



**UTILITY & INFRASTRUCTURE BOARD AGENDA**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**February 5, 2019 at 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE**

**I. CALL TO ORDER**

**NOTE:** Pursuant to §551.071, Texas Government Code, the Utility and Infrastructure Board reserves the right to adjourn into Executive Session at any time during 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. Discussion of Winding Creek Drainage and Erosion Study by Halff Associates

**III. EXECUTIVE SESSION**

*The Utility and Infrastructure Board may meet in Closed Session at any time during the Regular Session, pursuant to Section 551.071 of the Texas Government Code for consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda.*

- A. City of Arlington Wholesale Water Contract consultation with City Attorney
- B. City of Arlington Operations and Maintenance Contract consultation with City Attorney

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

**V. REGULAR SESSION**

**VI. ROLL CALL**

**VII. DECISION ITEMS**

- A. Consider adoption of an official recommendation to the City Council regarding the City of Arlington Wholesale Water Contract
- B. Consider adoption of a recommendation to the City Council regarding the City of Arlington Operations and Maintenance Contract
- C. Discuss and consider making a recommendation to the City Council regarding amending the water and sewer rate structure
- D. Discuss and consider establishing a regular meeting time and place for the Utility Infrastructure Board

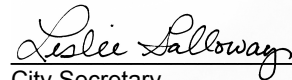
**VIII. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of Kennedale will provide for reasonable accommodations for persons attending public 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 certify that a copy of the February 5, 2019, Utility and Infrastructure Board agenda was posted on the City Hall bulletin board next to the main entrance of the City Hall building, 405 Municipal Drive, of the City of Kennedale, Texas, in a place convenient and

readily accessible to the general public at all times and said agenda was posted at least 72 hours preceding the schedule time of said meeting, in accordance with Chapter 551 of the Texas Government Code.

  
\_\_\_\_\_  
City Secretary



**Date:** February 5, 2019

**Agenda Item No:** WORK SESSION - A.

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**I. Subject:**

Discussion of Winding Creek Drainage and Erosion Study by Halff Associates

**II. Originated by:**

Larry Hoover, Public Works Superintendent

**III. Summary:**

At the Tuesday, December 11, 2018 Regular City Council Meeting, Ben Pylant of Halff Associates presented the Winding Creek Erosion Study (attached). The final report was received by the City in December 2017, and can be viewed at: [www.cityofkennedale.com/WCstudy](http://www.cityofkennedale.com/WCstudy)

Mr. Ben Pylant with Halff and Associates will be presenting a slide presentation on erosion issues in Kennedale. The City Council has asked that UIB look into the issues and forward recommendations to address the emerging erosion issues throughout the city. Recommendations to be considered are funding sources, construction projects, development policies and a policy on how to select projects for consideration. Staff will be present to engage in a general discussion on the presentation and current procedures to assist in guiding the UIB in making the recommendations.

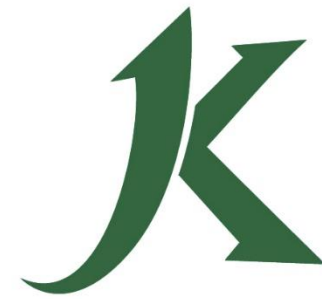
**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**

1.	2018_12.11_Halff Presentation on Erosion Master Plan for Winding Creek	2018_12.11_Halff Presentation on Erosion Master Plan for Winding Creek.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



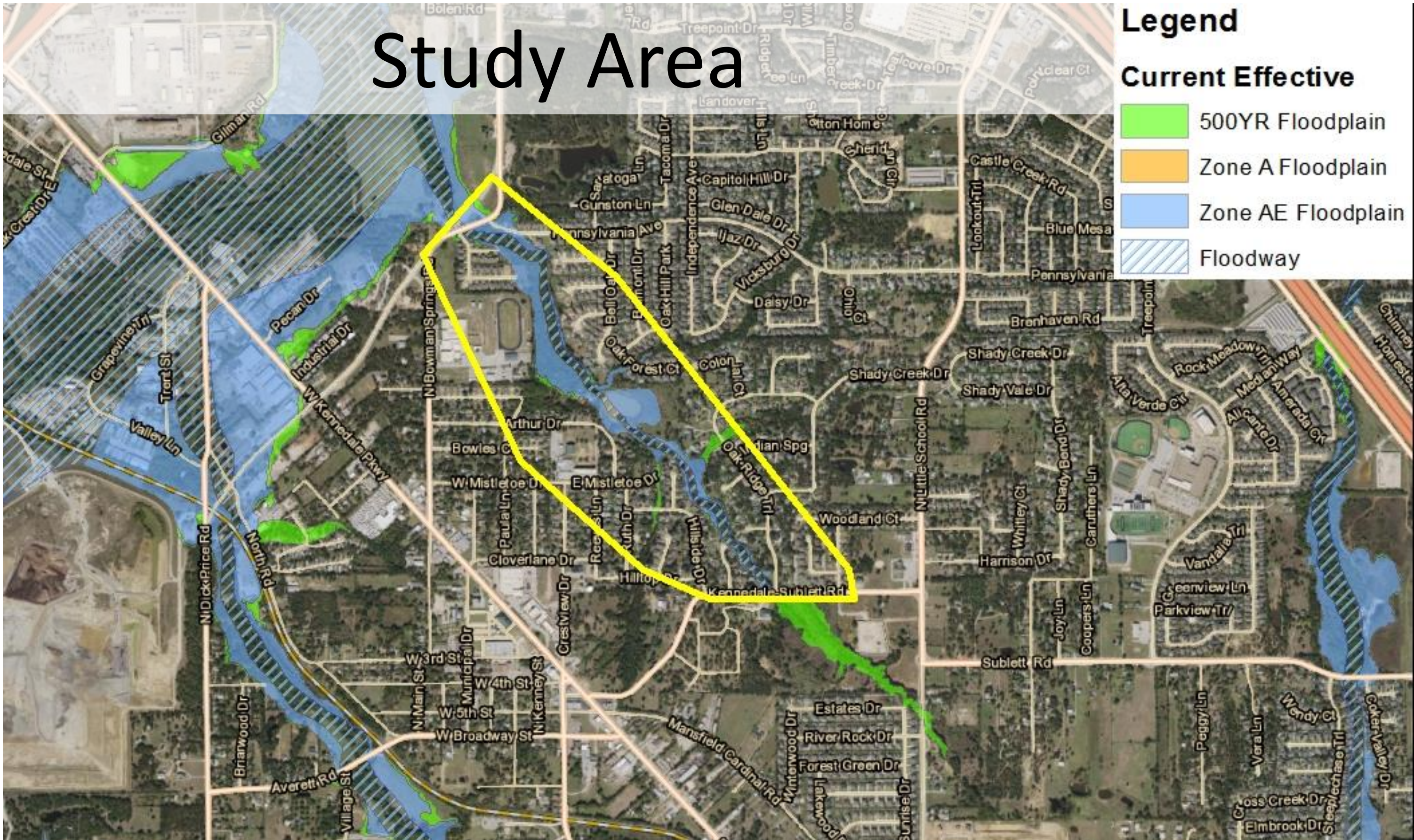
# Halff Experience

- 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

# Study Area

## Legend

- Current Effective**
- 500YR Floodplain
  - Zone A Floodplain
  - Zone AE Floodplain
  - Floodway



