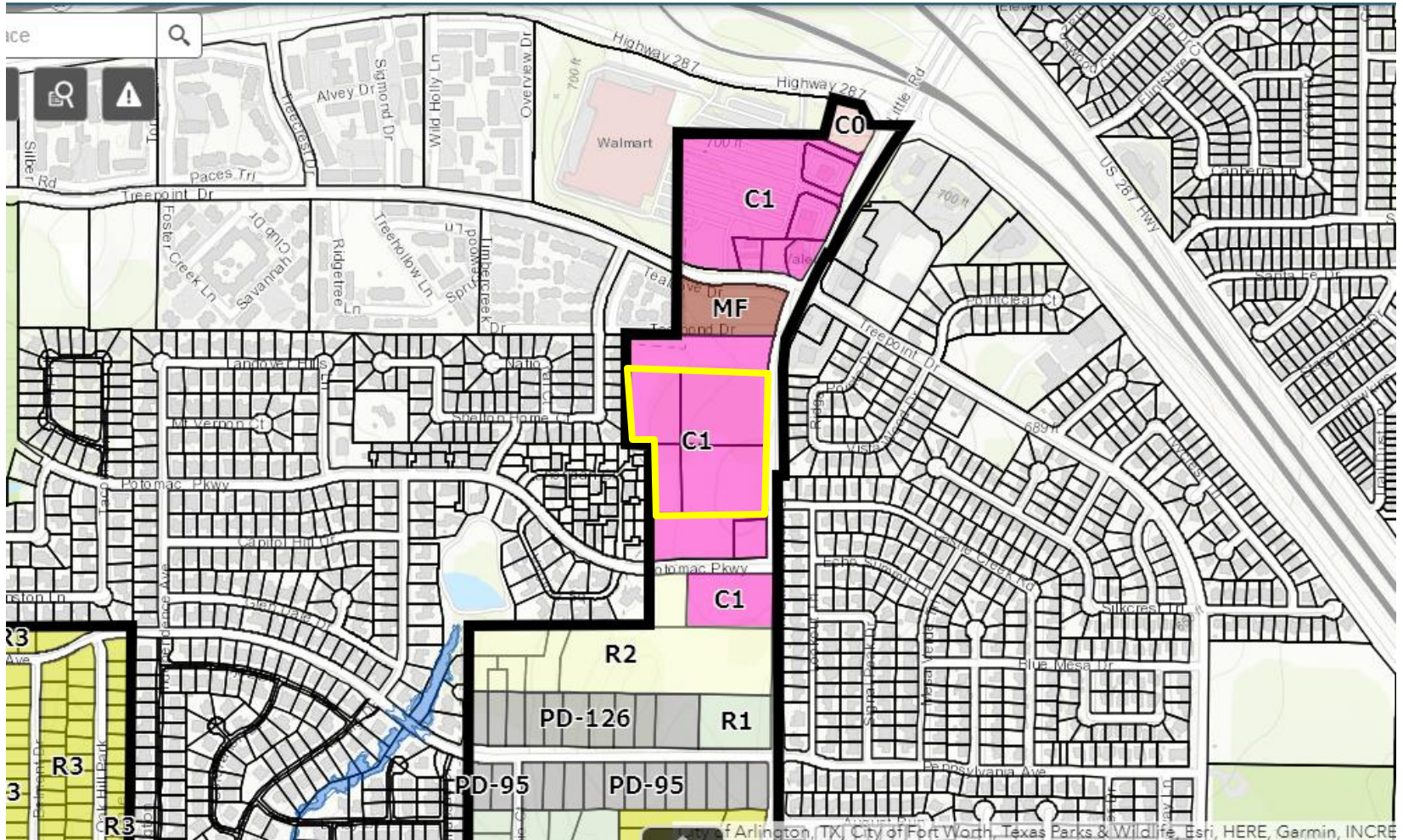
1.	PZ18-07 CouncilAttachments	PZ18-07 CouncilAttachments.pdf
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PZ 18-07
1109-1121 Little School Road



