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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JANUARY 21, 2020
CITY HALL COUNCIL CHAMBERS, 405 MUNICIPAL DRIVE
WORK SESSION AT 6:30 PM | REGULAR SESSION AT 7:00 PM

I. CALL TO ORDER

Mayor Pro Tem Sandra Lee called the Work Session to order at 6:30 p.m.

Mayor Johnson was not present for the Work Session, but arrived before the Regular Session.

II. WORK SESSION

A. WORK SESSION REPORTS

There was no discussion at this time.

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

City Manager George Campbell stated that Public Works Director Larry Hoover and City of Arlington Assistant Director of Water Utilities Darryl Westbrook were both available to answer questions from the Council about the Drought Contingency & Emergency Water Management Plan and the Water Conservation Plan (both on the Consent Agenda).

Larry Hoover then noted that Section 7.4 of the Water Conservation Plan incorrectly stated that the City required adherence to the 2006 International Plumbing Code (IPC), but the requirement is, in fact, the 2015 IPC, and that the document had been updated to reflect the 2015 IPC.

There was neither discussion nor questions from Council at this time.

Mayor Pro Tem Lee recessed the meeting at 6:33 p.m.

III. EXECUTIVE SESSION

THE COUNCIL DID NOT RECESS TO EXECUTIVE SESSION AT ANY TIME DURING THIS MEETING.

A. ***PURSUANT TO §551.071***

1. Discussion with the City Attorney regarding salvage yards, including A&A Pickup & Van, Inc., Apache, Abs 1 Auto Parts, and special exception/special use permits

2. Discussion with the City Attorney regarding transition of utility billing customer service from Global Water Management, LLC

IV. REGULAR SESSION

Mayor Brian Johnson convened the Regular Session at 7:00 p.m.

A. ROLL CALL

PRESENT: Mayor Brian Johnson *(arrived following the Work Session)*; Chris Pugh, Place 2; Mayor Pro Tem Sandra Lee, Place 3; Linda Rhodes, Place 4; Chad Wandel, Place 5; **ABSENT:** Josh Altom, Place 1; ***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, Library Director Amanda King, Public Works Director Larry Hoover, Fire Chief James Brown, Police Chief Tommy Williams, City Attorney Drew Larkin;* ***CONSULTANTS:*** *Darryl Westbrook, Assistant Director of Water Utilities at City of Arlington (left following the Work Session)*

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

Greg Adams, Pastor of Covenant Life Baptist Church, offered the invocation.

C. VISITOR AND CITIZEN FORUM

- **Thelma Kobeck**, *200 Valley Lane*, spoke regarding the importance of the 2020 Census.
- **Bernadine Carter Herron**, *Partnership Specialist for the Dallas Regional Census Center*, spoke regarding the importance of the 2020 Census.
- **Joe Palmer**, 4017 Sanguinet Court, Fort Worth, spoke about the importance of accuracy and KABO's desire to see the businesses in Kennedale succeed.
- **Bob Willoughby**, *6731 Bridge Street, Fort Worth*, asked several questions regarding Code Compliance.

D. REPORTS AND ANNOUNCEMENTS

1. Updates from the City Council
   - **JOSH ALTOM, Place 1**, was not present at this meeting.
   - **CHRIS PUGH, Place 2**, announced that he attended the FUMC Community Dinner.
   - **MAYOR PRO TEM SANDRA LEE, Place 3**, announced that she attended the Women's March and a Martin Luther King, Jr. Banquet and celebrated her 37th wedding anniversary.
   - **CHAD WANDEL, Place 5**, announced that he met with companies interested in Kennedale and served as Grand Marshal of the Disney New Year's Day Parade while on vacation.
   - **LINDA RHODES, Place 4**, announced that she attended the Chamber of Commerce meeting for the State of the City Address; wished the YAC well at YAC Summit in February; and stated her desire to see YAC attend an upcoming meeting to give Council a briefing.

2. Updates from the Mayor

Mayor Johnson did not have any updates at this time.

3. Updates from the City Manager

City Manager George Campbell thanked those speaking regarding the 2020 Census and noted that staff would be working to promote it. He then reminded the Council that the Employee Awards Banquet would be Friday, February 7.

4. Financial Reports for the City

Director of Finance and Information Technology Lakeita Sutton presented highlights and was available to answer questions from the Council. She noted that all major funds were on track; and that, because property taxes were due in January, the General Fund revenue was ahead (at about 45%). There was brief discussion regarding franchise fees, rebuilding of the fund balance, and savings via the delay of filling vacant personnel positions.

5. Schedule of Investment Activity for quarter ending December 31, 2019

Sutton noted that there was nothing specific to highlight, but that she was available to answer questions. Mayor Johnson thanked her for the clear and concise reports she was providing.