# 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

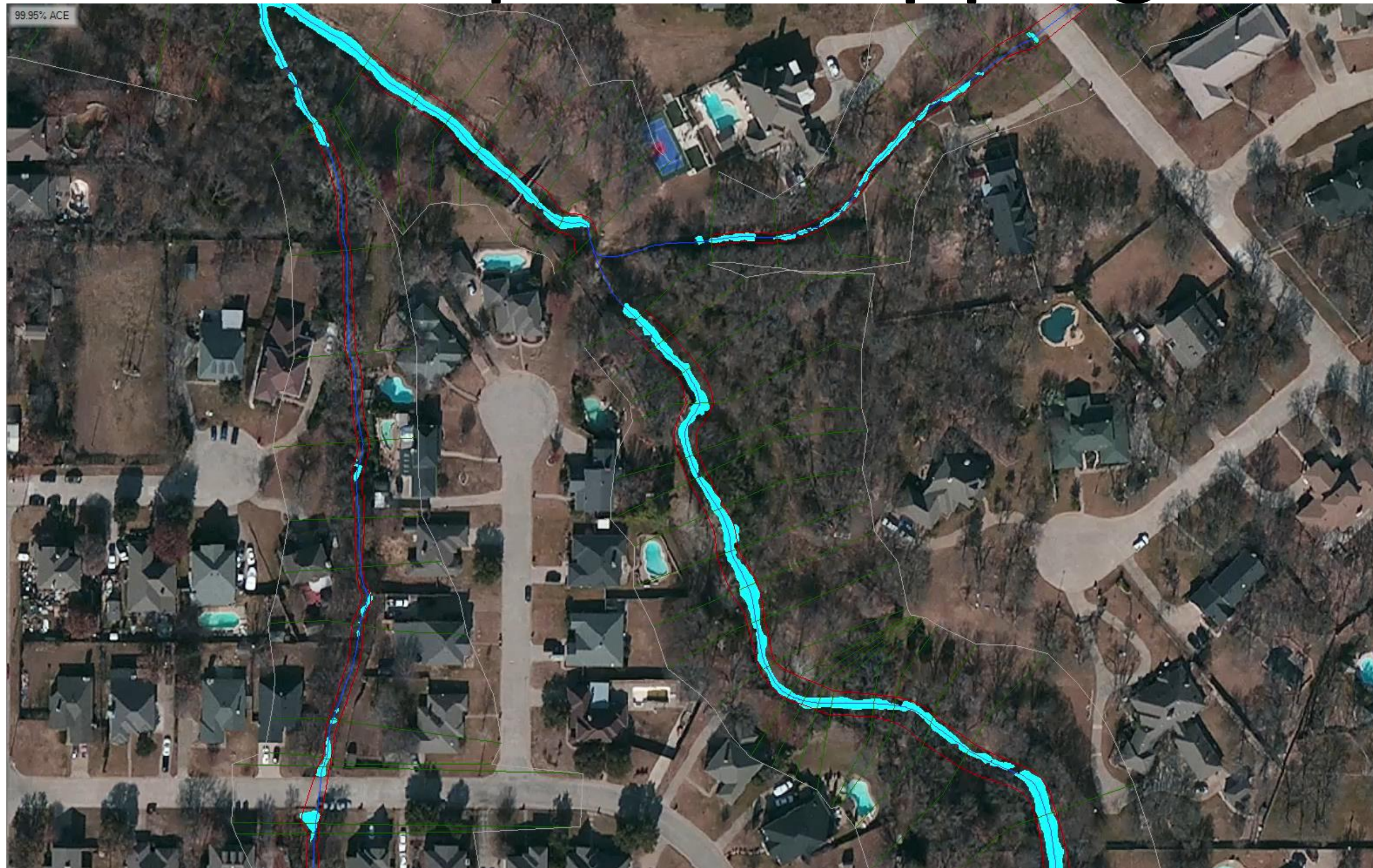
## ALTERNATIVES

- Global / Public
- Site Specific /Private
- Cost

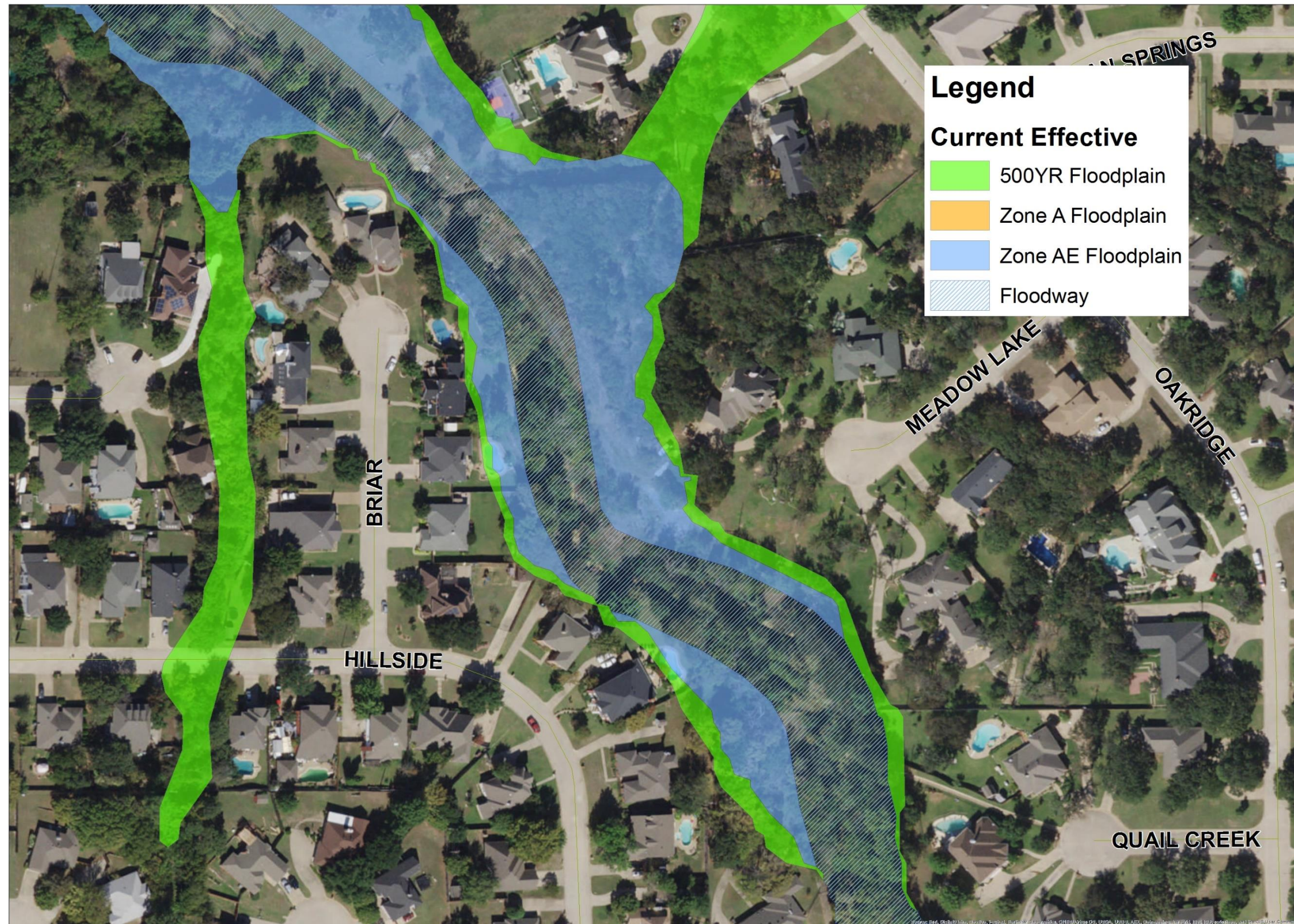
# Watershed Analysis

- 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



**KENNEDALE**  
You're Here, Your Home

City of Kennedale  
Winding Creek  
Erosion Assessment

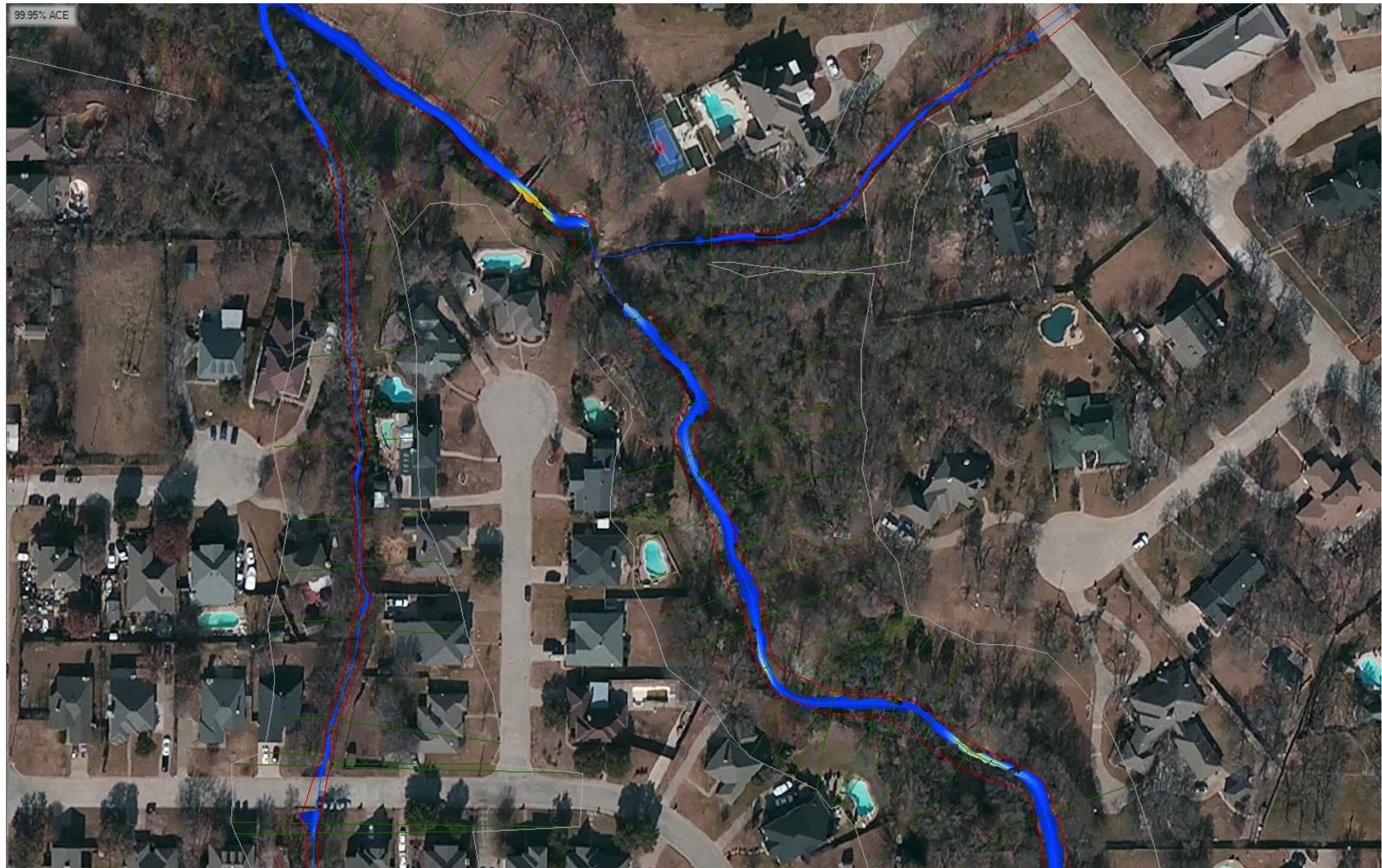
Panel 4

**HALFF**

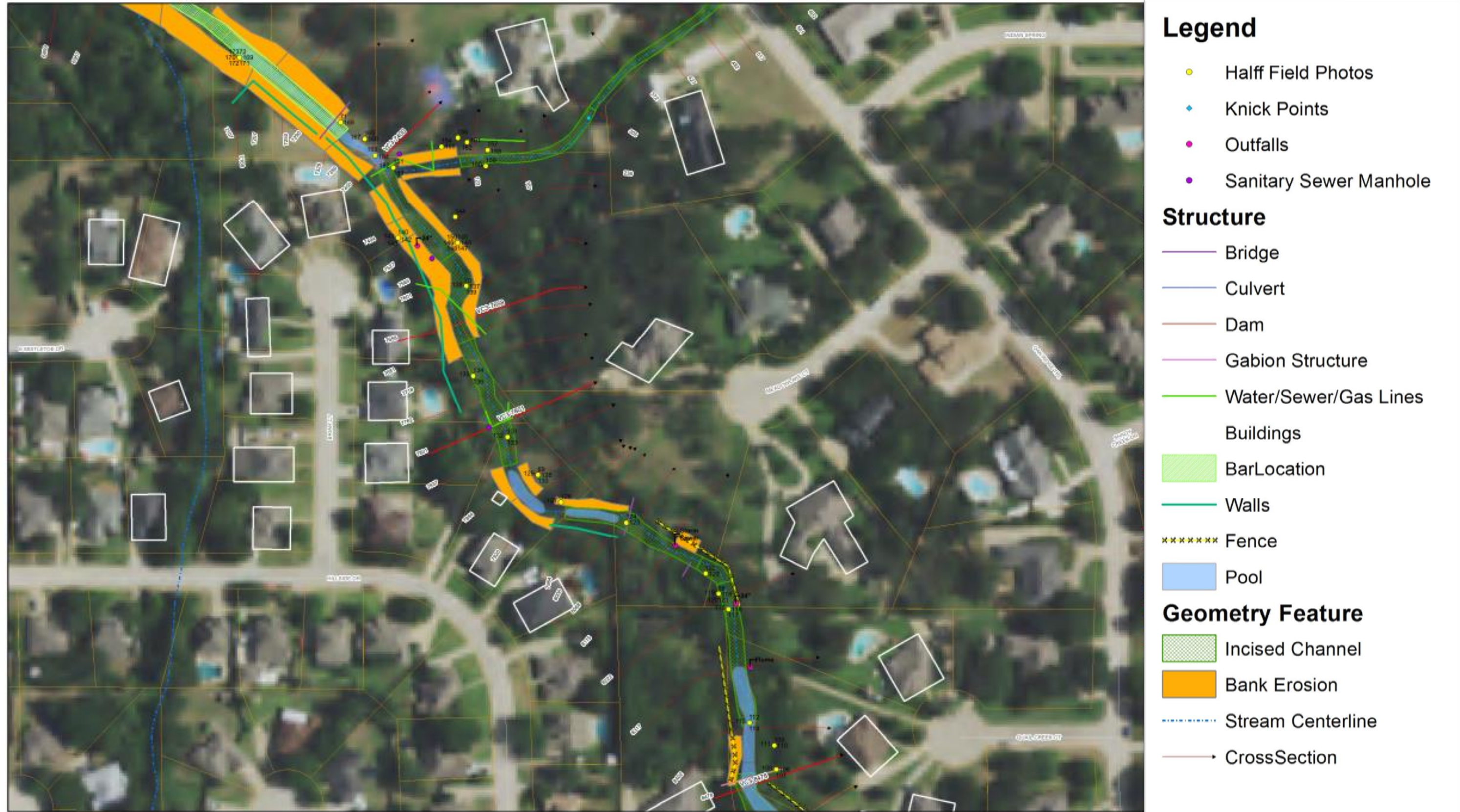
# Erosion Indicators

- Channel Velocity
- Shear Stress
- Bank Slopes

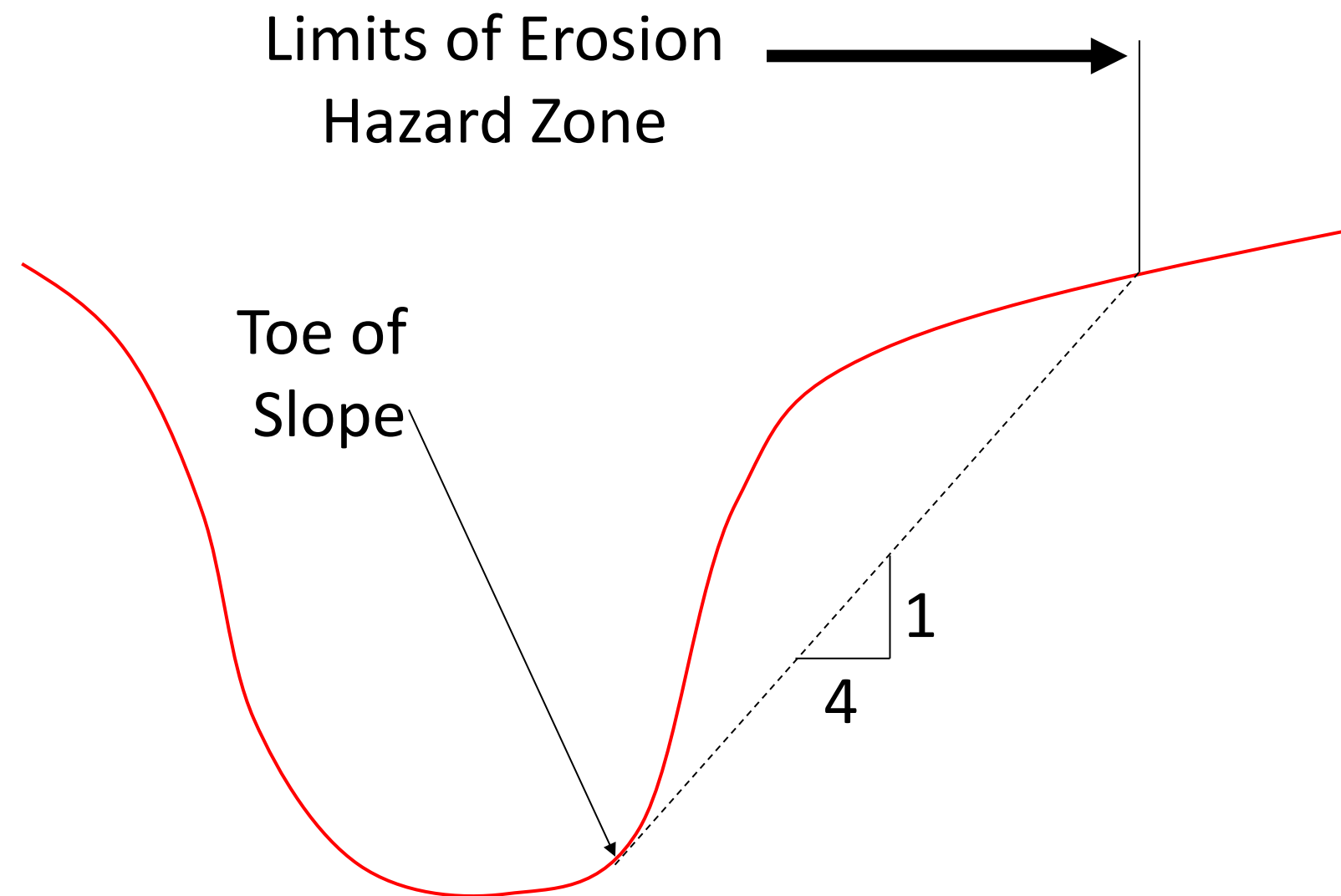
# Shear Stress



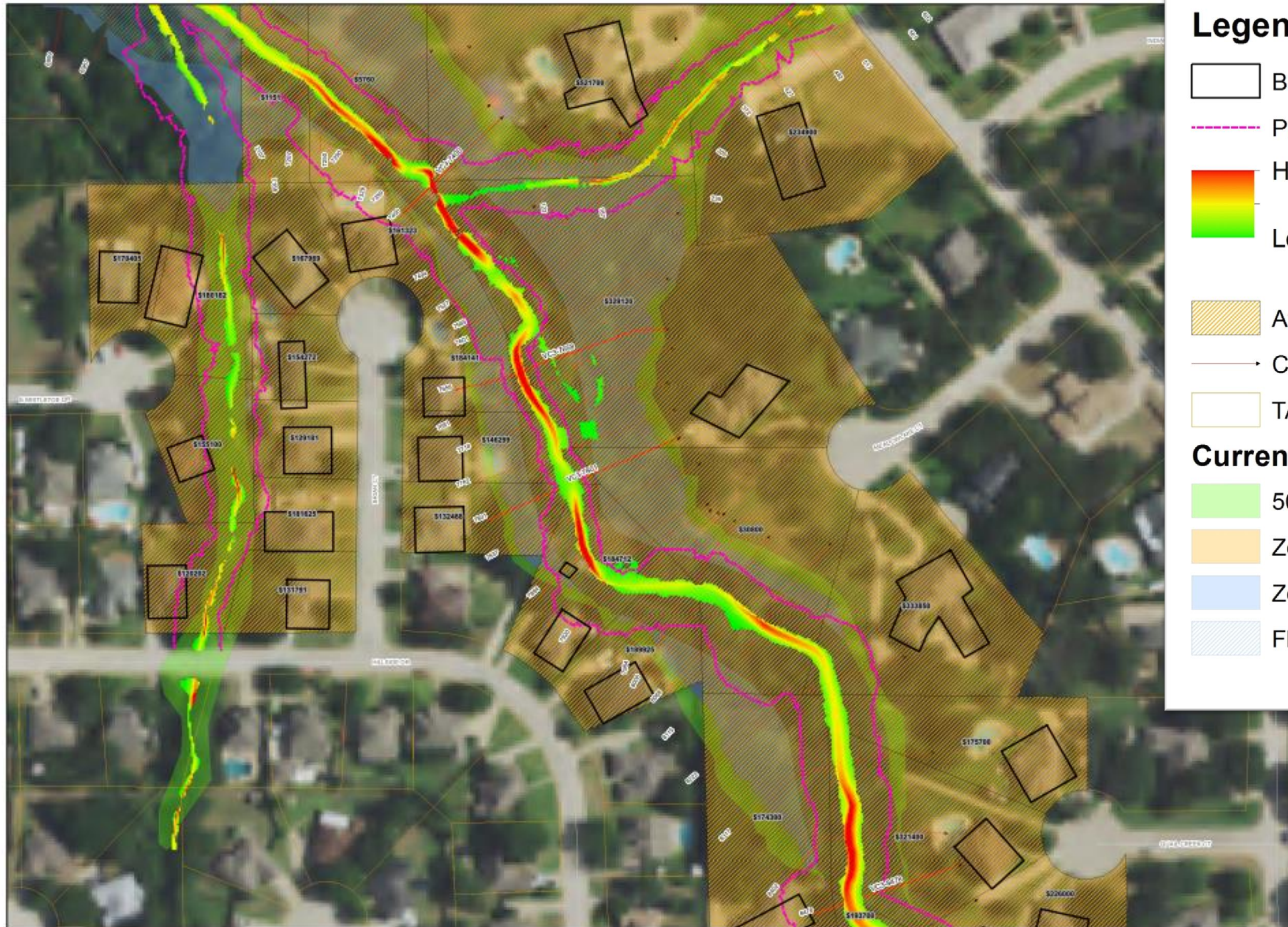
# Existing Stream Inventory



# Erosion Hazard Setback Zone



# Erosion Hazards



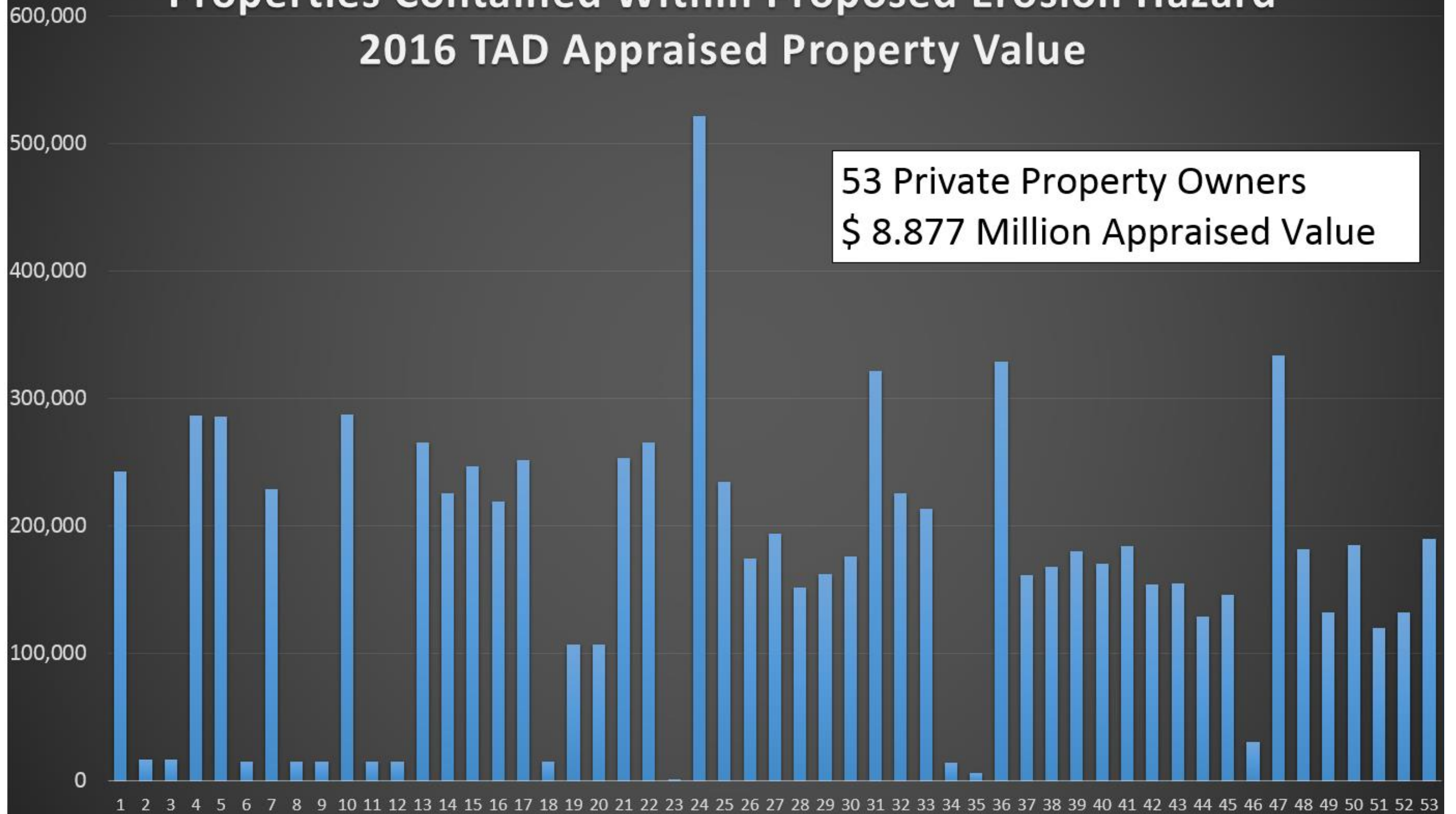
### Legend

- Buildings
- Proposed Erosion Hazard
- High Shear Stress
- Low Shear Stress
- Affected Properties
- Cross Section
- TAD Parcels

