KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JANUARY 15, 2019
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 5:34 p.m.

II. WORK SESSION

A. Interviews of candidates to potentially serve as alternate members on the Utility and Infrastructure Board

At this time, the Council interviewed Amy Cates.

B. Discussion of top ten streets in need of repair – *Requested by Joplin/Gilley*

Interim Public Works Director Larry Hoover presented a prioritized list of identified capital improvement projects (sourced from a presentation made at the October 9, 2018 City Council meeting by Craig Barnes, President of Shield Engineering Group) and was available to answer Council's questions.

C. Continued discussion of potential amendments to the FY 2018-19 Budget – *Requested by Joplin/Gilley*

Councilmember Joplin presented recommended changes to the 2018-19 Budget. Finance Director Brady Olsen answered questions relative to the feasibility and legality of those.

Following this item, Mayor Johnson offered a brief recess before calling the Regular Session to order at 7:51 p.m. at which time roll call, the invocation, the pledges, and the Visitor's Forum were conducted as well as recognition of outgoing board members (listed under Updates from the Mayor). Following these items, Mayor Johnson reconvened the Work Session beginning with discussion of item D.

D. Discuss and consider providing staff direction regarding the FY 2019-20 Budget – *Requested by Joplin/Gilley*

Councilmember Rhodes made recommendations regarding procedures for development of the FY2019-20 Budget, including a budget workshop at which time department heads would present their budgets to the Council. There was some discussion among Council, including Councilmember Gilley stating his desire to see the ad valorem tax rate remain unchanged for FY2019-20 and Mayor Pro Tem Lee stated her desire to see varied housing types.

E. Discussion of potential amendments to the Comprehensive Plan – *Requested by Joplin/Gilley*

Councilmember Joplin requested a Work Session to discuss Comprehensive Plan updates. Councilmember Gilley expressed concerns regarding the methodology of a recent resident survey conducted by staff as part of these potential updates. Director of Planning and Economic Development Melissa Dailey was available to answer questions from Council.

F. Discussion of Global Water Fathom utility billing

City Manager George Campbell noted that a memo had been sent to the Council regarding this subject, and Finance Director Brady Olsen updated the Council regarding how Global Water Fathom was planning to address ongoing utility billing errors and noted the desire to move towards a more understandable billing format. Councilmember Gilley noted that the Council had authorized staff to enter into negotiations to terminate the contract.

G. Discussion regarding the status of the Charter Study Committee – *Requested by Joplin/Rhodes*

Mayor Johnson briefed the Council on the progress of the Committee and announced that they hoped to have final recommendations following their meeting on Wednesday, January 16. City Manager George Campbell noted that the deadline to call any election is February 15, and that the Ordinance would need to include the official ballot language. Mayor Johnson noted that a special meeting might be needed.

H. Discussion of items on the Regular Agenda

There was no discussion at this time.

III. REGULAR SESSION

After a short break, Mayor Johnson convened the Regular Session at 7:26 p.m., announcing that those who signed up to speak for the Visitor's Forum regarding specific agenda items would be called upon to speak when the Council was considering that item.

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: *City Manager George Campbell, Deputy City Secretary Kathryn Roberson, Finance Director Brady Olsen, Police Chief Tommy Williams, Director of Planning and Economic Development Melissa Dailey; Fire Chief James Brown: Library Director Amanda King; Human Resources Director Danielle Clarke; Interim Public Works Director Larry Hoover*

V. INVOCATION

Reverend James Adeyeye of Revival Worship Center (116 E Broadway) offered the invocation.

VI. UNITED STATES PLEDGE AND TEXAS PLEDGE

VII. VISITOR/CITIZENS FORUM

- **Jeff Nevarez**, *338 Spring Branch Lane*, announced the upcoming Concert in the Park and requested volunteers for the event.

- **Adrienne Kay**, *918 Shady Creek Drive*, announced current events at Fielder Church South Oaks Campus.

AT THIS TIME, MAYOR JOHNSON RECOGNIZED OUTGOING BOARD MEMBERS (LISTED UNDER ITEM VII.C. UPDATES FROM THE MAYOR), AND THEN RECONVENED THE WORK SESSION, BEGINNING WITH ITEM D.