E. CONSENT AGENDA

1. Approval of the minutes from the December 17, 2019 regular meeting

2. Approval of Resolution 564 calling the General Election for May 2, 2020

3. Approval of Ordinance 688, adopting the 2019 updates to the City of Kennedale Drought

Contingency and Emergency Water Management Plan

4. Approval of Ordinance 689, adopting the 2019 City of Kennedale Water Conservation Plan

5. Approval of Resolution 565, adopting the Tarrant County Hazard Mitigation Action Plan (HazMAP), ver. January 2020

6. Receive the 2019 Racial Profiling Report from the Police Department

   Motion Approve. **Action** Approve the Consent Agenda, with corrections to page 2 of the December 17 minutes (under item IV.C. Visitor and Citizen Forum, correcting Nancy Neal to read "Linda Neal" and under IV.D.1. Updates from the City Council, striking "KPFFA" from before the words "Angel Tree" on Linda Rhodes' announcements); and with the edit to Section 7.4 of the Water Conservation Plan to correctly reflect utilization of the 2015 International Plumbing Code (IPC) rather than the 2006 IPC (as discussed during Work Session), **Moved By** Rhodes, **Seconded By** Wandel. **Motion passed unanimously**.

F. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider authorizing the City Manager to enter into a contract with SAFEbuilt for provision of building inspection services

Director of Planning and Economic Development Melissa Dailey stated that, since the recent resignation of the Building Inspector, staff had contracted with SAFEbuilt for inspections and plan reviews; and was recommending a 12-month contract with an option to renew. There was some discussion of the cost of contracting versus salary and benefits; the method for calculating the related requested fee adjustments on the next agenda item; and for which items SAFEbuilt would be utilized. Lee Swain of SAFEbuilt, gave a brief overview of the company and was available to answer questions from the Council.

Motion Approve. **Action** Approve authorizing the City Manager to enter into a contract with SAFEbuilt for provision of building inspection services, **Moved By** Wandel, **Seconded By** Pugh. **Motion passed unanimously**.

2. Consider adoption of Ordinance 690, amending the Kennedale Municipal Code, by amending Exhibit A "Schedule of Fees" of Section 2-3, "Fees for licenses, inspections, permits, etc." to adjust minimum permitting and inspection fees

Director of Planning and Economic Development Melissa Dailey stated that these recommended fees were based on the actual costs from SAFEbuilt as well as other comparable cities' fees, specifically noting that the minimum fee would be increased from $55.00 to $90.00 (with the exception of garage sale permits) and that commercial building permits changed by about 10% on the highest tier. There was some discussion regarding the inability to base permits on the value of the project and how often the fee schedule should be reviewed in whole. There was a recommendation by Councilmember Rhodes to consider what utility deposits are required for multifamily developments.

- **Joe Palmer**, 4017 Sanguinet Court, Fort Worth, posed several questions and urged Council to further consider the requested changes before approving this item.

Motion Approve. **Action** Approve adoption of Ordinance 690, amending the Kennedale Municipal Code, by amending Exhibit A "Schedule of Fees" of Section 2-3, "Fees for licenses, inspections, permits, etc." to adjust minimum permitting and inspection fees, **Moved By** Wandel, **Seconded By** Pugh.

Councilmember Wandel noted that in the past year, there were only two commercial permits that would fall into this fee schedule and that both were for more than $10,000.00.

Motion passed with a vote of 3-1, with Mayor Pro Tem Lee voting against approval.

3. Consider approval of Ordinance 691, authorizing the issuance, sale and delivery of approximately $1,255,000 in aggregate principal amount of City of Kennedale, Texas General Obligation Refunding Bond, Series 2020; securing the payment thereof by authorizing the levy of an annual ad valorem tax; and approving and authorizing the execution of all instruments and procedures related thereto including a deposit agreement, a paying agent/registrar agreement and a purchase contract and investment letter

Director of Finance and Information Technology Lakeita Sutton stated that, during the last meeting, the Council had authorized moving forward with this refunding, which would offer savings in the EDC Fund greater than had been projected. She added that Andrew Friedman of SAMCO Capital had since taken this to market and that adoption of Ordinance 691 would authorize the issuance of the refunding bond, in the form of a 2020 General Obligation (GO) bond which would essentially refinance the Certificates of Obligation (CO) issued by the EDC in 2010. Friedman stated that the best bid was from JP Morgan in Dallas, noting that this refunding would offer $164,000 in savings for the EDC Fund.

- **Joe Palmer**, 4017 Sanguinet Court, Fort Worth, stated his opinion that the EDC should sell some of its property.

Motion Approve. **Action** Approve Ordinance 691, authorizing the issuance, sale and delivery of approximately $1,255,000 in aggregate principal amount of City of Kennedale, Texas General Obligation Refunding Bond, Series 2020; securing the payment thereof by authorizing the levy of an annual ad valorem tax; and approving and authorizing the execution of all instruments and procedures related thereto including a deposit agreement, a paying agent/registrar agreement and a purchase contract and investment letter, **Moved By** Pugh, **Seconded By** Mayor Pro Tem Lee. **Motion passed unanimously**, with a vote of 4-0-0.

G. PUBLIC HEARINGS

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

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

There was neither discussion nor action at this time.

V. ADJOURNMENT

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

Mayor Johnson adjourned the meeting at 7:53 p.m.

APPROVED:

BRIAN JOHNSON, MAYOR

ATTEST:

Leslie E. Galloway

LESLIE E. GALLOWAY, CITY SECRETARY

CITY OF KENNEDALE TARRANT COUNTY, TEXAS SEAL