### Current Effective

- 500YR Floodplain
- Zone A Floodplains
- Zone AE Floodplains
- Floodway

# Properties Contained Within Proposed Erosion Hazard 2016 TAD Appraised Property Value



# Geotechnical Analysis

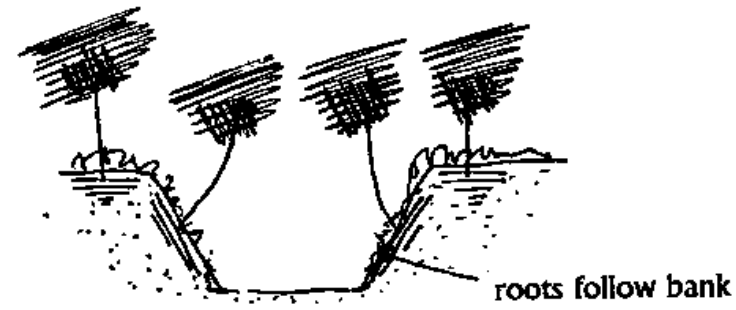
- Soil Borings
- Critical Shear and Velocity
- Potential Failure Planes



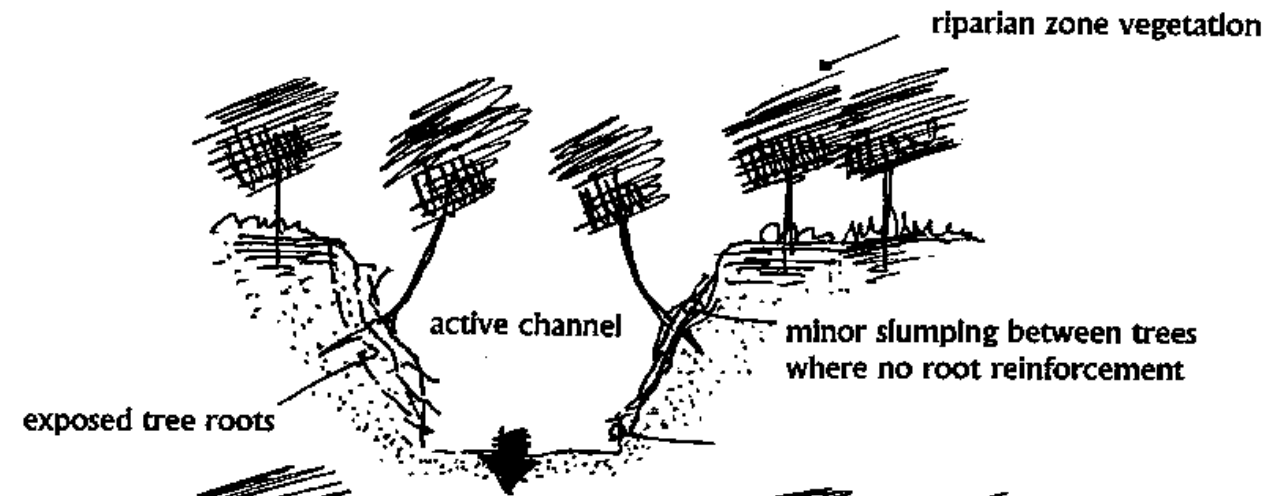
# Channel Evolution Diagram

## CHANNEL EVOLUTION

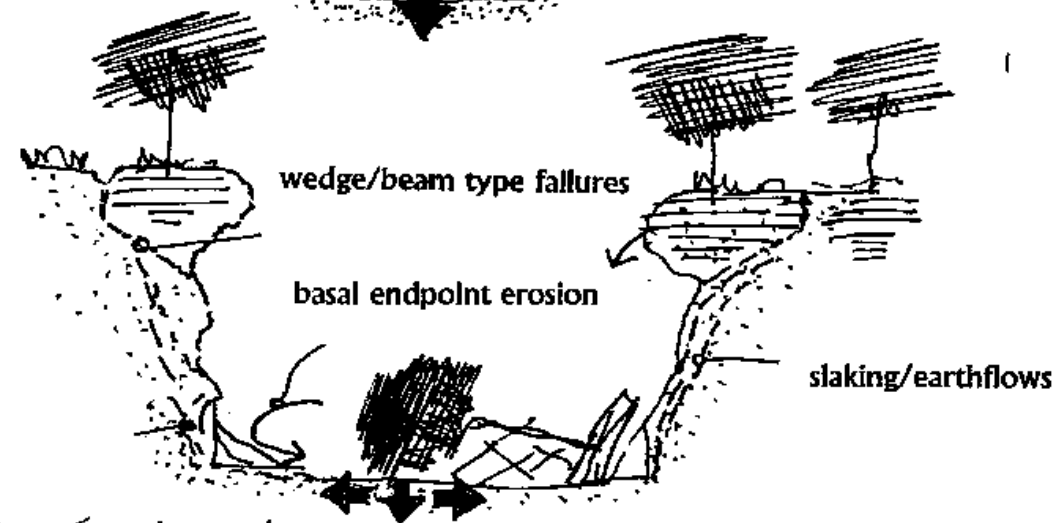
Stage I.



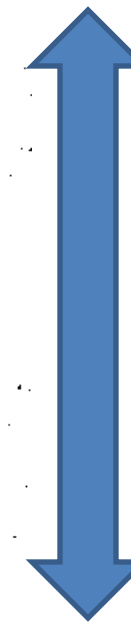
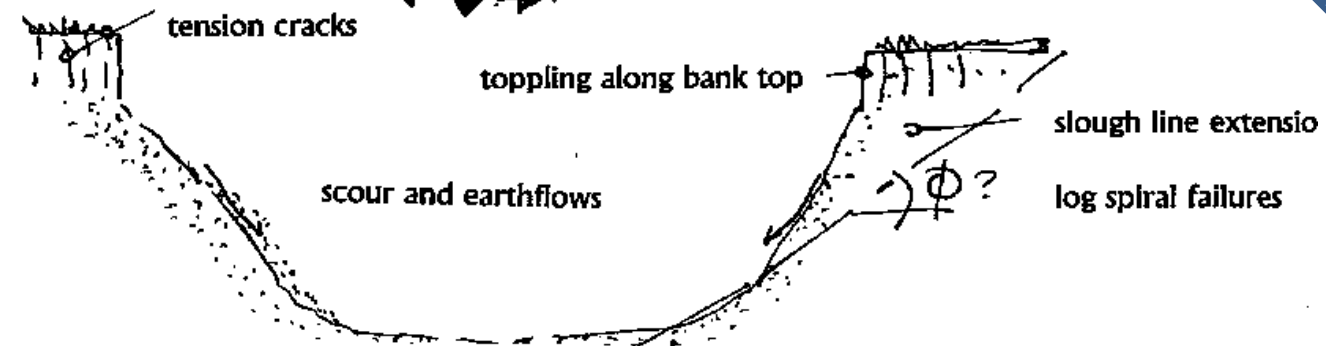
Stage II.



Stage III.



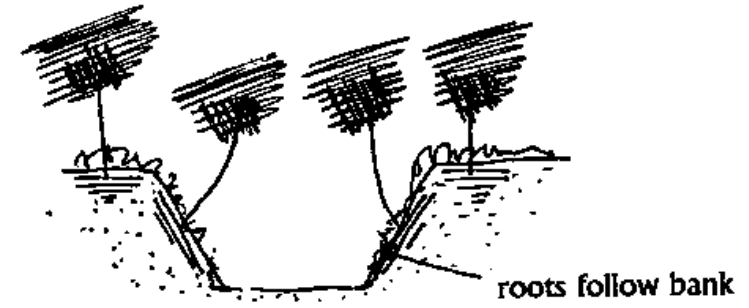
Stage IV.



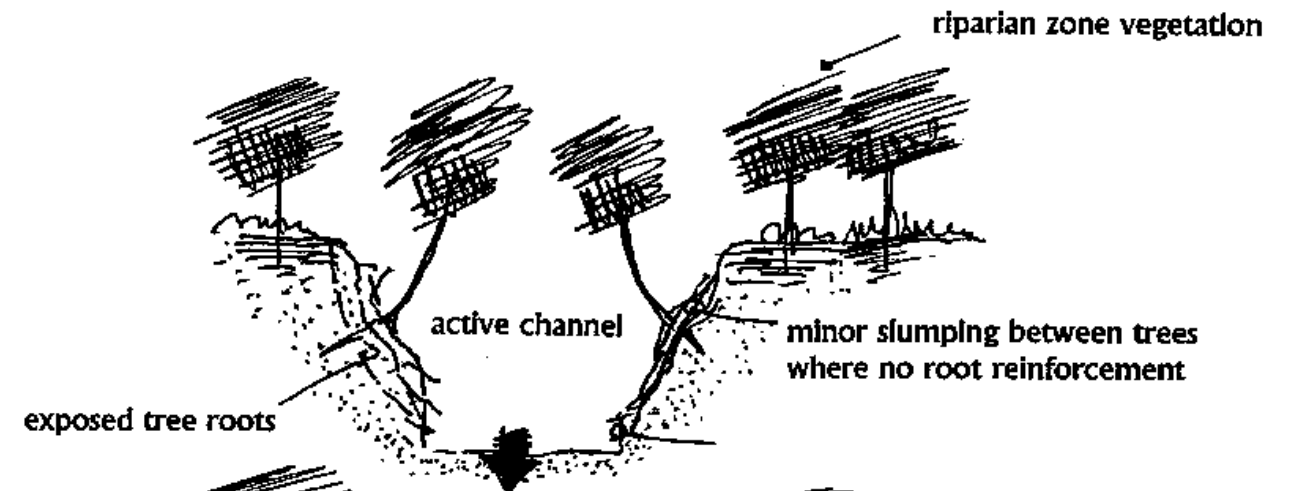
Winding Creek

# CHANNEL EVOLUTION

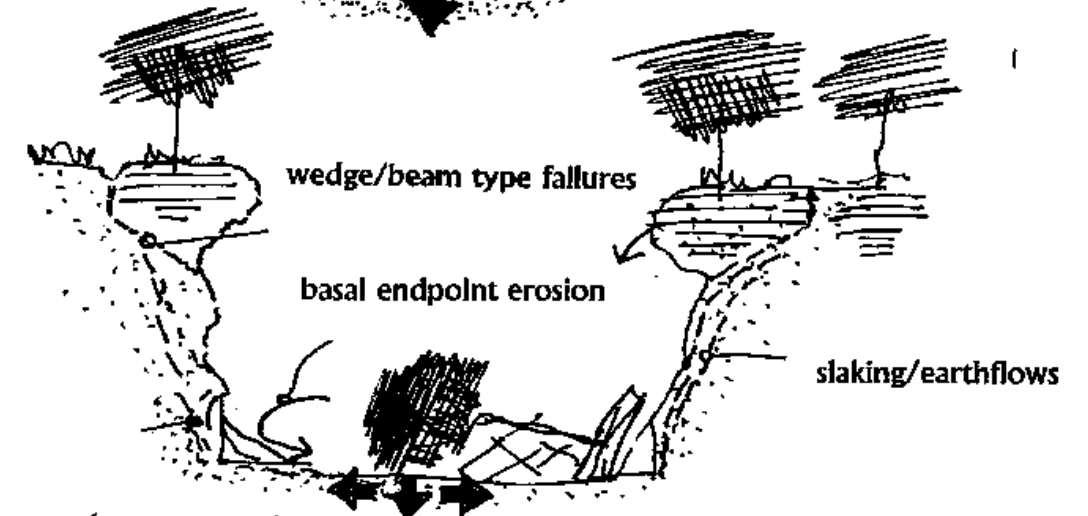
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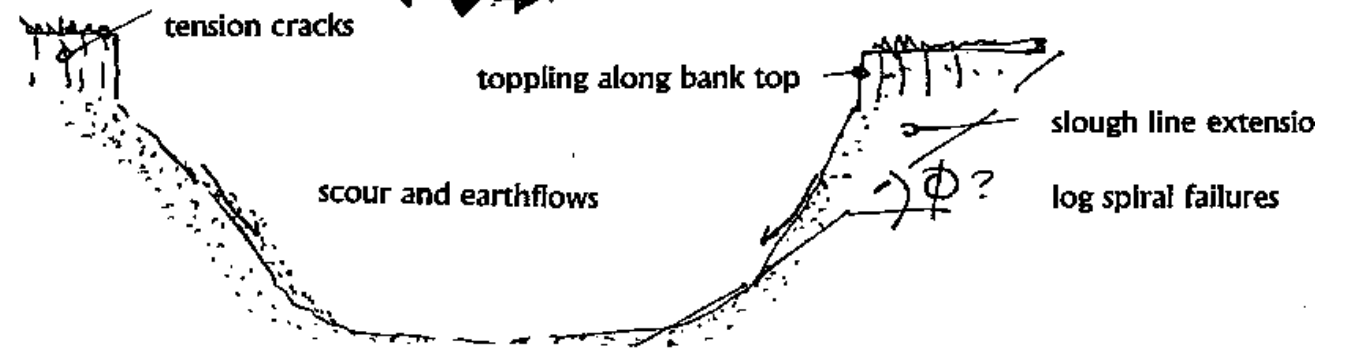
Stage II.



Stage III.



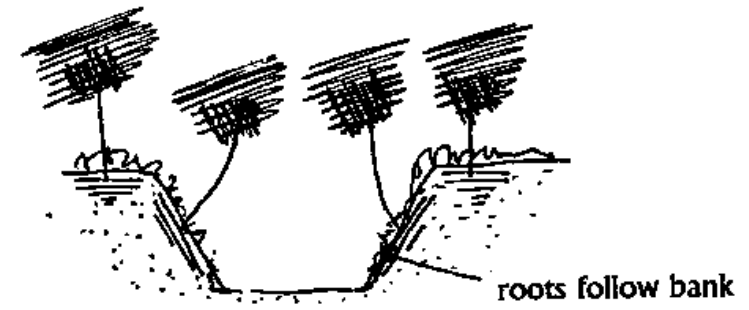
Stage IV.