VIII. REPORTS/ANNOUNCEMENTS

A. Updates from the City Council

- **ROCKIE GILLEY, PLACE 1,** did not have any updates at this time.
- **CHRIS PUGH, PLACE 2,** did not have any updates at this time.
- **MAYOR PRO TEM SANDRA LEE, PLACE 3,** did not have any updates at this time.
- **LINDA RHODES, PLACE 4,** did not have any updates at this time.
- **JAN JOPLIN, PLACE 5,** announced her attendance at the joint meeting with the EDC on January 14 and the upcoming senior citizen outreach group meeting on January 17.

B. Updates from the City Manager

City Manager George Campbell had no updates at this time.

C. Updates from the Mayor

Mayor Johnson announced the '*Growing Up in Kennedale'* lecture and Theatre in the Park auditions; and noted his attendance at the Mayors' Council Legislative Committee meeting, which he Chairs.

- Recognition of outgoing board members

THIS ITEM WAS TAKEN OUT OF ORDER. AWARD PRESENTATIONS WERE MADE AFTER ITEM II.D.

At this time, Mayor Johnson recognized several residents for their service to the City of Kennedale via boards and commissions.

IX. MONITORING INFORMATION

A. Monthly Financials – December 2018

There was no discussion at this time.

B. Schedule of Investment Activity for quarter ending September 30, 2018

There was no discussion at this time.

X. INCIDENTAL ITEMS

XI. REQUIRED APPROVAL ITEMS (CONSENT)

A. Consider approval of the minutes from the December 6, 2018 Special Meeting

B. Consider approval of the minutes from the December 11, 2018 Regular Meeting

C. Consider Resolution 544 approving the low bid of $281,269.00 to Atkins Brothers Equipment Company, and the City's participation amount of $98,249.30, for the 44th year CDBG project for Danny Drive water line improvements

D. Consider approval of Resolution 545 calling the General Election for May 4, 2019

E. Consider authorizing the Mayor to sign a one-year extension of an Interlocal Agreement with City of Fort Worth for rabies control services and the utilization of animal impoundment and quarantine facilities

F. Consider approval of the low bid of $369,249.00 to PM Construction & Rehab, LLC, for Crestdale sewer line improvements

G. Consider Resolution 546, approving of the sale of 229 S. New Hope to Maria Crespo for the amount of $4,000

H. Discuss and consider approving payment of property taxes on real property owned by the Kennedale Arts and Culture Foundation and authorizing City staff to execute all documents necessary to reinstate the Foundation's right to transact business and pay filing costs related thereto

Councilmember Joplin requested that items C, F, G, and H be removed from Consent.

Motion To Approve Consent Agenda Items A, B, D, and E. **Action** Approve, **Moved By** Rhodes, **Seconded By** Gilley. **Motion passes Unanimously.**

Regarding Consent Agenda Item C, City Manager George Campbell noted that this bid was about $100,000 below the budgeted amount. Interim Public Works Director Larry Hoover presented details of the project and was available to answer questions from Council.

Motion To Approve Consent Agenda Item C., Resolution 544 approving the low bid of $281,269.00 to Atkins Brothers Equipment Company, and the City's participation amount of $98,249.30, for the 44th year CDBG project for Danny Drive water line improvements. **Action** Approve, **Moved By** Mayor Pro Tem Lee, **Seconded By** Gilley. **Motion passes Unanimously.**

Regarding Consent Agenda Item F, Interim Public Works Director Larry Hoover presented details of the project and was available to answer questions from Council.

Motion To Approve Consent Agenda Item F., to consider approval of the low bid of $369,249.00 to PM Construction & Rehab, LLC, for Crestdale sewer line improvements. **Action** Approve, **Moved By** Pugh, **Seconded By** Rhodes. **Motion passes Unanimously.**

Regarding Consent Agenda Item G, City Manager George Campbell presented details and was available to answer questions from Council and recommended approval.

Motion To Approve Consent Agenda Item G., Resolution 546 approving of the sale of 229 S. New Hope to Maria Crespo for the amount of $4,000. **Action** Approve, **Moved By** Mayor Pro Tem Lee, **Seconded By** Pugh. **Motion passes Unanimously.**

Regarding Consent Agenda Item H, City Manager George Campbell presented details and noted that new information indicated that the final amount owed could be less than was stated in the packet. He requested Council approval of payment property tax up to the amount in the staff report – $14,640.98. City Attorney Drew Larkin was available to offer an opinion on Council's questions regarding future taxes and perceived discrepancies in the Tarrant Appraisal District (TAD) records, noting that TAD would be the controlling agency.

