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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | DECEMBER 17, 2019
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION AT 5:30 PM | REGULAR SESSION AT 7:00 PM

I. CALL TO ORDER

Mayor Brian Johnson called the meeting to order at 5:31 p.m.

II. WORK SESSION

A. WORK SESSION REPORTS

1. Introduction of Animal Control Officer (ACO) JaDarius Graves

Police Chief Tommy Williams introduced Animal Control Officer JaDarius Graves.

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

There was no discussion at this time.

Mayor Brian Johnson recessed to Executive Session at 5:35 p.m.

III. EXECUTIVE SESSION

A. ***PURSUANT TO §551.071*** *— 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, legal issues regarding the Open Meetings Act, and the following:*

1. Discussion with the City Attorney regarding transition of utility billing customer service from Global Water Management, LLC (FATHOM)

B. ***PURSUANT TO §551.074*** *— Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee; and the following:*

1. City Manager's Annual Performance Evaluation

C. ***PURSUANT TO §551.087*** *— (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1):*

1. Discussion regarding potential economic development incentive agreement with Quick Roofing

IV. REGULAR SESSION

Mayor Brian Johnson called the Regular Session to order at 7:00 p.m.

A. ROLL CALL

Present: Mayor Brian Johnson, Mayor Pro Tem Sandra Lee, Place 3; Josh Altom, Place 1; Chris Pugh, Place 2; Linda Rhodes, Place 4; Chad Wandel, Place 5; **Absent:** NONE. ***Staff:*** *City Manager George Campbell, City Secretary and Communications Coordinator Leslie E. Galloway, Director of Planning and Economic Development Melissa Dailey, Director of Finance and Information Technology Lakeita Sutton, Director of Human Resources and Administrative Services Danielle Clarke, Public Works Director Larry Hoover, Fire Chief James Brown, Police Chief Tommy Williams, City Attorney Drew Larkin; Consultants: Mark McLiney, Senior Managing Director (San Antonio) of SAMCO Capital*

B. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS

Pastor Justice of Christ-Centered Missionary Baptist Church provided the invocation

C. VISITOR AND CITIZEN FORUM

- **Sara Johnson**, *700 Crestview Drive*, spoke on behalf of Senior Outreach-Kennedale, regarding various programs and the remodeling of the Senior Center.
- **Linda Neal**, *3715 New Hope Road*, spoke on behalf of the Advisory Council, staff, and participants of the Senior Center and thanked Council and Thelma Kobeck and Sara Johnson of Senior Outreach Kennedale.

D. REPORTS AND ANNOUNCEMENTS

1. Updates from the City Council
   - **CHAD WANDEL, Place 5**, announced that he attended the Tree Lighting and Senior Outreach-Kennedale events.
   - **LINDA RHODES, Place 4**, announced that she attended the Tree Lighting where Councilmember Wandel was the emcee, sponsored bingo at the Senior Center, attended the Mayors' Council Banquet with Mayor Johnson and Mayor Pro Tem Lee, supported the Mayor's Salvation Army campaign, attended the FUMC Quarter Auction, and supported the Angel Tree.
   - **JOSH ALTOM, Place 1**, had no announcements at this time.
   - **CHRIS PUGH, Place 2**, announced that he attended the Tree Lighting where Councilmember Wandel was the emcee, the FUMC Community Dinner, a Greenways Program meeting, and the Mayor's recent Facebook Live Q&A.
   - **MAYOR PRO TEM SANDRA LEE, Place 3**, announced that she attended the Mayors' Council Banquet with Mayor Johnson and Councilmember Rhodes and the Tree Lighting; and thanked City Secretary Leslie Galloway.

2. Updates from the Mayor

   Mayor Brian Johnson announced that he was a bell ringer for the Salvation Army along with Councilmember Altom, City Manager George Campbell, Superintendent Gee, and Laurie Sanders; attended the TRTC Meeting regarding Via ridesharing; attended the Dallas Chamber's Transport Summit; attended the 9-1-1 Emergency District Board meeting; would be serving as Chair of the CDBG Grant Proposal Committee; attended the NLC Conference in San Antonio; and recently began hosting Facebook Live Q&As.

   Mayor Johnson and Councilmember Altom honored the 2019–20 KHS LadyKats Volleyball Team with a Proclamation for their appearance in the State Tournament.

3. Updates from the City Manager

City Manager stated that utility customers were recently notified that FATHOM had gone out of business, that the City had since contracted with MuniBilling, and that utility billing payment processes would be different for the coming months.

In response to a question from Mayor Johnson, Campbell stated that the City had applied for assistance through NCTCOG for a “complete street” design for Kennedale Parkway and had received a positive response.

4. November 2019 Financial Reports for the City and the EDC

Finance Director Lakeita Sutton noted that the November financials for the City and the October financials for the EDC were included in the packet and that she was available to answer questions. Mayor Johnson complimented the updated data and presentation. Sutton stated that staff was focused on realizing as much savings as possible to grow the fund balance, adding that the FY19 deficit would likely be less than was budgeted.

E. <u>CONSENT AGENDA</u>

1. Approval of the minutes from the November 19, 2019 regular meeting
2. Approval of the minutes from the December 3, 2019 special meeting

Motion Approve. **Action** Approve the Consent Agenda, with the correction to the December 3 Minutes, by striking the words “Work Session at 5:30 p.m.”. **Moved By** Rhodes. **Seconded By** Mayor Pro Tem Lee. **Motion passed unanimously.**

F. <u>ITEMS FOR INDIVIDUAL CONSIDERATION</u>

1. Consider authorizing City Staff and consultants to proceed with refunding, for debt service savings, the City’s outstanding Combination Tax and Revenue Certificates of Obligation, Series 2010

Finance Director Lakeita Sutton introduced Mark McLiney of SAMCO Capital and stated that staff was recommending approval of this refunding as any opportunity for savings.