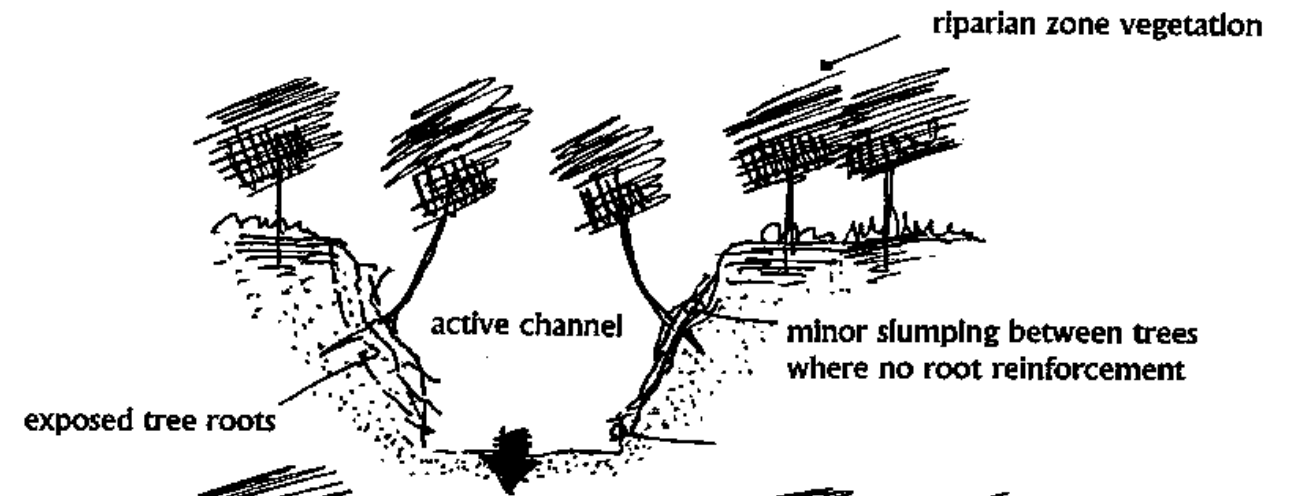
# CHANNEL EVOLUTION



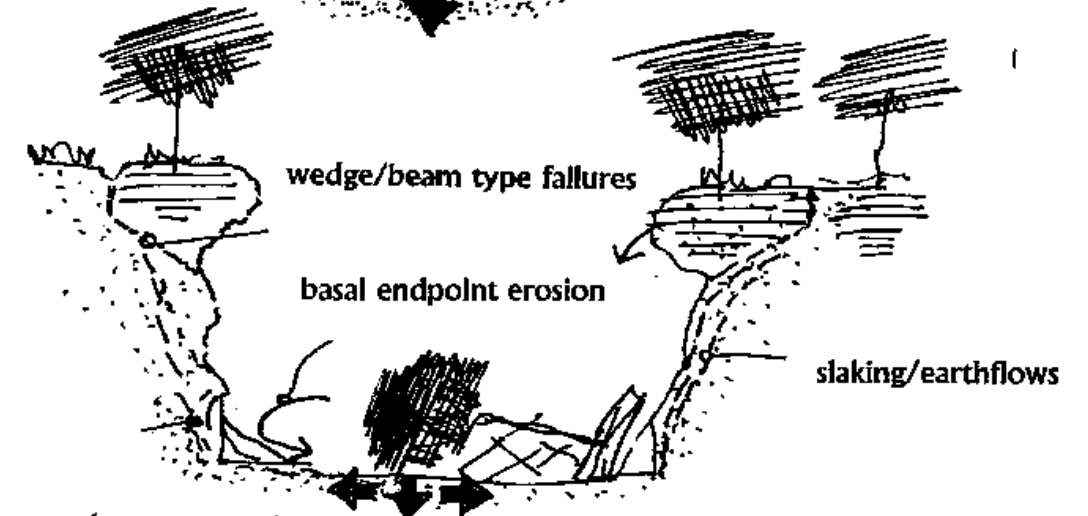
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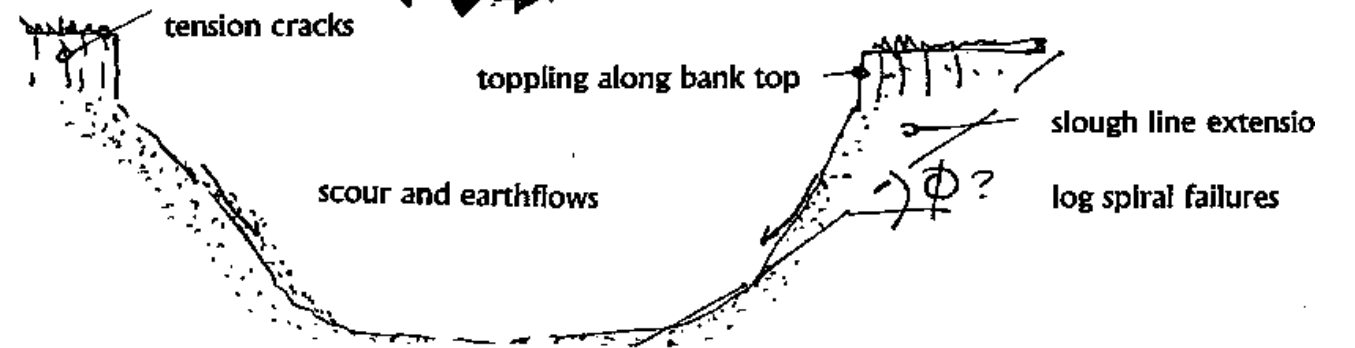
Stage II.



Stage III.



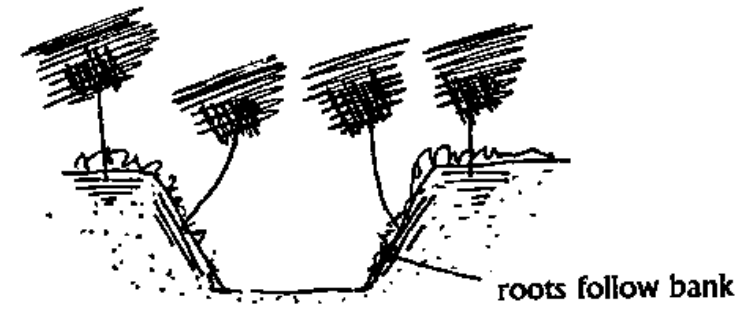
Stage IV.



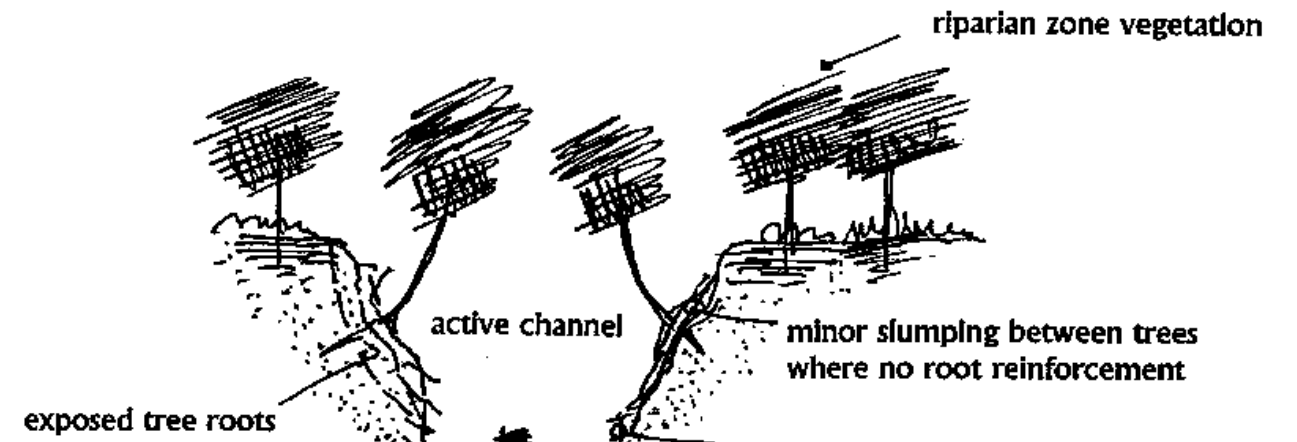


CHANNEL EVOLUTION

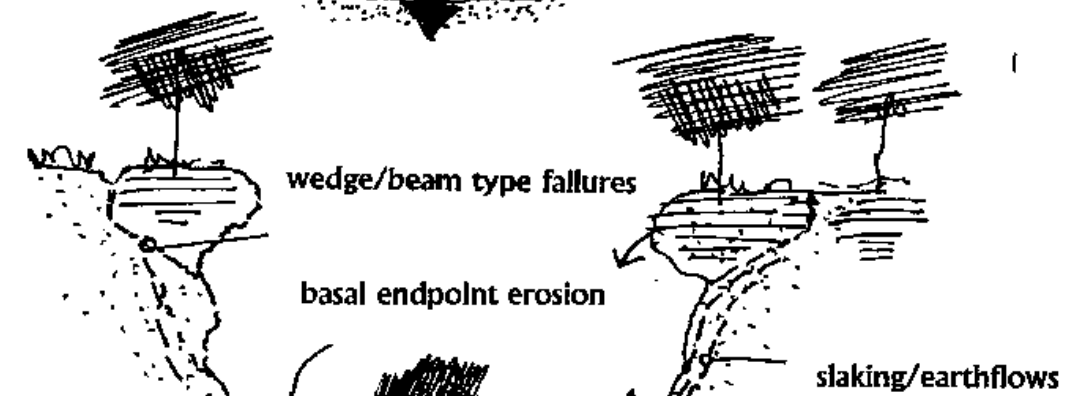
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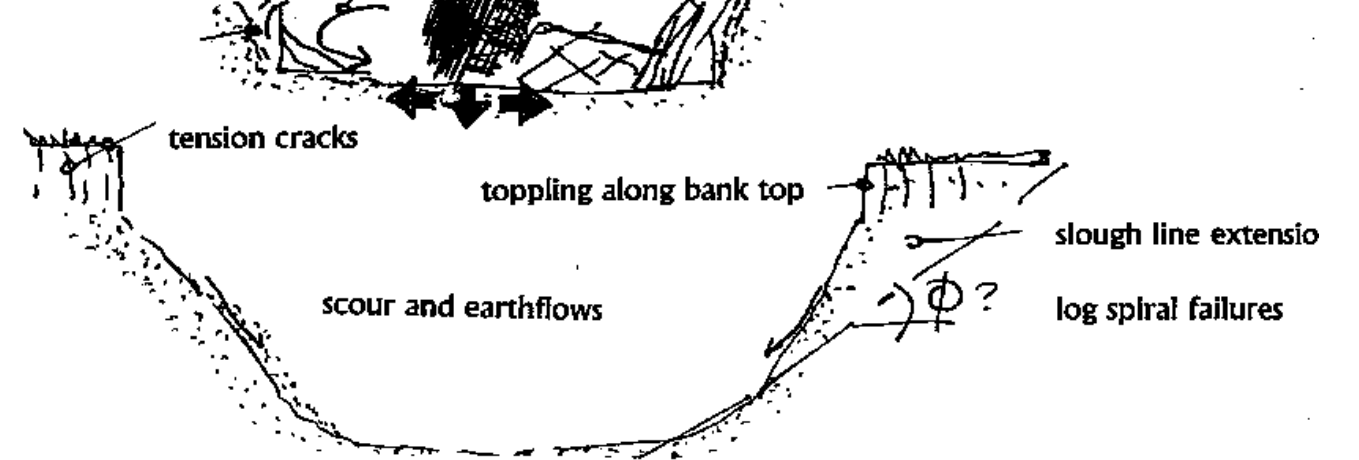
Stage II.



Stage III.



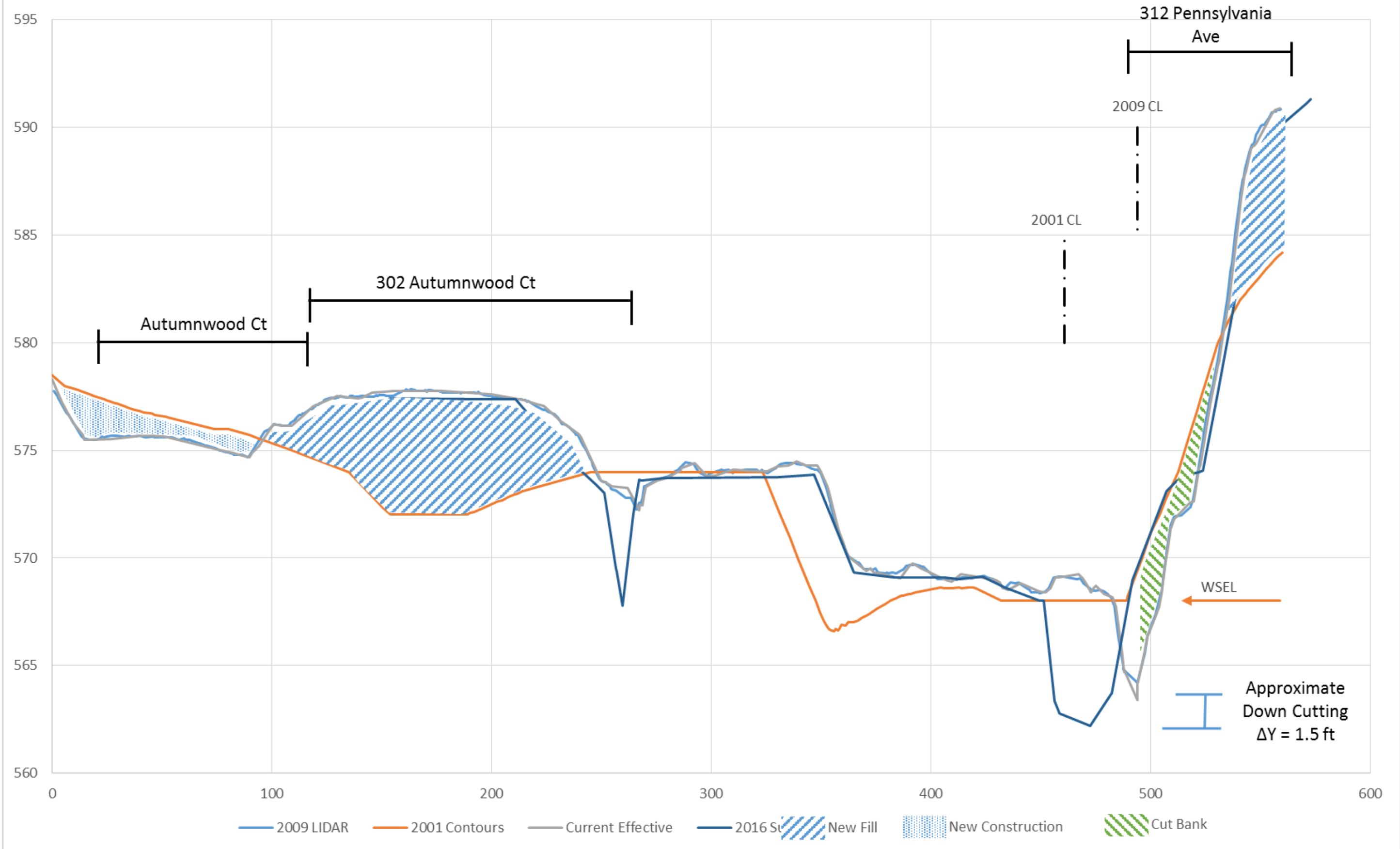
Stage IV.