Motion To Approve Consent Agenda Item H., approving payment of property taxes on real property owned by the Kennedale Arts and Culture Foundation not to exceed $14,640.98 and authorizing City staff to execute all documents necessary to reinstate the Foundation's right to transact business and pay filing costs related thereto. **Action** Approve, **Moved By** Mayor Pro Tem Lee, **Seconded By** Pugh. **Motion passes Unanimously.**

XII. DECISION ITEMS

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

Motion To Approve appointment of Amy Cates as an alternate member of the Utility and Infrastructure Board, pursuant to Ordinance 656. **Action** Approve, **Moved By** Pugh, **Seconded By** Mayor Pro Tem Lee. **Motion passes Unanimously.**

Following a brief recess, Mayor Johnson reconvened the Regular Session at 9:30 p.m.

THE FOLLOWING WAS TAKEN OUT OF ORDER; IT IS A CONTINUATION OF ITEM VII. VISITOR/CITIZENS FORUM.

Chris Fuller, 616 Hillside Drive, discussed erosion problems on his and other properties along Winding Creek.

Councilmember Gilley requested that Mr. Fuller's concern be placed on the next City Council agenda for discussion.

John Hivale, 418 Coker Valley Drive, commented on items XI.C., XI.D., and XI.G.

B. 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

Mayor Johnson noted that Mayor Pro Tem Lee and Councilmember Pugh had requested that this item receive further consideration following its appearance on the December 11, 2018 agenda, which resulted in a motion to approve that died for a lack of a second.

Director of Planning and Economic Development Melissa Dailey reviewed the presentation previously made to the Council regarding this proposed development and noted that the developers were available to answer questions. She stated that this development could serve as a catalyst project for the desired redevelopment of Kennedale Parkway. She noted that during the January 14 joint meeting held by the Council and the EDC, there was discussion of a need for retailers within Kennedale, and that 70% of this project was not apartments but much-needed townhomes, retail, and office space. She also reminded the Council of the estimated $10.7 million in revenue to the City over the next 20 years.

Jeff Brand of Brand Partners, and Jason Lain and Deepak Sulakhe of OM Housing then offered details of the proposed project and, along with Director of Planning and Economic Development Melissa Dailey, were available to answer questions from Council.

Eric Elam, 349 Kennedale Sublett Road; **Chad Wandel,** 614 Reeves Lane; **Jeff Nevarez,** 338 Spring Branch Lane; **Mary Sherrin,** 8125 Addy Trail, Benbrook; **Martha Dibella**, 509 Pennsylvania Avenue; and **Larry Walther,** 6632 Trinity Heights, Fort Worth spoke in support of the 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. **Greg Adams,** 704 Crestview Drive, registered in support. **Clare Ehrismann**, **Martha Dibella**, and **Stephen Higginbotham** registered in support via email.

Cheryl Pond, 606 Hilltop Court; **Cathy Brown**, 808 Shady Bend Drive; and **Sarah Turner,** 1000 Oak Hill Park spoke in opposition of the 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. **Sara Cotton**, **Wanda Deaver**, **Bonita Sandberg**, **Samantha Morrow**, **Brent Jones**, **Sue Sanders**, **Tom Newsom**, **Amy Flores**, **Anthony Bichel**, **Priscilla Harrison**, **Lisa Cooper**, **Doug Elliott**, and **Dan Hippman** registered in opposition via email.

Motion To Approve 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. **Action** Approve, **Moved By** Mayor Pro Tem Lee, **Seconded By** Pugh.

Following a brief discussion, Councilmember Rhodes requested that the motion to approve be withdrawn and that, instead, Council consider a motion to postpone this item until the February 19, 2019 Regular Meeting. Mayor Pro Tem Lee withdrew the motion to approve; and Councilmember Pugh withdrew the second.

Motion To Postpone consideration of 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. **Action** Postpone, **Moved By** Mayor Pro Tem Lee, **Seconded By** Pugh. **Motion passed 4-1, with Councilmember Gilley voting against.**

XIII. EXECUTIVE SESSION

Council did not convene in Executive Session at this time.

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

C. Discussion of City Manager's Annual Evaluation

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

There was no discussion or action at this time.

XV. ADJOURNMENT

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

Mayor Johnson adjourned the meeting at 12:09 a.m. on Wednesday, January 16.

APPROVED:

BRIAN JOHNSON, MAYOR

ATTEST:

LESLIE GALLOWAY, CITY SECRETARY

CITY OF KENNEDALE ★ TARRANT COUNTY, TEXAS ★ SEAL