

**KENNEDALE CITY COUNCIL AGENDA
REGULAR MEETING VIA VIDEOCONFERENCE
FEBRUARY 16, 2021 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

*The public may join this meeting via the information provided above. Please leave yourself on mute unless you are called upon by the Mayor and are actively speaking. Toggle between mute and unmute by pressing *6 on your keypad. **Anyone wishing to address the Mayor and City Council regarding any item on this agenda may do so as the item is considered.** If you would like to speak, please indicate as much by pressing *9 on your telephone keypad or the "Raise Hand" button under the "Participants" tab on your computer or smart device. If you have joined via telephone only, the Mayor may call upon you using the last four digits of your phone number. If you have joined by browser or app, ensure that you enter your name as you would like to be recognized. Speakers should begin by stating their name and address, will be allotted three (3) minutes, should limit their comments to the current item, and should address the Council as a whole, rather than individual Councilmembers or staff.*

II. WORK SESSION

A. WORK SESSION REPORTS

1. Receive a report, hold a discussion, and provide staff direction regarding capital projects to submit to Tarrant County for inclusion in a proposed County bond authorization election in November, 2021 and/or to include in a local bond election in November, 2021 and/or to fund through the issuance of Certificates of Obligation

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

III. EXECUTIVE SESSION

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any agenda item as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney).

IV. REGULAR SESSION

A. ROLL CALL

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

C. VISITOR AND CITIZEN FORUM

At this time, any person may address the City Council about items not on the agenda. The rules and procedures for addressing the Council during a remote meeting are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Council considers that item.

D. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Mayor and Council may give or receive reports regarding items of community interest, including, but not limited to, recognition of officials, citizens, staff, or departments; information regarding holiday schedules; and upcoming or attended events.

1. Updates from the City Council
2. Updates from the Mayor
3. Updates from the City Manager
4. Financial Reports for the City
5. Schedule of Investment Activity for quarter ending December 31, 2020

E. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. Approval of the minutes from the January 19, 2021 regular meeting

F. ITEMS FOR INDIVIDUAL CONSIDERATION

G. PUBLIC HEARINGS

1. **CASE #PZ 21-03** — Conduct a public hearing and consider an Ordinance, regarding a request by Mark Watson for a rezoning from "R3" Residential to "C-2" Commercial for approximately 4 acres located at 731 E Kennedale Parkway, Lot 15 (Bal 15), 15A, 16 (Bal 16), 16C and 16D, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas
2. **CASE #PZ 21-04** — Conduct a public hearing and consider a request by Steve Smitherman for a replat of 421 W 5th Street, Lot 5 and part of closed alley and street, and 425 W 5th Street, Lots 6 through 10 and E 18' of 11, 1980 Oakmont 14x16 ID#, City of Kennedale Addition, City of Kennedale, Tarrant County, Texas

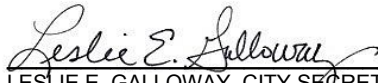
H. TAKE ACTION NECESSARY, PURSUANT TO EXECUTIVE SESSION, IF NEEDED

V. ADJOURNMENT

Pursuant to the March 16, 2020 Proclamation issued by Governor Abbott suspending various provisions of Chapter 551, VTCA, Government Code, this meeting will not allow for attendance in-person by the public. However, the public may join this meeting via VideoConference and/or TeleConference, in compliance with the Texas Open Meetings Act and under provisions provided by the Governor in conjunction with the Declaration of Disaster enacted March 13, 2020. Virtual meetings are aimed at advancing social distancing by limiting in-person interaction to slow the spread of COVID-19. If you should have questions, please contact the City Secretary at 817-985-2104 or citysecretary@cityofkennedale.com.

CERTIFICATION

I DO HEREBY CERTIFY THAT THE FEBRUARY 16, 2021 KENNEDALE CITY COUNCIL AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.


LESLIE E. GALLOWAY, CITY SECRETARY

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting by calling 817-985-2104 or (TTY) 1-800-735-2989.

CREATED 7/31/2020 10:52 AM

POSTED _____ (DATE) _____ (TIME)

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: WORK SESSION ITEM II.A.1.

SUBJECT

Receive a report, hold a discussion, and provide staff direction regarding capital projects to submit to Tarrant County for inclusion in a proposed County bond authorization election in November, 2021 and/or to include in a local bond election in November, 2021 and/or to fund through the issuance of Certificates of Obligation

ORIGINATED BY

George Campbell, City Manager

SUMMARY

The City Council has had numerous discussions regarding capital improvement needs, funding options, and the prioritization of those projects identified. Attached to this staff report is a copy of the CIP projects as discussed during the Work Session of the May 19, 2020 Regular Meeting.

The list includes a description of each project and estimated costs – broken down into the three elements of engineering design, right-of-way acquisition, and construction as appropriate for each project. It also projects the year in which each element might be funded depending on various needs and funding availability. The list is provided here as a basis for our Work Session discussion and staff will provide explanation as to changes to the proposed program that may need to be considered since last discussed by Council.