# Terrain Evaluation

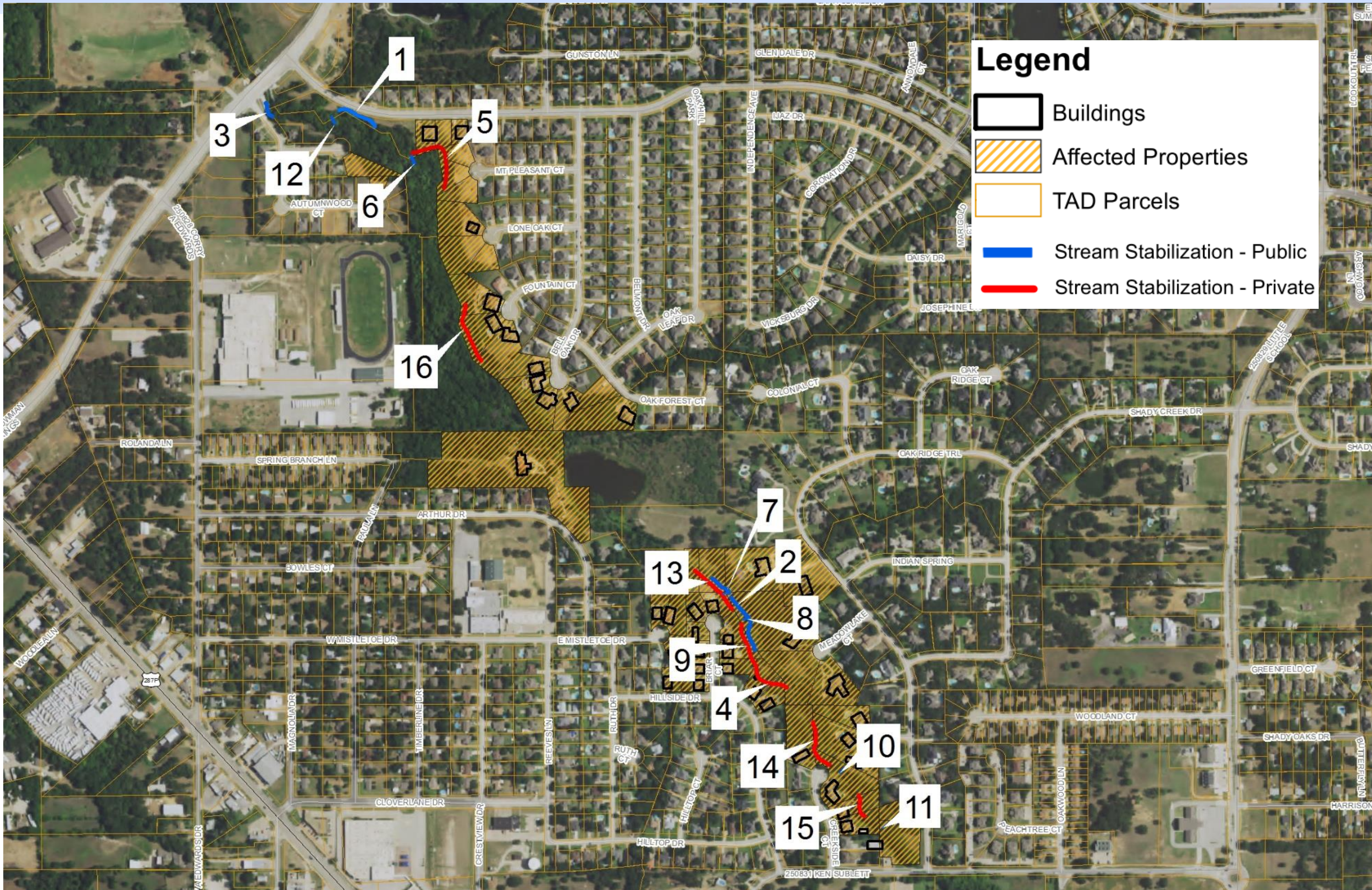


VC3-4389



# Erosion Site Priortization

- Severity of Erosion
- Likelihood of Failure
- Benefited Residents



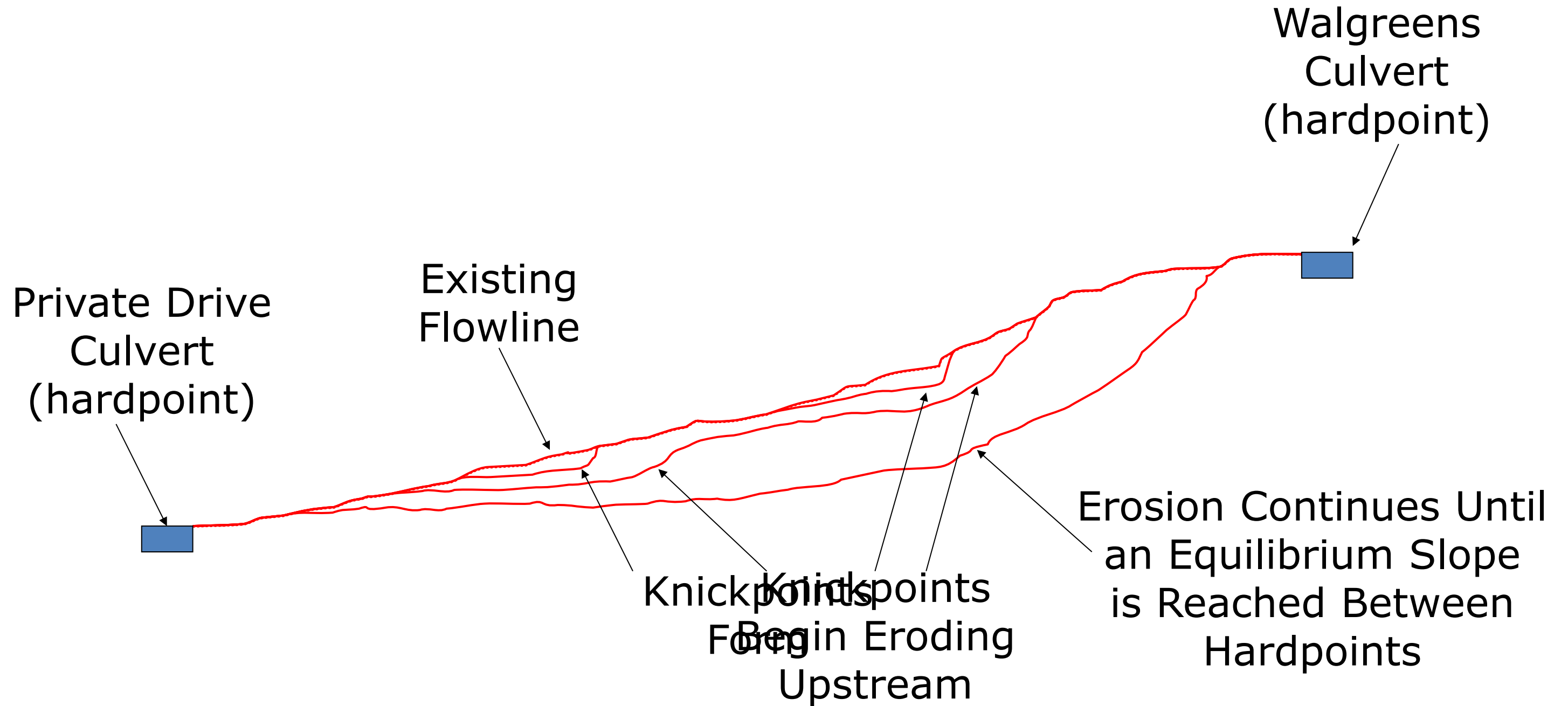
# Erosion Site Rankings

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

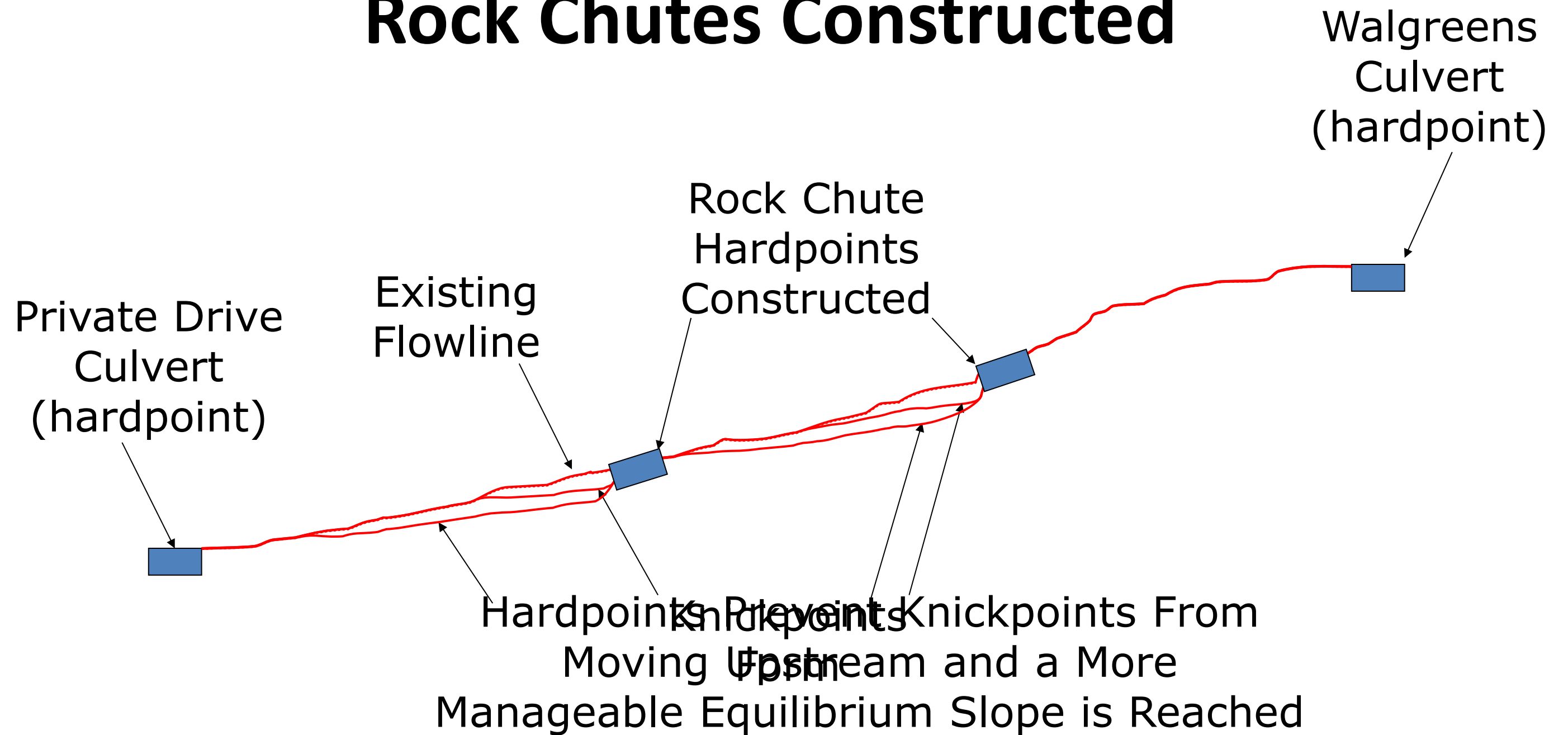
# Alternatives

- 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

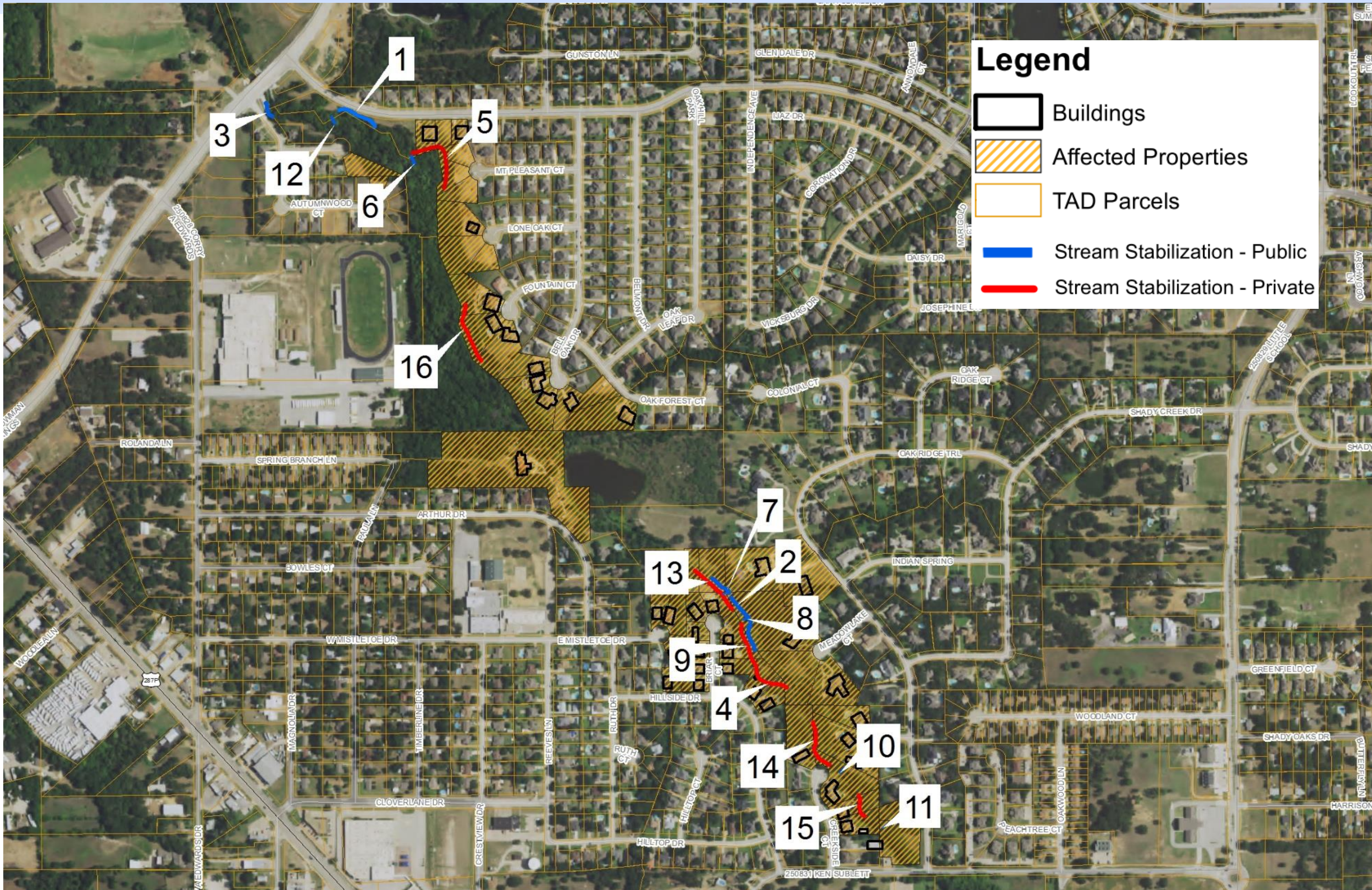












# Erosion Site Rankings

Rank	Centerline Location	Description of Project	General Location	Improvement	Cost Estimate
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### Legend

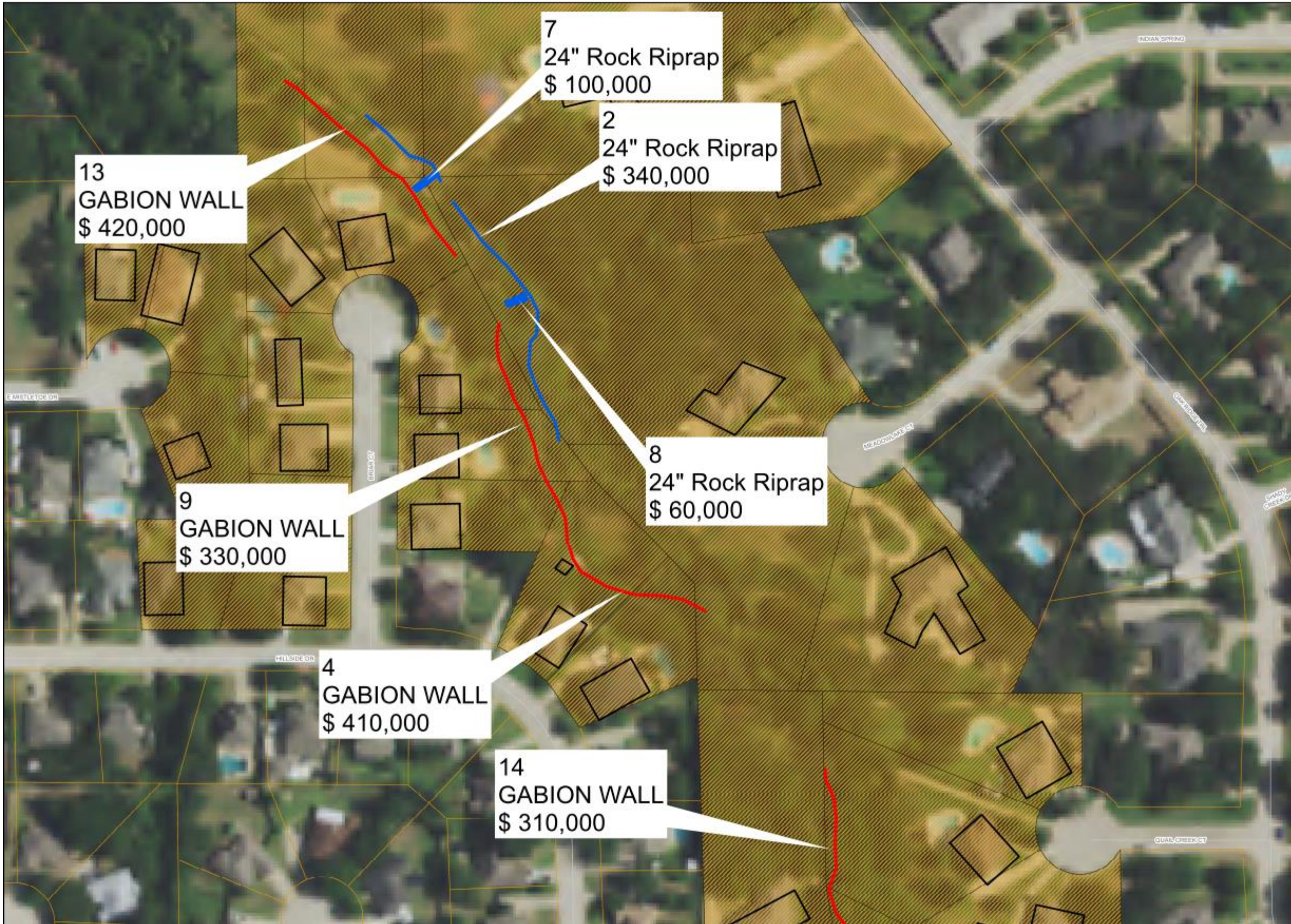
-  Buildings
-  Affected Properties
-  TAD Parcels
-  Stream Stabilization - Public
-  Stream Stabilization - Private





### 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



## **STAFF REPORT TO THE BOARD OF DIRECTORS**

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**Date:** February 5, 2019

**Agenda Item No:** EXECUTIVE SESSION - A.

---

**I. Subject:**

City of Arlington Wholesale Water Contract consultation with City Attorney

**II. Originated by:**

George Campbell, City Manager

**III. Summary:**

A previous version of this contract was provided to the Board at their Thursday, November 29, 2018 meeting. A modified version is attached here for your review. Staff will provide an overview of any substantive changes.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**

1.	2. Wholesale Water Contract 2018.11.29	2. Wholesale Water Contract 2018.11.29.pdf
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## STAFF REPORT TO THE BOARD OF DIRECTORS

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**Date:** February 5, 2019

**Agenda Item No:** EXECUTIVE SESSION - B.

---

**I. Subject:**

City of Arlington Operations and Maintenance Contract consultation with City Attorney