McLiney presented projected annual savings that might be achieved by refinancing debt at a lower interest rate – an option that becomes available for this specific debt in May 2020. He added that if Council approved taking this refinancing to market, staff and SAMCO would plan to present refunding documents for consideration at the next regular meeting.

Motion Approve. **Action** Approve authorizing City Staff and consultants to proceed with refunding, for debt service savings, the City’s outstanding Combination Tax and Revenue Certificates of Obligation, Series 2010. **Moved By** Wandel. **Seconded By** Rhodes. **Motion passed unanimously.**

2. Consider appointment of a Chair of the Tax Increment Reinvestment Zone Board (TIRZ) #1 Board of Directors, pursuant to Ordinance 506, Section 3

Motion Approve. **Action** Approve naming Councilmember Chris Pugh as Chair of the Tax Increment Reinvestment Zone Board (TIRZ) #1 Board of Directors. **Moved**

By Altom. **Seconded By** Rhodes. **Motion passed 4-0-1**, with Pugh abstaining.

3. Consider authorizing the City Manager to enter into a 1-year agreement with NetGenius for Information Technology (IT) services, at an annual cost of $119,700

Finance Director Lakeita Sutton stated that staff was reviewing contracts to evaluate needs and costs. She added that Integritek had provided IT services for many years, but that following a Request for Proposals for IT services, staff was recommending contracting with NetGenius for enhanced services at an annual cost savings of about $5,000.00.

There was some discussion of security risks including ransomware attacks.

Motion Approve. **Action** Approve authorize the City Attorney and City Manager to negotiate and finalize a 1-year agreement with NetGenius for Information Technology (IT) services. **Moved By** Wandel. **Seconded By** Pugh. **Motion passed unanimously.**

4. Consider adoption of Ordinance 687, amending the Kennedale Municipal Code, by amending Exhibit A "Schedule of Fees" of Section 2-3, "Fees for licenses, inspections, permits, etc." to adjust fees associated with multifamily building permits, engineering plat and plan review, and construction inspection

Director of Planning and Economic Development Melissa Dailey stated that this amendment would allow the City to recover costs related to inspections and the review of plans and plats, noting that the City currently charges fairly nominal fees, but pays Shield Engineering significantly more for those services.

Motion Approve. **Action** Approve adoption of Ordinance 687, amending the Kennedale Municipal Code, by amending Exhibit A "Schedule of Fees" of Section 2-3, "Fees for licenses, inspections, permits, etc." to adjust fees associated with multifamily building permits, engineering plat and plan review, and construction inspection. **Moved By** Pugh. **Seconded By** Wandel. **Motion passed unanimously.**

G. PUBLIC HEARINGS

1. **CASE# PZ 19-11** — Conduct a public hearing and consider Ordinance 685, regarding a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "R4" Residential for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas

Director of Planning and Economic Development Melissa Dailey gave a brief overview of the case including features of the proposed development, adjacent uses, and how the request aligned with the Future Land Use Plan and principles of the Comprehensive Plan. There was some discussion of setbacks, drainage, street design, and natural elevations.

J.D. Farmer of Metro Engineers discussed the natural slope of the property, what retaining walls, drainage easements, and detention ponds might be required.

Tejas Naik of Trifecta Homes, LLC, was available to answer questions from the Council.

Mayor Johnson opened the Public Hearing at 8:18 p.m.

- Julie Webb, 1027 Winding Creek Drive, spoke against the request.

Mayor Johnson closed the Public Hearing at 8:22 p.m.

Dailey stated that staff and the Planning and Zoning Commission – with a vote of 7 to 0 – both recommended approval.

There was some discussion of whether the current plat drawing met R-3 requirements.

Motion Deny. **Action** Deny adoption of Ordinance 685, regarding a request by Trifecta Homes, LLC for a rezoning from "R3" Residential to "R4" Residential for approximately 4 acres located at 962 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 6, 968 Corry A Edwards Drive, Emerald Crest Estates, Block 1, Lot 5R, 1022 N. Bowman Springs Road, Block 1, Lot 4R, 1028 N. Bowman Springs Road, Block 1, Lot 3R, 1034 N. Bowman Springs Road, Block 1, Lot 2R, and 1040 N. Bowman Springs Road, Block 1, Lot 1R, City of Kennedale, Tarrant County, Texas. **Moved By** Rhodes. **Seconded By** Pugh. **Motion to Deny passed unanimously.**

H. TAKE ACTION NECESSARY, PURSUANT TO EXECUTIVE SESSION, IF NEEDED

1. Consider approval of or amendments to an employment agreement with George Campbell to serve as City Manager

Motion Approve. **Action** Approve, pursuant to the discussion in Executive Session, the amendment to the employment agreement with George Campbell to serve as City Manager. **Moved By** Pugh. **Seconded By** Wandel. **Motion passed unanimously.**

2. Take any other action deemed necessary as a result of the Executive Session

There was neither discussion nor action at this time.

I. ADJOURNMENT

Motion Adjourn. **Action** Adjourn. **Moved By** Rhodes. **Seconded By** Wandel. **Motion passed unanimously.**

Mayor Johnson adjourned the meeting at 8:40 p.m.

APPROVED:

BRIAN JOHNSON, MAYOR

ATTEST:

Leslie E. Galloway

LESLIE E. GALLOWAY, CITY SECRETARY

CITY OF KENNEDALE SEAL TARRANT COUNTY TEXAS