KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING VIA VIDEOCONFERENCE
AUGUST 18, 2020 AT 5:30 PM

MEMBERS OF THE PUBLIC MAY JOIN BY VISITING WWW.CITYOFKENNEDALE.COM/JOINMEETING AND/OR BY DIALING 1-877-853-5257 (TOLL-FREE) AND USING ACCESS CODE 76060–76060

I. CALL TO ORDER

Mayor Brian Johnson called the meeting to order at 5:30 p.m.

II. EXECUTIVE SESSION

THIS ITEM WAS TAKEN OUT OF ORDER. THE COUNCIL RECESSED TO EXECUTIVE SESSION FOLLOWING THE WORK SESSION, BUT BEFORE OPENING THE REGULAR 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 salvage yards, including A&A Pickup & Van, Inc., Apache, Abs 1 Auto Parts, and special exception/special use permits

B. ***PURSUANT TO §551.072*** — *Deliberation regarding the purchase, exchange, lease, or value of real property:*

1. 1001 W Kennedale Pkwy, Fort Worth, TX 76140

C. **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. Consideration of Municipal Judge and Alternate Judge appointments

III. WORK SESSION

A. <u>WORK SESSION REPORTS</u>

1. Discussion, if desired, of 2020-21 Youth Advisory Council (YAC) applicants

   There was no discussion at this time.

2. Discussion, if desired, of issues relating to the Coronavirus (COVID-19) emergency
   There was no discussion at this time.

3. Continued discussion regarding the City Manager's Proposed Fiscal Year 2020-2021

Annual Budget (Program of Services)

City Manager George Campbell stated that staff had not prepared a formal presentation, but had responded via email to questions received from the Council since the last meeting, noting that staff was prepared to answer any further questions or provide additional details.

There was some discussion regarding furloughs, travel and training, part-time positions, the potential of outsourcing EMS service, EDC spending and other potential uses of the sales tax revenue funding it, the effect of different potential tax rates on fund balances, bond rating reviews, the potential of closing the Library facility, the potential to move the Senior Center programming and operation under the Library's staffing, transfers between funds, the portion of the budget that is dedicated to public safety and personnel, the potential to fund fire and EMS apparatus with debt, the effects bond ratings can have on debt rates, and the increase in ad valorem values.

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

Following the Work Session, the Mayor recessed to Executive at 6:40 p.m. The Council returned from the closed session at 6:57 p.m. and took a brief recess before opening the Regular Session. Mayor Johnson disconnected from the meeting following the Executive Session and the remainder of the meeting was chaired by Mayor Pro Tem Sandra Lee.

IV. REGULAR SESSION

Mayor Pro Tem Sandra Lee called the Regular Session to order at 7:06 p.m.

A. ROLL CALL

Participating via VideoConference: Mayor Brian Johnson *(left at 7:00 p.m., following the Work and Executive Sessions)*; Chris Pugh, Place 2; Mayor Pro Tem Lee, Place 3; Linda Rhodes, Place 4; Chad Wandel, Place 5; **Absent**: Josh Altom, Place 1. ***Staff Participating via VideoConference:*** *City Manager George Campbell, City Secretary and Communications Coordinator Leslie E. Galloway, City Attorney Drew Larkin, Finance Director Lakeita Sutton, Public Works Director Larry Hoover, Acting Fire Chief Brian King, Police Chief Tommy Williams, Library Director Amanda King, Director of Human Resources and Administrative Services Danielle Clarke, Director of Planning and Economic Development Melissa Dailey, Financial Analyst Debby Scott, Planner Meghan Riddlespurger, Administrative Assistant Rosie Ericson*

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

The invocation and pledges were not carried out due to the meeting being held remotely.

C. VISITOR AND CITIZEN FORUM

There were no requests to speak at this time.

D. REPORTS AND ANNOUNCEMENTS

1. Updates from the City Council

- **Josh Altom, Place 1**, was not present.
- **Chris Pugh, Place 2**, had no announcements at this time.
- **Mayor Pro Tem Sandra Lee, Place 3**, had no announcements at this time.

- **Linda Rhodes, Place 4**, thanked staff for reopening the YAC application process, noting that three more applications were received.
- **Chad Wandel, Place 5**, announced that by volunteering for 4 hours at the Tarrant Area Food Bank, our local food pantries would receive additional donations.

2. Updates from the Mayor

   Library Director Amanda King recognized the top readers from Summer Reading Club.

3. Updates from the City Manager

   City Manager George Campbell had no updates at this time.

4. Financial Reports for the City and the EDC

   There was no discussion at this time.

E. <u>CONSENT AGENDA</u>

1. Approval of the minutes from the July 14, 2020 special meeting

2. Approval of the minutes from the July 21, 2020 regular meeting

3. Appointments to the 2020-21 Youth Advisory Council (YAC)

4. Consider authorizing the Mayor to sign an Interlocal Agreement with the Fort Worth Transportation Authority ("Trinity Metro") for Administrative Cost Funding for Section 5310 Program

5. Discuss and consider approval of bid award for health, dental, life and accidental death and dismemberment (AD&D), and voluntary life insurances and authorize the City Manager to sign the agreements

6. Consider authorizing the City Manager to enter into a 4-year agreement with HALFF Associates in the amount of $32,000 for professional engineering services related to the preparation of annual reports required by the TCEQ Phase II Municipal Separate Storm Sewer System (MS4) program

   Motion Approve. **Action** Approve the Consent Agenda with the corrected July 21 minutes, **Moved By** Rhodes, **Seconded By** Pugh. **Motion passed unanimously.**

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

1. Consider approval of Ordinance 698, appointing a Municipal Judge and Alternate Judges; and authorizing the Mayor to sign contracts for each

   Motion Postpone. **Action** Postpone appointing a Municipal Judge and Alternate Judges, **Moved By** Pugh, **Seconded By** Rhodes. **Motion passed unanimously.**

G. <u>PUBLIC HEARINGS</u>

1. **Case #PZ 20-03** — Conduct a public hearing and consider an Ordinance regarding a

request by William Franks for a rezoning from "C1" Commercial to "R3" Residential for approximately 0.5 acres located at 612 N. Little School Road, Block 4, Lots 1A and 2A, Hilldale Addition, City of Kennedale, Tarrant County, Texas

Director of Planning and Economic Development Melissa Dailey gave an overview of the surrounding uses, current use of the land, requirements of C1 zoning, and designation of the property according to the future land use plan (NV). She added that staff recommended approval and that the Planning and Zoning (P&Z) Commission also unanimously recommended approval.

Mayor Pro Tem Lee opened the public hearing at 7:17 p.m.

The applicant, **William Franks**, stated that the land was zoned R3 when he purchased it, but that the current zoning of C1 had made the sale of the property impossible thus far.

Mayor Pro Tem Lee closed the public hearing at 7:20 p.m.

Motion Approve. **Action** Approve an Ordinance regarding a request by William Franks for a rezoning from "C1" Commercial to "R3" Residential for approximately 0.5 acres located at 612 N. Little School Road, Block 4, Lots 1A and 2A, Hilldale Addition, City of Kennedale, Tarrant County, Texas, **Moved By** Wandel, **Seconded By** Mayor Pro Tem Lee. **Motion passed unanimously.**

2. **CASE #PZ 20-06** — Hold a Public Hearing and consider an Ordinance regarding the creation of a new (TH) Townhome zoning district and regulating purpose, form and character, building form standards, siting, elements, parking, loading facilities, landscaping, streets and streetscape, and amending the following UDC sections to provide for (TH) regulations: Section 2.2 "Zoning Districts"; Section 3.1 "Purpose"; Table 3.2 "Schedule of Uses: Agricultural and Residential Districts"; Table 3.3 "Spatial Requirements"; Section 10.9 C.1. "Dwellings per Lot"; Section 11.2.B.3, Building Materials"; Section 11.30. "Residential Sales"; Section 11.36.D.3, regarding distance from sexually oriented businesses; Section 12.8.A.4., "Required Off-Street Parking"; Table 13.6, "Buffer Area Landscape Requirements"

   Director of Planning and Economic Development Melissa Dailey stated that this new zoning category would be specific to Townhomes, which are individual parcels for each unit (which is different from a duplex, condo, or an apartment). She noted that, with Townhomes, an individual typically owns their individual building and lot. In response to a question from Councilmember Rhodes, Dailey stated that there was no maximum number of units per acre as it was form-based code.

   Mayor Pro Tem Lee opened the public hearing at 7:28 p.m. There were no requests to speak and the hearing was closed.

   Motion Approve. **Action** Approve an Ordinance regarding the creation of a new (TH) Townhome zoning district and regulating purpose, form and character, building form standards, siting, elements, parking, loading facilities, landscaping, streets and streetscape, and amending the following UDC sections to provide for (TH) regulations: Section 2.2 "Zoning Districts"; Section 3.1 "Purpose"; Table 3.2 "Schedule of Uses: Agricultural and Residential Districts"; Table 3.3 "Spatial Requirements"; Section 10.9

C.1. “Dwellings per Lot”; Section 11.2.B.3, Building Materials”; Section 11.30. “Residential Sales”; Section 11.36.D.3, regarding distance from sexually oriented businesses; Section 12.8.A.4., “Required Off-Street Parking”; Table 13.6, “Buffer Area Landscape Requirements”, **Moved By** Pugh, **Seconded By** Mayor Pro Tem Lee. **Motion passed 3-1**, with Rhodes voting against.

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** Rhodes, **Seconded By** Wandel. **Motion passed unanimously.**

Mayor Pro Tem Sandra Lee adjourned the meeting at 7:32 p.m.

APPROVED:

BRIAN JOHNSON, MAYOR

ATTEST:

LESLIE E. GALLOWAY, CITY SECRETARY

CITY OF KENNEDALE
SEAL
TARRANT COUNTY, TEXAS