**II. Originated by:**

George Campbell, City Manager

**III. Summary:**

A previous version of this contract was provided to the Board at their Thursday, November 29, 2018 meeting. A modified version is attached here for your review. Staff will provide an overview of any substantive changes.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**

1.	12-6-18 OM Water Agreement-Arlington	12-6-18 OM Water Agreement-Arlington.pdf
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**STAFF REPORT TO THE BOARD OF DIRECTORS**

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**Date:** February 5, 2019

**Agenda Item No:** DECISION ITEMS - A.

---

**I. Subject:**

Consider adoption of an official recommendation to the City Council regarding the City of Arlington Wholesale Water Contract

**II. Originated by:**

George Campbell, City Manager

**III. Summary:**

This contract is expected be considered by the City Council at their Monday, February 11 Special Meeting.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**

1.	Wholesale Water Contract Presentation 12-6-18	Wholesale Water Contract Presentation 12-6-18.pdf
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**Kennedale/Arlington  
Collaboration**  
For Water Purchase and O&M Agreements  
December 6<sup>th</sup>, 2018 Special Meeting



2




**Successful Negotiations**

- Arlington has been an open and up front partner throughout the process
- We truly believe this is a win for the citizens of Arlington and Kennedale
- Arlington Team: Buzz Pishkur, Craig Cummings, Angelia Garrett, Brad Franklin, Craig Gantt
- Kennedale Team: George Campbell, Brady Olsen, Wayne Olson, Tom Gooch

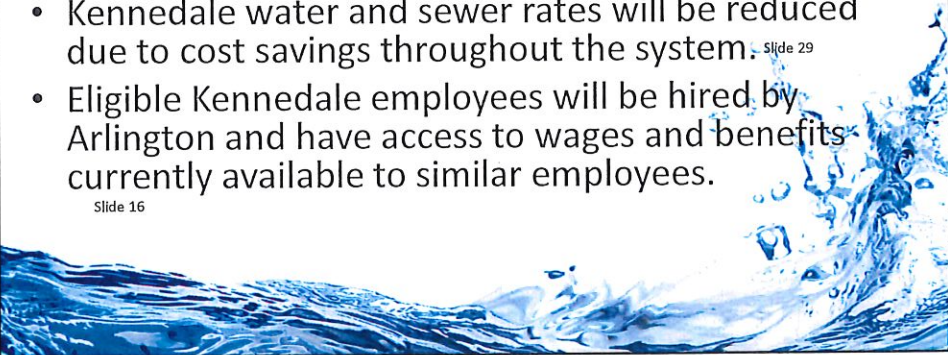


3

## Cooperation Goals



- Arlington will take responsibility for operation and maintenance of Kennedale Water and Wastewater System. Slide 14
- Kennedale will retain ownership of all utility assets in place at time of agreement. Slide 17
- Kennedale water and sewer rates will be reduced due to cost savings throughout the system. Slide 29
- Eligible Kennedale employees will be hired by Arlington and have access to wages and benefits currently available to similar employees. Slide 16



4

## Cooperation Goals




- Kennedale will transition its water supply to Arlington to the fullest extent possible.
- Arlington will honor all existing contractual obligations of Kennedale that cannot be eliminated by the change in operation responsibility. Slide 18
- The agreement will have a term which will allow the Cities to evaluate the viability of the collaboration.
- The agreement will allow for termination and a transfer of all capital additions installed by Arlington to Kennedale.

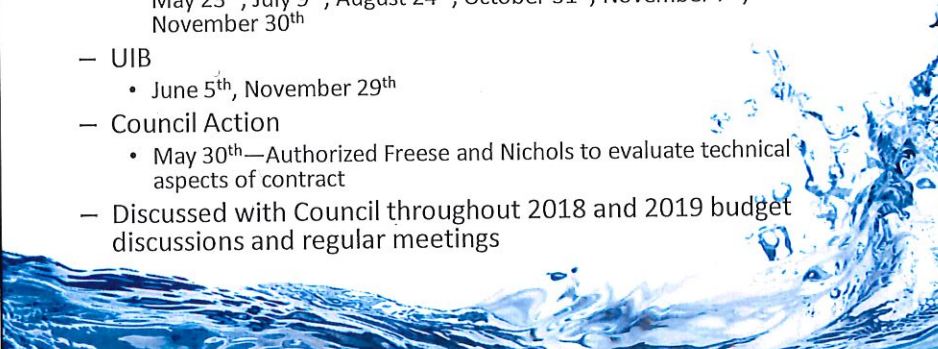


5

## Timeline




- 2017
  - Began discussions with Arlington on possible interlocal agreement for operation of the Water and Sewer system
- 2018
  - Meetings with Arlington Staff
    - November 2<sup>nd</sup> 2017, February 2<sup>nd</sup>, March 9<sup>th</sup>, April 27<sup>th</sup>, May 16<sup>th</sup>, May 23<sup>rd</sup>, July 9<sup>th</sup>, August 24<sup>th</sup>, October 31<sup>st</sup>, November 7<sup>th</sup>, November 30<sup>th</sup>
  - UIB
    - June 5<sup>th</sup>, November 29<sup>th</sup>
  - Council Action
    - May 30<sup>th</sup>—Authorized Freese and Nichols to evaluate technical aspects of contract
  - Discussed with Council throughout 2018 and 2019 budget discussions and regular meetings

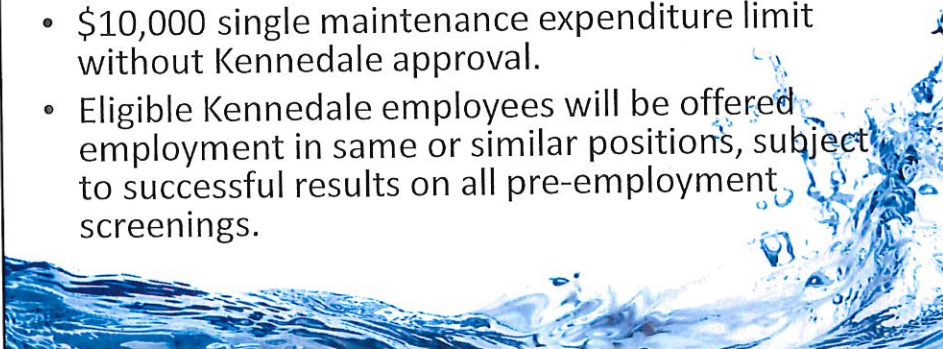


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## Contract Highlights



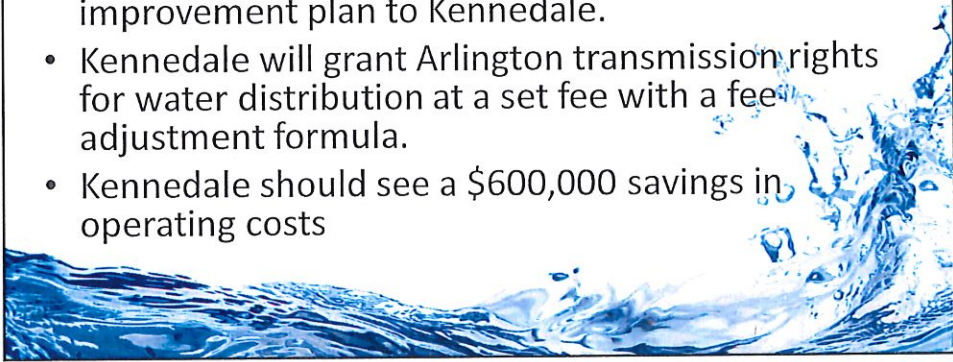
- Initial term of 5 years – renewable in 5-year increments.
  - After two years, renegotiate price based on actual costs
- Annual non-routine maintenance and repair limit of \$100,000
- \$10,000 single maintenance expenditure limit without Kennedale approval.
- Eligible Kennedale employees will be offered employment in same or similar positions, subject to successful results on all pre-employment screenings.



## Contract Highlights

7

- Kennedale retains ownership of all system assets.
- Funding is provided in Arlington's fee to construct an interconnect to deliver Arlington water to Kennedale & annual capital projects thereafter.
- Arlington will propose an annual capital improvement plan to Kennedale.
- Kennedale will grant Arlington transmission rights for water distribution at a set fee with a fee adjustment formula.
- Kennedale should see a \$600,000 savings in operating costs




*Brief  
250,000 only  
for 1st 2 yrs.*


## Services Included

8


- Arlington will maintain system to same standards of its own system.
- Arlington will implement existing technology to the betterment of our system
- Arlington will run and maintain wells while in use







**City of**  
**KENNEDALE**  
*Texas*  
EST. 1987  
YOU'RE HERE  YOUR HOME

## Impact on Kennedale




10



**City of**  
**KENNEDALE**  
*Texas*  
EST. 1987  
YOU'RE HERE  YOUR HOME


## How We Got Here

- Citizens and Council highly interested and motivated to reduce the water and sewer rates
- City has previously delayed needed maintenance and capital improvements
- Arlington has excess capacity and a desire to sell water
- Both Cities committed to regional solutions to common issues and challenges in a dynamic, densely populated metropolitan area




11

## Outside Studies




- Kennedale has long underfunded capital and maintenance projects for the W&S system
- Freese & Nichols Study
  - Identified \$4.5 Million in short term needs
- TRWA
  - Identified over \$600,000 in annual maintenance needed to maintain system

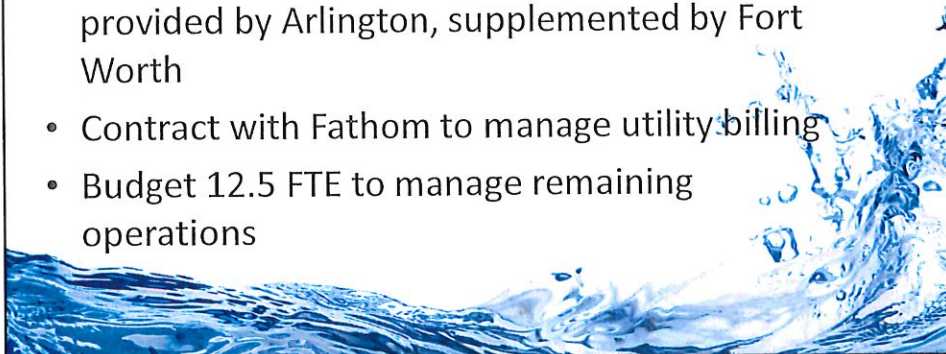


12

## Current System



- As a cost savings measure, majority of water supply comes from existing wells.
- Remaining water supply provided by Fort Worth
- Wastewater treatment and transmission largely provided by Arlington, supplemented by Fort Worth
- Contract with Fathom to manage utility billing
- Budget 12.5 FTE to manage remaining operations





## Impact of Arlington Contracts

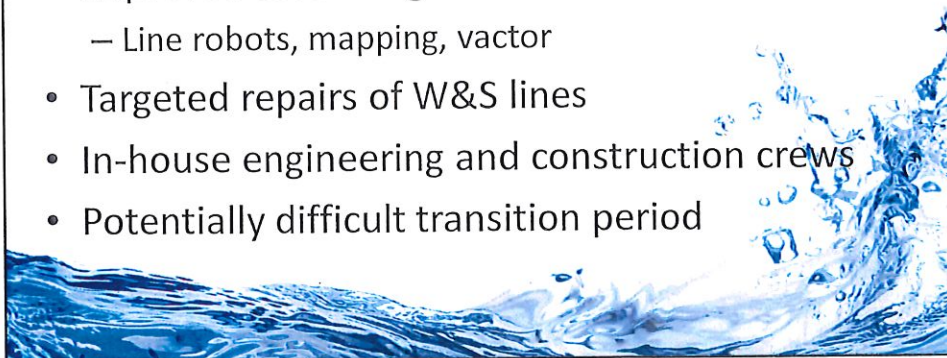


## Operational Impact

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- Move off wells
  - Hopefully improved taste
  - Possible improved pressure
- Improved technological resources
  - Line robots, mapping, vector
- Targeted repairs of W&S lines
- In-house engineering and construction crews
- Potentially difficult transition period




15

## Direct Citizen Impact




- Arlington and Kennedale citizens will be able to pay bills at multiple locations in either city
  - Still a presence in Kennedale City Hall
- Citizens will report service issues directly to Arlington

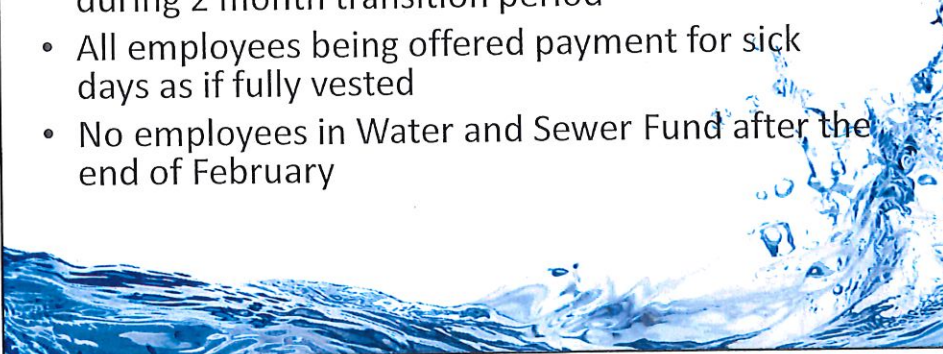


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## Employee Impact




- All eligible employees (6) being offered employment with Arlington
  - Will receive at least equal pay and benefits and retain retirement benefits through TMRS
- Ineligible employees (2) being offered to stay during 2 month transition period
- All employees being offered payment for sick days as if fully vested
- No employees in Water and Sewer Fund after the end of February

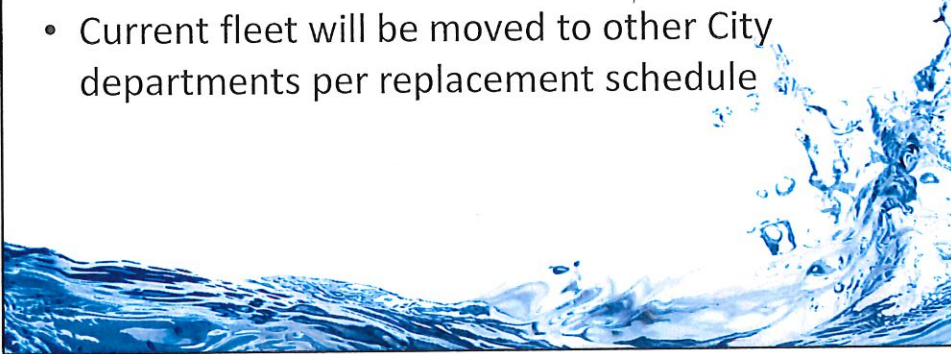


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## Infrastructure



- Kennedale will own all infrastructure
- Within first months of transition, a full inventory will occur and Arlington will offer fair market price for assorted tools/equipment
- Current fleet will be moved to other City departments per replacement schedule



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## Existing Contracts




- Fort Worth- Sale of Water (2031) and Wastewater Services (2048)
- Arlington- Wastewater Service
- Fathom-Billing (2027)
- Progressive Waste

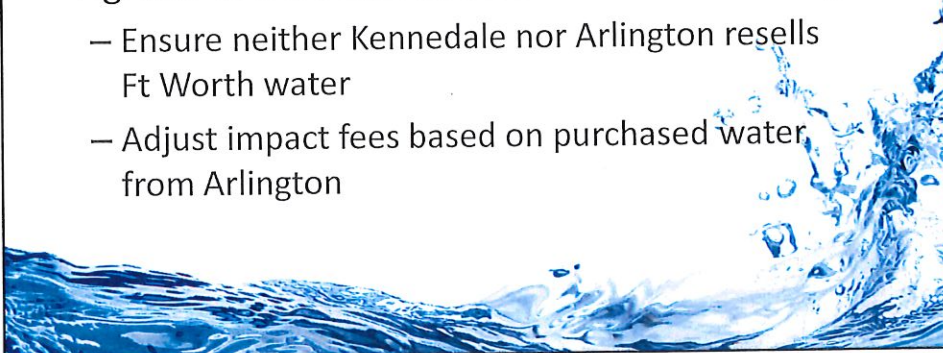


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## Fort Worth Contract




- Fort Worth was a good partner in this process
- Agreed to review contract in case of conflict with current water purchase agreement
- Agreed to a Memorandum of Understanding
  - Ensure neither Kennedale nor Arlington resells Ft Worth water
  - Adjust impact fees based on purchased water from Arlington