Existing Zoning

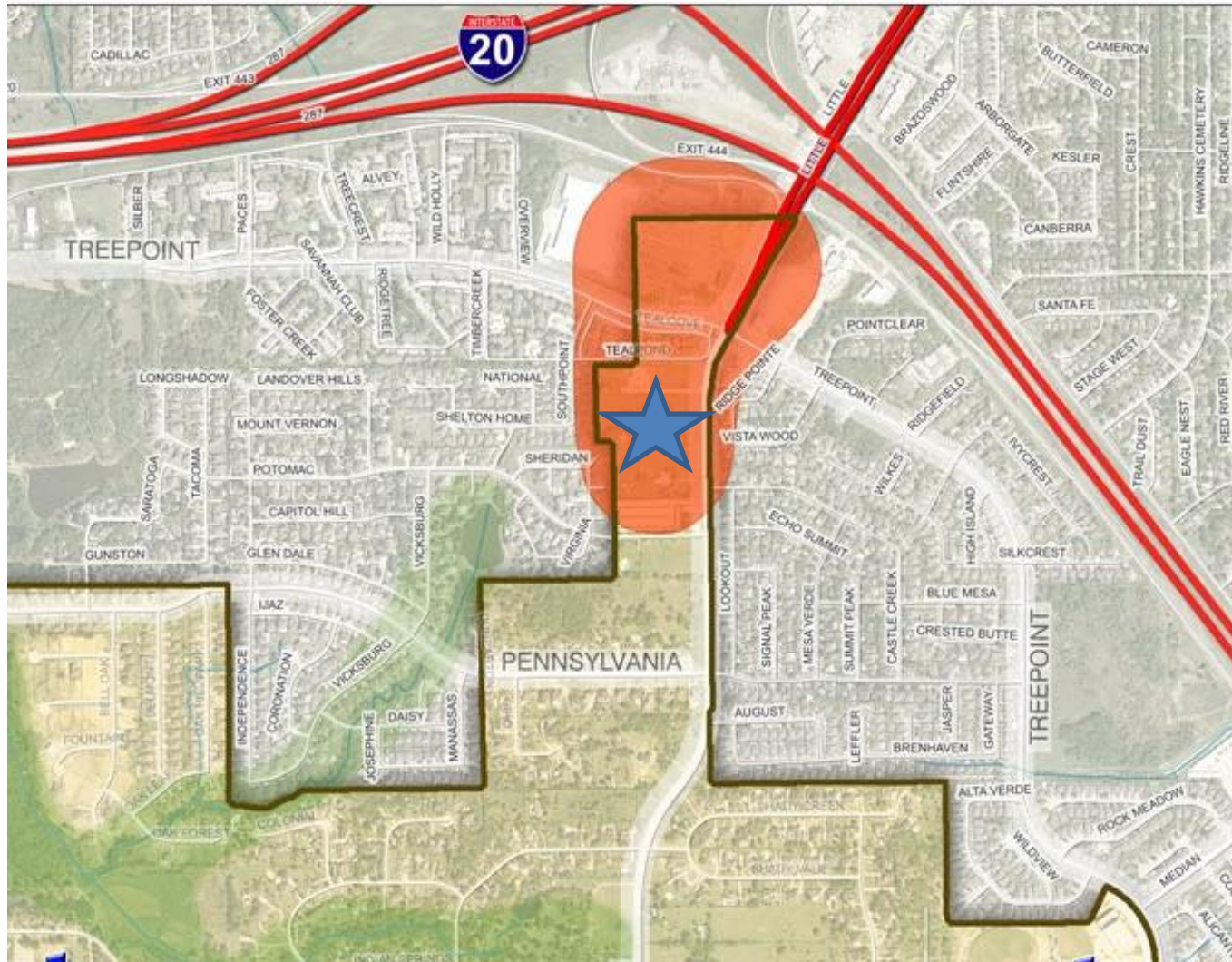
1109-1121 N Little School Road



Surrounding Uses



Future Land Use Plan





Date: December 11, 2018

Agenda Item No: EXECUTIVE SESSION - A.

I. Subject:

Discuss proposed contract to purchase potable water from the City of Arlington and contract to transfer the operation and maintenance of the Kennedale water and sewer systems to the City of Arlington

II. Originated by:

Kathryn Roberson, Deputy City Secretary

III. Summary:

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: EXECUTIVE SESSION - B.

I. Subject:

Discuss pending legal matters regarding Ron Sturgeon vs. City of Kennedale

II. Originated by:

III. Summary:

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments:



Date: December 11, 2018

Agenda Item No: EXECUTIVE SESSION - C.

I. Subject:

Discussion of City Manager's Annual Evaluation

II. Originated by:

III. Summary:

IV. Fiscal Impact Summary:

V. Legal Impact:

VI. Recommendation:

VII. Alternative Actions:

VIII. Attachments: