

KENNEDALE CITY COUNCIL MINUTES
SPECIAL MEETING | FEBRUARY 11, 2019 at 5:30 PM
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE

I. CALL TO ORDER

Mayor Brian Johnson called the meeting to order at 5:35 p.m., noting that all Councilmembers were present and that 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. Presentation by Andrew Friedman of SAMCO Capital Markets, the City's financial advisor, regarding the authority of a City to issue various bonds and the considerations related to different types of indebtedness

Mr. Friedman noted that he had given this same presentation to the Charter Study Committee at their meeting on Thursday, January 3. He then presented an overview of the considerations related to different types of debt available to municipalities – General Obligation Bonds (GOs), Revenue Bonds, Certificates of Obligation (COs), and Tax Notes – and was available to answer the Council's questions.

Council discussion included notification of the voting public of potential debt issuance, how certain circumstances (e.g., adoption of deficit budgets or allowing fund balances to drop below 25% of annual operating costs) might affect the City's bond rating, the comparatively low levels of debt carried by the City, ideologies surrounding which types of debt should be used for different projects, and how bills currently being drafted or considered by the Texas Legislature might affect cities.

- B. Receive a report and hold a discussion regarding the Citizen Charter Study Committee recommendations for possible charter amendments

Mayor Brian Johnson, who Chaired this Committee, noted that several members were in the audience, including Vice Chair Bob Gruenhagen, Kenneth Michels, Gail Uranga, and Cheryl Pond. He then gave an overview of the Committee's process, noting that City Attorney Betsy Elam consulted throughout and drafted Ordinance 658 (Decision Item A on this agenda), which includes the recommendations of the Committee. There was a brief discussion regarding some of the items considered by the Committee.

- C. Discussion regarding proposed contracts to purchase potable water from the City of Arlington and to transfer the operation and maintenance of the Kennedale water and sewer systems to the City of Arlington

There was no discussion at this time.

Mayor Johnson recessed into Executive Session at 6:39 p.m.

III. EXECUTIVE SESSION

- A. Discussion with the City Attorney regarding proposed contracts to purchase potable water from the City of Arlington and to transfer the operation and maintenance of the Kennedale water and sewer systems to the City of Arlington
- B. Discussion with the City Attorney regarding Resolutions of Support for applications to the Texas Department of Housing and Community Affairs (TDHCA) Housing Credit Program
- C. Discussion with the City Attorney regarding erosion along Winding Creek
- D. Discuss pending legal matters regarding Ron Sturgeon vs. City of Kennedale
- E. Discussion with the City Attorney regarding City funding for EDC property known as Block 1 Lot 1A2, Harris Corporation Addition

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

Mayor Johnson reconvened into Open Session at 8:00 p.m.

V. REGULAR SESSION

VI. 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: City Manager George Campbell, City Secretary Leslie Galloway, Finance Director Brady Olsen, Police Chief Tommy Williams, Director of Planning and Economic Development Melissa Dailey; Interim Public Works Director Larry Hoover; Permits Clerk Melinda Middleton

VII. DECISION ITEMS

- A. Consider approval of Ordinance 658 calling a Charter Amendment Special Election for May 4, 2019

There was a brief discussion of the possibility of an adopted policy to develop a procedure for determining whether Councilmembers' absences are considered excused or unexcused (which was discussed by the Committee, but not recommended for control via the Charter).

Motion To Approve Ordinance 658 calling a Charter Amendment Special Election for May 4, 2019. **Action** Approve, **Moved By** Gilley, **Seconded By** Mayor Pro Tem Lee. **Motion passes Unanimously.**

- B. Discuss and consider Resolution 543, 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

Mayor Johnson announced that he would entertain a motion to postpone this item until the Tuesday, February 19, Regular Meeting and that the speaker forms that had been submitted would be retained until that time. Those who submitted speaker forms included: Bob Gruenhagen, Sarah Johnson Cotton, Mike Johnson, Martha Dibella, Eric Elam, Ngan Nguyen, Josh Altom, Jason Lain (OM Housing), Adlai Pennington, Deepak Sulakhe (OM Housing), Jeff Nevarez, Luke Mullen, Mr. and Mrs. Toby Davis, Austin Degenhart, Anonymous, Cheryl Pond, and Cathy Brown.

Motion To Postpone Item VII.B. Resolution 543 until the Tuesday, February 19, 2019 Regular Council Meeting. **Action** Postpone, **Moved By** Joplin, **Seconded By** Mayor Pro Tem Lee. **Motion passes 4-1**, with Councilmember Gilley voting against.

VIII. ADJOURNMENT

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

Mayor Johnson adjourned the meeting at 8:04 p.m.

APPROVED:


BRIAN JOHNSON, MAYOR

ATTEST:


LESLIE GALLOWAY, CITY SECRETARY