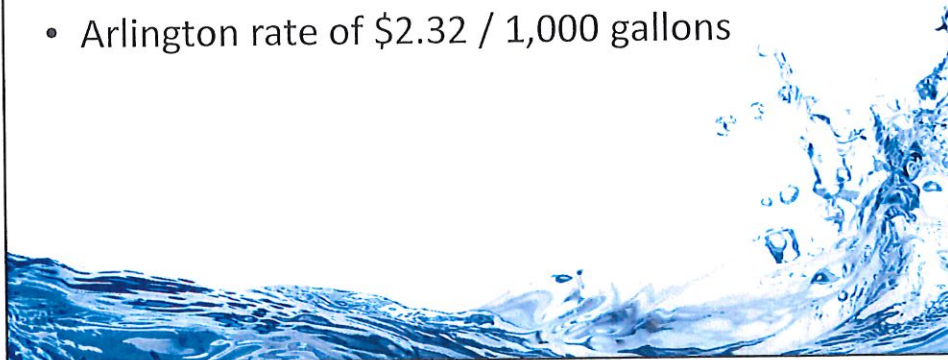


20

## Fort Worth Water vs Arlington Water




- Fort Worth formula based on rolling averages of maximum daily use, maximum hourly use, and total volume
  - Paying ~\$2.62/ 1,000 gallons
- Arlington rate of \$2.32 / 1,000 gallons

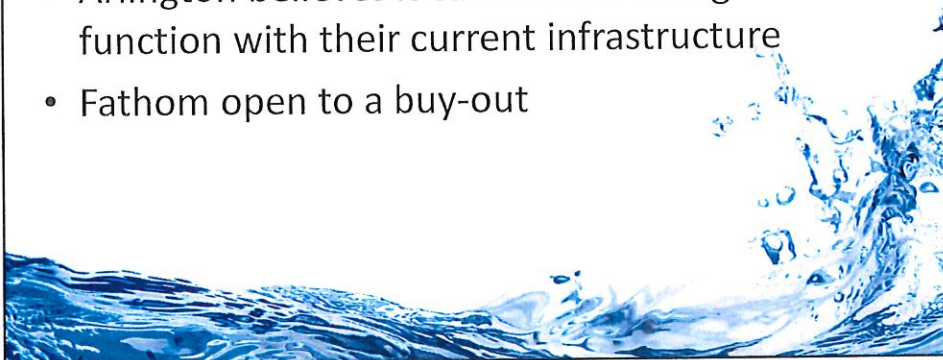


21

## Fathom




- Currently budgeted to spend ~\$220,000 per year for service
- Contract ends in 2027
- Arlington believes it can absorb billing function with their current infrastructure
- Fathom open to a buy-out

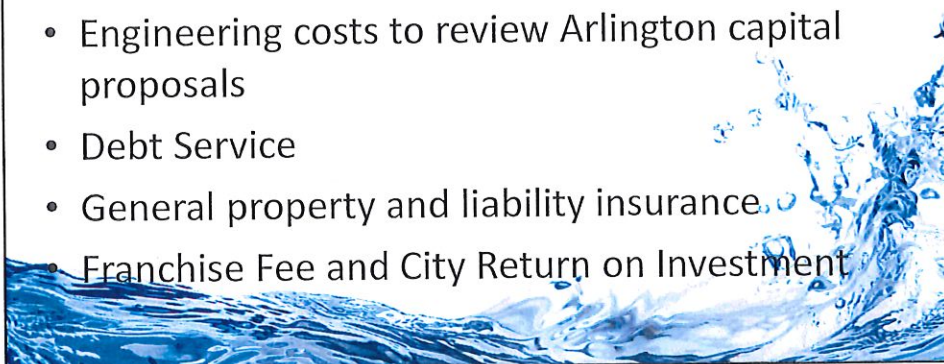


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## Costs Retained by Kennedale




- Kennedale will retain ownership of existing infrastructure
  - Will need to pay to maintain existing service building
- Engineering costs to review Arlington capital proposals
- Debt Service
- General property and liability insurance
- Franchise Fee and City Return on Investment






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## Cost of Operations




Item	Current Budget	Year 1 Amended Budget	Typical Year Arlington Contract
	Fathom Contract	\$223,856	\$223,856
Fort Worth Water	\$226,300	\$226,300	\$226,300
Arlington Sewer	\$696,000	\$696,000	\$696,000
Fort Worth Sewer	\$21,900	\$21,900	\$21,900
Return of Investment	\$355,518	\$355,518	\$355,518
Franchise Fee	\$190,658	\$190,658	\$190,658
Debt	\$509,680	\$509,680	\$509,680
Insurance	\$16,473	\$16,473	\$16,473
Building Maintenance/Other	\$49,181	\$49,181	\$49,181
Engineering	\$80,000	\$80,000	\$50,000
Emergency Exp/Reserve			\$150,000
Annual Capital			\$250,000
Purchase Water Arlington			\$500,000
One-Time Capital	\$635,000	\$635,000	
Other Kennedale Operating Costs	\$1,654,953		
Arlington O&M Agreement		\$1,088,000	\$788,000
<b>Total</b>	<b>\$4,659,519</b>	<b>\$4,092,566</b>	<b>\$4,027,566</b>



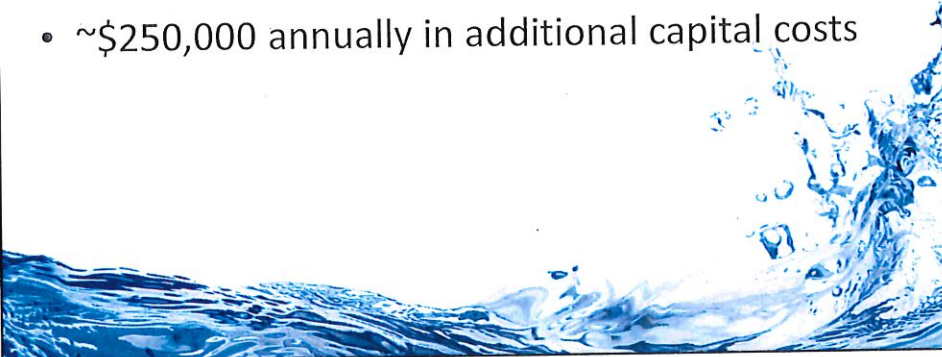
- 24
- ## Financial Impact
- 
- ~\$600,000 savings in operations
  - ~\$200,000 net increase in purchased water
  - Additionally, able to fund reserve and continue capital spending
- 

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## New Costs




- ~\$200,000 to \$300,000 net cost in purchased water
- ~\$150,000 annual to fund emergency maintenance and fund reserve
- ~\$250,000 annually in additional capital costs




2626

## Effect on Rates




- Need ~\$4.03 million in revenue to support ongoing expenditures
- Current rates budgeted to bring in \$4.01 million
- Contract with Arlington allows us to support operating budget after the recent rate reduction



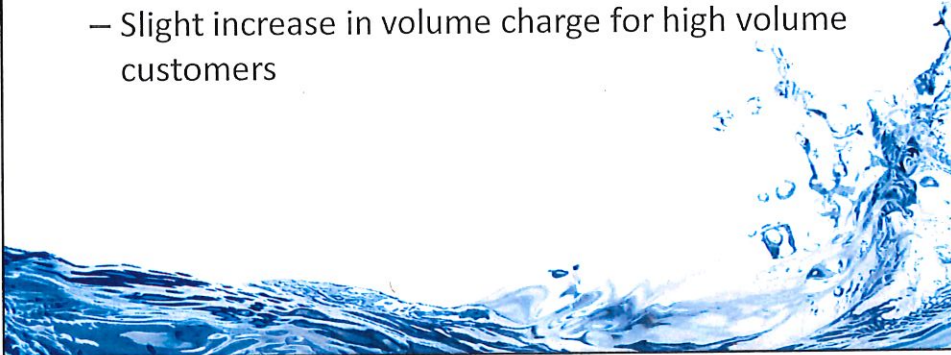
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## Rate Recommendation




City of  
**KENNEDALE**  
Texas  
EST. 1927  
YOU'RE HERE YOUR HOME

- Move adopted rates in line with AWWA guidelines
  - Reduction in base rate for larger meters
  - Reduction in base rate for commercial customers
  - Slight increase in volume charge for high volume customers




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## Rate Recommendation



City of  
**KENNEDALE**  
Texas

City of Kennedale Water & Sewer Rates (ADOPTED SEPTEMBER 17, 2018)					
Water Rates					
Service Within The City Limits					
Meter Size	Residential Base	Senior/Disabled Base*	Commercial Base	Industrial Base	Multiple Res/Comm Base
3/4"	\$20.00	\$20.00	\$26.00	\$26.00	\$26.00 Per Unit
1"	\$43.34	\$43.34	\$43.34	\$43.34	\$26.00 Per Unit
1.5"	\$86.58	\$86.58	\$86.58	\$86.58	\$26.00 Per Unit
2"	\$138.58	\$138.58	\$138.58	\$138.58	\$26.00 Per Unit
3"	\$260.00	\$260.00	\$260.00	\$260.00	\$26.00 Per Unit
4"	\$433.42	\$433.42	\$433.42	\$433.42	\$26.00 Per Unit
Volume	Residential Rate	Senior/Disabled Rate	Commercial Rate	Commercial Rate	Multiple Res/Comm Rate**
0-5000 Gallons	\$2.75 Per 1000 Gallons	\$2.75 Per 1000 Gallons	\$2.75 Per 1000 Gallons	\$2.75 Per 1000 Gallons	N/A
5001-20000	\$5.36 Per 1000 Gallons	\$5.36 Per 1000 Gallons	\$5.36 Per 1000 Gallons	\$5.36 Per 1000 Gallons	N/A
20001-50000	\$6.70 Per 1000 Gallons	\$6.70 Per 1000 Gallons	\$6.70 Per 1000 Gallons	\$6.70 Per 1000 Gallons	N/A
50001+	\$6.70 Per 1000 Gallons	\$6.70 Per 1000 Gallons	\$8.38 Per 1000 Gallons	\$8.38 Per 1000 Gallons	N/A
*For senior/disabled rate, a credit of \$7.50 per month/billing cycle will apply towards the applicable meter size for water service.					
**For multiple residential units on a single meter, the volume charge shall be calculated on a per unit basis by dividing the total volume of water used by the number					
Sewer Rates					
Service Within The City Limits					
Base	Residential	Senior/Disabled	Commercial	Industrial Base	Multiple Res/Comm
Per 1000 Gallons	\$30.00	\$30.00*	\$55.00	\$55.00	N/A
	\$2.90	\$2.90	\$6.72	\$4.50	N/A
*For senior/disabled rate, a credit of \$7.50 per month/billing cycle will apply towards the applicable base for sewer service.					




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## Rate Recommendation

### City of Kennedale Water & Sewer Rates (PROPOSED)

#### Water Rates

Service Within The City Limits

Meter Size	Residential Base	Senior/Disabled Base*	Commercial Base	Industrial Base	Multiple Res/Comm Base
3/4"	\$20.00	\$20.00	\$25.00	\$25.00	\$26.00 Per Unit
1"	\$33.40	\$33.40	\$41.75	\$41.75	\$26.00 Per Unit
1.5"	\$66.60	\$66.60	\$83.25	\$83.25	\$26.00 Per Unit
2"	\$106.60	\$106.60	\$133.25	\$133.25	\$26.00 Per Unit
3"	\$200.00	\$200.00	\$250.00	\$250.00	\$26.00 Per Unit
4"	\$333.40	\$333.40	\$416.75	\$416.75	\$26.00 Per Unit
Volume	Residential Rate	Senior/Disabled Rate	Commercial Rate	Commercial Rate	Multiple Res/Comm Rate**
0-5000 Gallons	\$2.50 Per 1000 Gallons	\$2.50 Per 1000 Gallons	\$2.50 Per 1000 Gallons	\$2.50 Per 1000 Gallons	N/A
5001-20000	\$5.50 Per 1000 Gallons	\$5.50 Per 1000 Gallons	\$5.50 Per 1000 Gallons	\$5.50 Per 1000 Gallons	N/A
20001-50000	\$7.00 Per 1000 Gallons	\$7.00 Per 1000 Gallons	\$7.00 Per 1000 Gallons	\$7.00 Per 1000 Gallons	N/A
50001+	\$7.00 Per 1000 Gallons	\$7.00 Per 1000 Gallons	\$8.50 Per 1000 Gallons	\$8.50 Per 1000 Gallons	N/A


\*For senior/disabled rate, a credit of \$7.50 per month/billing cycle will apply towards the applicable meter size for water service.  
\*\*For multiple residential units on a single meter, the volume charge shall be calculated on a per unit basis by dividing the total volume of water used by the number of units.


#### Sewer Rates

Service Within The City Limits

Base	Residential	Senior/Disabled	Commercial	Industrial Base	Multiple Res/Comm
Per 1000 Gallons	\$30.00	\$30.00*	\$55.00	\$55.00	N/A
	\$2.90	\$2.90	\$6.50	\$4.50	N/A

\*For senior/disabled rate, a credit of \$7.50 per month/billing cycle will apply towards the applicable base for sewer service.




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## Citizen Impact

Customer Profile #1 Residential-3/4"  
3/4" meter Residential Customer, using 6500 gallons of water and 4700 gallons of Sewer

Rate Year	Water Bill if used:	Sewer Bill if used:	Total Bill	Overall Chg
Month Year	6500	4700		
July 2013	\$35.73	\$36.41	\$72.14	
Jan 2016	\$52.53	\$58.63	\$111.16	54.09%
Sept 2017	\$48.29	\$49.63	\$97.92	-11.91%
Sept 2018	\$41.79	\$43.63	\$85.42	-12.77%
Proposed	\$40.75	\$43.63	\$84.38	-1.22%


Customer Profile #2 Residential-1"  
1" meter Residential Customer, using 8000 gallons of water and 6000 gallons of Sewer

Rate Year	Water Bill if used:	Sewer Bill if used:	Total Bill	Overall Chg
Month Year	8000	6000		
July 2013	\$45.49	\$41.73	\$87.22	
Jan 2016	\$112.30	\$62.40	\$174.70	100.30%
Sept 2017	\$95.33	\$53.40	\$148.73	-14.87%
Sept 2018	\$73.17	\$47.40	\$120.57	-18.93%
Proposed	\$62.40	\$47.40	\$109.80	-8.93%



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## Citizen Impact



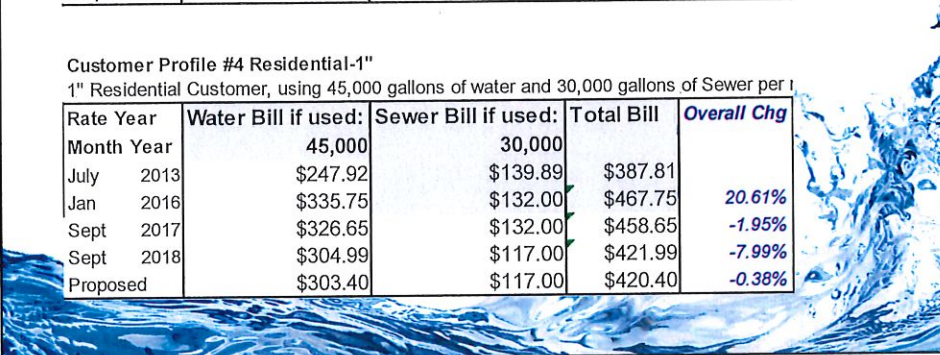
**Customer Profile #3 Residential-3/4"**  
 3/4" meter Residential Customer, using 15000 gallons of water and 11000 gallons of Sew

Rate Year	Water Bill if used:	Sewer Bill if used:	Total Bill	Overall Chg
Month Year	15000	11000		
July 2013	\$80.52	\$62.18	\$142.70	
Jan 2016	\$98.00	\$76.90	\$174.90	22.56%
Sept 2017	\$93.35	\$76.90	\$170.25	-2.66%
Sept 2018	\$87.35	\$61.90	\$149.25	-12.33%
Proposed	\$87.50	\$61.90	\$149.40	0.10%


**Customer Profile #4 Residential-1"**  
 1" Residential Customer, using 45,000 gallons of water and 30,000 gallons of Sewer per

Rate Year	Water Bill if used:	Sewer Bill if used:	Total Bill	Overall Chg
Month Year	45,000	30,000		
July 2013	\$247.92	\$139.89	\$387.81	
Jan 2016	\$335.75	\$132.00	\$467.75	20.61%
Sept 2017	\$326.65	\$132.00	\$458.65	-1.95%
Sept 2018	\$304.99	\$117.00	\$421.99	-7.99%
Proposed	\$303.40	\$117.00	\$420.40	-0.38%

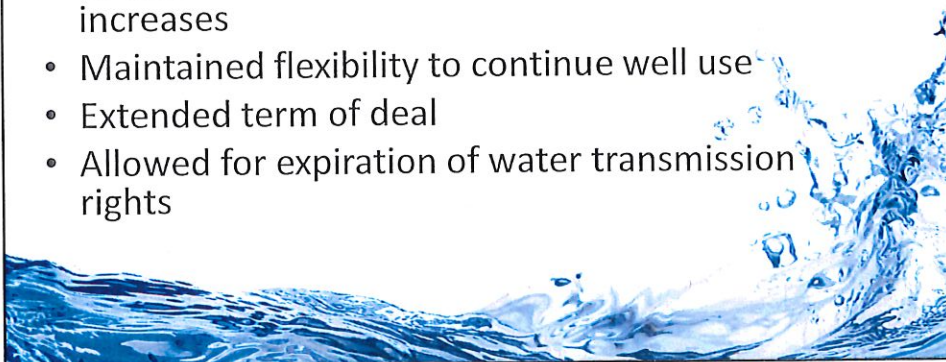


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## Negotiation Recap



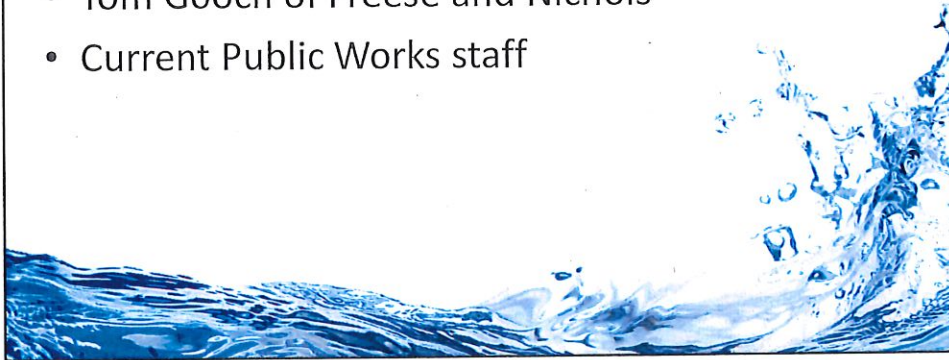
- Expanded services included in base compensation
- Eliminated administrative fee and other added costs
- Established maximum limits for base fee increases
- Maintained flexibility to continue well use
- Extended term of deal
- Allowed for expiration of water transmission rights



## Special Thanks



- Buzz Pishkur and the City of Arlington
- Chris Harder with City of Fort Worth
- Wayne Olson
- Tom Gooch of Freese and Nichols
- Current Public Works staff





**KENNEDALE**  
Kennedale Economic  
Development Corporation  
[www.cityofkennedale.com](http://www.cityofkennedale.com)

## **STAFF REPORT TO THE BOARD OF DIRECTORS**

---

**Date:** February 5, 2019

**Agenda Item No:** DECISION ITEMS - B.

---

**I. Subject:**

Consider adoption of a recommendation to the City Council regarding the City of Arlington Operations and Maintenance Contract

**II. Originated by:**

George Campbell, City Manager

**III. Summary:**

This contract is expected to be considered by the City Council at their Monday, February 11 Special Meeting.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**



**Date:** February 5, 2019

**Agenda Item No:** DECISION ITEMS - C.

---

**I. Subject:**

Discuss and consider making a recommendation to the City Council regarding amending the water and sewer rate structure

**II. Originated by:**

George Campbell, City Manager

**III. Summary:**

An Ordinance to amend the water/sewer rates and rate structure is expected to be considered by the City Council at their Monday, February 11th Special Meeting.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**

1.	<input type="checkbox"/> Water_Sewer Rates	<input type="checkbox"/> Water_Sewer Rates.pdf
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## **ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS, REVISING THE RATES FOR WATER SERVICE AND SANITARY SEWER SERVICE; PROVIDING AN EFFECTIVE DATE FOR THE RATES CONTAINED HEREIN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Kennedale, Texas 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 Council has adopted ordinances establishing rates for water service and sanitary sewer service within and outside the city limits of Kennedale in compliance with Sections 23-52 and 23-79 of the Code of Ordinances of the City of Kennedale; and

**WHEREAS**, in accordance with the provisions of Sections 23-52 and 23-79 of the Code of Ordinances of the City of Kennedale, the City Council has determined that it is in the best interests of the City of Kennedale to appropriate money to meet the funding requirements necessary to operate the water and sewer system by adopting a revised rate schedule for water and sewer rates, as provided herein.

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

### **SECTION 1. WATER RATES**

In accordance with the provisions of Section 23-52 of the Code of Ordinances, the City Council hereby adopts water rates to fund the expenditures necessary to operate and maintain the water system and for payment of debt related to the provision of such service. The following rate schedule is hereby adopted for monthly residential and commercial/industrial water usage. The total monthly charge shall include a base rate plus a volume charge for water usage.

**A. For service within the city limits:**

1. Base Rate:

<b>METER SIZE</b>	<b>BASE RATE RESIDENTIAL</b>	<b>BASE RATE COMMERCIAL/ INDUSTRIAL</b>	<b>BASE RATE* SENIOR/DISABLED</b>	<b>MULTIPLE RESIDENTIAL UNITS ON SINGLE METER</b>
3/4"	\$20.00	\$25.00	\$20.00	\$20.00/Per Unit
1"	\$33.40	\$41.75	\$33.40	\$20.00/Per Unit
1.5"	\$66.60	\$83.25	\$66.60	\$20.00/Per Unit
2"	\$106.60	\$133.25	\$106.60	\$20.00/Per Unit
3"	\$200.00	\$250.00	\$200.00	\$20.00/Per Unit
4"	\$333.40	\$416.75	\$333.40	\$20.00/Per Unit

\*For senior/disabled rate, a credit of \$7.50 per month/billing cycle will apply towards the applicable meter size for water service.

2. Volume Charge:

<b>VOLUME</b>	<b>RESIDENTIAL RATE</b>	<b>COMMERCIAL/ INDUSTRIAL RATE</b>	<b>SENIOR/DISABLED RATE</b>
First 5,000 Gallons	\$2.50 Per 1000 Gallons	\$2.50 Per 1000 Gallons	\$2.50 Per 1000 Gallons
5,001-20,000 Gallons	\$5.50 Per 1000 Gallons	\$5.50 Per 1000 Gallons	\$5.50 Per 1000 Gallons
20,001-50,000 Gallons	\$7.00 Per 1000 Gallons	\$7.00 Per 1000 Gallons	\$7.00 Per 1000 Gallons
Over 50,000 Gallons	\$7.00 Per 1000 Gallons	\$8.50 Per 1000 Gallons	\$7.00 Per 1000 Gallons

**Note:** For multiple residential units on a single water meter, the volume charge shall be calculated on a per unit basis by dividing the total volume of water used by the number of residential units.

**B. For service outside the city limits:**

1. Base Rate:

METER SIZE	BASE RATE RESIDENTIAL	BASE RATE COMMERCIAL/ INDUSTRIAL	BASE RATE SENIOR/DISABLED	MULTIPLE RESIDENTIAL UNITS ON SINGLE METER
3/4"	\$39.00	\$39.00	N/A	\$39.00/Per Unit
1"	\$97.50	\$97.50	N/A	\$39.00/Per Unit
1.5"	\$195.00	\$195.00	N/A	\$39.00/Per Unit
2"	\$312.00	\$312.00	N/A	\$39.00/Per Unit
3"	\$624.00	\$624.00	N/A	\$39.00/Per Unit
4"	\$975.00	\$975.00	N/A	\$39.00/Per Unit

**Note:** Senior/disabled credit does not apply for service outside the city limits.

2. Volume Charge

VOLUME	RESIDENTIAL RATE	COMMERCIAL/ INDUSTRIAL RATE	SENIOR/DISABLED RATE
First 5,000 Gallons	\$2.75 Per 1000 Gallons	\$2.85 Per 1000 Gallons	\$2.75 Per 1000 Gallons
5,001-20,000 Gallons	\$5.36 Per 1000 Gallons	\$5.36 Per 1000 Gallons	\$5.36 Per 1000 Gallons
20,001-50,000 Gallons	\$6.70 Per 1000 Gallons	\$6.70 Per 1000 Gallons	\$6.70 Per 1000 Gallons
Over 50,000 Gallons	\$8.38 Per 1000 Gallons	\$8.38 Per 1000 Gallons*	\$8.38 Per 1000 Gallons

**Note:** For multiple residential units on a single water meter, the volume charge shall be calculated on a per unit basis by dividing the total volume of water used by the number of residential units.

**SECTION 2. SEWER RATES**

In accordance with the provisions of Section 23-79 of the Code of Ordinances, the City Council hereby adopts sewer rates to fund the expenditures necessary to operate and maintain the sewer system and for payment of debt related to the provision of such service. The following rate schedule is hereby adopted for monthly residential and commercial/industrial sewer usage. The total monthly charge shall include a base rate plus a volume charge based on water usage.

**A. For service within the city limits:**

	<b>RESIDENTIAL</b>	<b>COMMERCIAL</b>	<b>INDUSTRIAL</b>	<b>SENIOR/DISABLED RATE</b>
Min. Base Rate	\$30.00	\$55.00	\$55.00	\$30.00*
Volume	\$2.90 Per 1000 Gallons	\$6.50 Per 1000 Gallons	\$6.50 Per 1000 Gallons	\$2.90 Per 1000 Gallons

\*For senior/disabled rate, a credit of \$7.50 per month/billing cycle will apply towards the applicable meter size for water service.

**B. For service outside the city limits:**

	<b>RESIDENTIAL</b>	<b>COMMERCIAL/ INDUSTRIAL</b>	<b>SENIOR/DISABLED RATE</b>
Minimum Base Rate	\$67.50	\$91.08	N/A
Volume	\$4.35 Per 1000 Gallons	\$10.08 Per 1000 Gallons	N/A

**Note:** Senior/disabled credit does not apply for service outside the city limits.

**SECTION 3.  
RATE EFFECTIVE DATE**

The rates established in this ordinance shall supersede all prior adopted rates and shall become effective \_\_\_\_\_ 1, 2019.

**SECTION 4.  
CUMULATIVE CLAUSE**

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 ordinance. The criteria for qualifying senior citizen and disabled individual credits adopted in Ordinance No. 611 shall remain in effect.

**SECTION 5.  
SEVERABILITY CLAUSE**

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 6.  
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 \_\_\_\_ DAY OF \_\_\_\_\_,  
2019.**

**CITY OF KENNEDALE:**

\_\_\_\_\_  
Mayor, Brian Johnson

**ATTEST:**

\_\_\_\_\_  
City Secretary, Leslie Galloway

**EFFECTIVE DATE: \_\_\_\_\_**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
City Attorney, Wayne Olson



## **STAFF REPORT TO THE BOARD OF DIRECTORS**

---

**Date:** February 5, 2019

**Agenda Item No:** DECISION ITEMS - D.

---

**I. Subject:**

Discuss and consider establishing a regular meeting time and place for the Utility Infrastructure Board

**II. Originated by:**

**III. Summary:**

**Regular meeting times of the City Council and various Advisory Boards:**

- City Council: 3rd Tuesdays at 7:00 p.m. (Work Session at 5:30 p.m.)
- BOA/BBA: 2nd Tuesdays at 7:00 p.m. (if there is a case)
- EDC: 4th Tuesdays at 7:00 p.m.
- KKB: 2nd Tuesdays at 6:00 p.m. (Conference Room)
- Parks Board: 1st Wednesdays at 7:00 p.m.
- P&Z: 3rd Thursdays at 7:00 p.m.

Ordinance 614, which established the Utility and Infrastructure Board is attached and requires that the board meet a minimum of 6 times per year.

Note: In an effort to ensure the presence of a quorum, the City Council has appointed one alternate member to the UIB and may appoint a second alternate in the near future.

**IV. Recommendation:**

**V. Alternative Actions:**

**VI. Attachments:**

1.	O614: Establishing Ordinance (2016)	O614.pdf
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## ORDINANCE NO. 614

**AN ORDINANCE CREATING A UTILITY AND INFRASTRUCTURE BOARD; PROVIDING FOR CREATION AND PURPOSE, MEMBERSHIP, ORGANIZATION, RULES AND REQUIREMENTS, AND POWERS AND DUTIES OF THE BOARD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMCLATIVE 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 desires to create a Utility and Infrastructure Board to provide policy recommendations for the City's water and wastewater, solid waste collection, storm water utility, and streets/transportation systems.

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

### **SECTION 1. CREATION AND PURPOSE**

There is hereby created and established a Utility and Infrastructure Board. Such board shall be officially designated as the Utility and Infrastructure Board of the City of Kennedale, Texas. The board shall provide recommendations and advice to the City Council on policies, projects, and other matters pertaining to the water and wastewater system, the storm water utility system, the street/transportation system, and the solid waste collection system.

### **SECTION 2. MEMBERSHIP**

- (a) 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. The initial appointment of Places 1, 3, 5, and 7 shall be for a term expiring October 1, 2017. The initial appointment of Places 2, 4, and 6 shall be for a term expiring October 1, 2018. Thereafter the terms for each place shall be two (2) years.
- (b) Members must meet the following qualifications:
  - (1) Be a registered voter of the City;

- (2) Shall have resided in the corporate limits of the City for at least one (1) year; and
- (3) Shall continue residency in the City during the term of office.
- (c) The City Council shall appoint a replacement to fill any vacancy for the unexpired term of a member whose place has become vacant.
- (d) The City Council shall have the authority to remove any member at any time, with or without cause.

**SECTION 3.  
ORGANIZATION, RULES, AND REQUIREMENTS**

- (a) By November of each year, the membership shall determine, by simple majority vote, a chair and vice chair. The terms of the chair and vice chair shall be one (1) year. It will be the duty of the chair to preside over meetings. If the chair is absent the vice chair shall assume the duties of the office.
- (b) Members of the board shall meet at least six (6) times per year, on a regular day and time selected by its members. The chair may call special meetings as necessary.
- (c) The board shall conduct meetings and govern its proceedings according to the City Council's adopted rules of order, abide by the Texas Open Meetings Law, and shall keep a record of its proceedings, including votes and attendance, and shall submit these records to the City Secretary's Office.
- (d) Members of the board shall not take any action unless a quorum is present. A quorum shall consist of four (4) members. Each member, including the chair, is entitled to one (1) vote, and action of the board shall require a majority of those members present.
- (e) The City Manager shall designate a city employee to serve as staff liaison to the board.
- (f) Members of the board shall receive one dollar (\$1.00) for each regular meeting attended as compensation for the performance of their duties, but no compensation shall be paid for special meetings. In addition, members may receive reimbursement of authorized expenses attendant to the performance of their duties.

**SECTION 4.  
POWERS AND DUTIES**

- (a) This board is advisory only and shall not have any decision-making authority.

(b) The board shall have the following duties:

- (1) To make studies and project plans for the City's water and wastewater system; solid waste collection system; streets/transportation system; and storm water utility system, including erosion controls and improvements along Village Creek tributaries and improvements to the main branch of Village Creek;
- (2) To aid and assist the City in the procuring of financial and other aids and assistance for the City from the state and federal governments and their agencies for each and all the purposes herein enumerated;
- (3) To act with and assist all other municipal boards, governmental agencies, regional associations and the City Council in formulating proper plans for utility infrastructure development;
- (4) To plan and recommend capital improvement projects (CIP) related to the water and wastewater utility, storm water utility, streets and transportation, and solid waste utility;
- (5) To recommend general rules and regulations governing use of water and wastewater utilities, storm water utility, streets and transportation, and solid waste collection;
- (6) To accomplish these duties, the board may establish subcommittees as necessary. Any subcommittee shall be chaired by a Utility and Infrastructure Board member, and an unspecified number of community volunteers may be chosen by the commission as working subcommittee members.

#### **SECTION 5. CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all other ordinances of the City of Kennedale, Texas, 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 6. SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs or sections of this Ordinance shall be declared unconstitutional by the valid judgment or decree a 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 shall have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

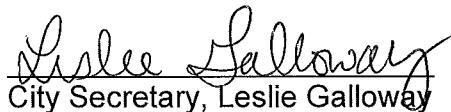
**SECTION 7.  
EFFECTIVE DATE**

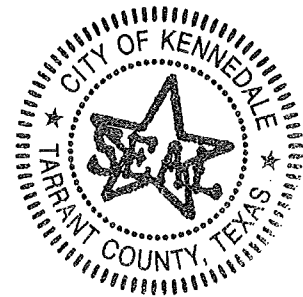
This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

**PASSED AND APPROVED ON THIS 17<sup>th</sup> DAY OF OCTOBER, 2016.**

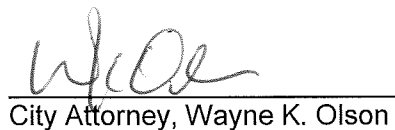
  
\_\_\_\_\_  
Mayor, Brian Johnson

**ATTEST:**

  
\_\_\_\_\_  
City Secretary, Leslie Galloway



**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
City Attorney, Wayne K. Olson