As Council members may be aware, the Tarrant County Commissioners Court has announced their plan to call a transportation bond election for November 2021 and has invited Cities in the County to submit projects for consideration of inclusion in their proposed \$400 Million program. The City Council has also indicated interest and consideration of a local General Obligation (GO) bond election for certain needed capital projects.

The primary purpose for this Work Session item is to consider which capital projects the Council would direct staff to submit to Tarrant County for their bond election consideration; which, if any, projects might be included for a City bond election in November; and to reaffirm or modify projects to be funded through the issuance of Certificates of Obligation (CO) over the next couple of years.

Staff will present recommendations for Council's consideration and direction.

RECOMMENDATION

ATTACHMENTS

1.	Capital Projects List_2020 - ALL PROJECTS	Capital Projects List_2020 - ALL PROJECTS.pdf
2.	Capital Projects List_2020 - CO PROJECTS	Capital Projects List_2020 - CO PROJECTS.pdf
3.	Capital Projects List_2020 - GO PROJECTS	Capital Projects List_2020 - GO PROJECTS.pdf
4.	Capital Projects List_2020 - FUTURE CONSIDERATION	Capital Projects List_2020 - FUTURE CONSIDERATION.pdf

ALL PROJECTS SUMMARY	YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)
TOTALS BY YEAR (ALL PROJECTS)	\$ 10,893,775	\$ 7,464,505	\$ 29,037,052	\$ 24,572,658	\$ 18,278,802
TOTAL YEARS 1 THROUGH 5					\$ 90,246,792

ALL PROJECTS BY DEPARTMENT	YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
PUBLIC SAFETY							
Police / Fire Facility							
DESIGN/ENGINEERING							
ROW ACQUISITION							
CONSTRUCTION			\$ 9,000,000			GO	
Fire Training Tower							
DESIGN/ENGINEERING							
ROW ACQUISITION							
CONSTRUCTION			\$ 825,000			O / GO	
Driver Training Facility							
DESIGN/ENGINEERING							
ROW ACQUISITION							
CONSTRUCTION			\$ 675,000			O / GO	
Firing Range							
DESIGN/ENGINEERING							
ROW ACQUISITION							
CONSTRUCTION			\$ 1,000,000			O / GO	
Evidence Storage Building			\$ 2,000,000			O / GO	
Flare Storage Building			\$ 45,000			O / GO	
Parking Canopies			\$ 120,000			O / GO	
Soft Costs: Surveying, Permitting, Fees, IT System, Contingency			\$ 967,750			O / GO	
TOTAL PUBLIC SAFETY	\$ -	\$ -	\$ 14,632,750	\$ -	\$ -		

LEGEND & FOOTNOTES

FUNDING MECHANISMS: CO = CERTIFICATES OF OBLIGATION; GO = GENERAL OBLIGATION BONDS; O = OTHER

PROJECTS SHADED IN BLUE = RECOMMENDED FOR FUNDING VIA \$14M IN CO ISSUANCE (NO TAX INCREASE) OVER THE NEXT FIVE YEARS (SEE NEXT TAB / PDF)

PROJECTS SHADED IN GRAY = RECOMMENDED FOR FUNDING VIA A POTENTIAL BOND ELECTION (GO ISSUANCE; SEE THIRD TAB / PDF)

NON-SHADED PROJECTS = NOT INCLUDED IN ANY POTENTIAL DEBT ISSUANCE, HAVE FUNDING FROM OTHER SOURCES, OR COULD BE SWITCHED OUT / SUBSTITUTED TO BE INCLUDED IN THE \$14M OR A POTENTIAL BOND ELECTION

ALL PROJECTS BY DEPARTMENT

YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
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STREETS

Beacon Hill Drainage Improvements						
DESIGN/ENGINEERING (COMPLETED)						
ROW ACQUISITION						
CONSTRUCTION	\$	193,735			CO	
Danny Drive Drainage Improvements						
DESIGN/ENGINEERING						
ROW ACQUISITION						
CONSTRUCTION						
Danny Drive Pavement Improvements (by County)						
DESIGN/ENGINEERING					O / Streets Fund	
ROW ACQUISITION						
CONSTRUCTION	\$	143,000			O / Streets Fund	
Valley Lane (Erosion and Engineering)						
DESIGN/ENGINEERING	\$	300,000			CO	
ROW ACQUISITION						
CONSTRUCTION			\$	1,000,000	CO	
Peggy Lane						
DESIGN/ENGINEERING	\$	103,700			O / 2019 TAX NOTES	
ROW ACQUISITION						
CONSTRUCTION			\$	397,656	CO	
Trent Street Improvements						
DESIGN/ENGINEERING (In Progress)	\$	59,400			O / 2019 TAX NOTES	
ROW ACQUISITION						
CONSTRUCTION	\$	193,953			CO	
Collett Sublett Road Infrastructure Improvements						
DESIGN/ENGINEERING (In Progress)	\$	87,700			O / 2019 TAX NOTES	
ROW ACQUISITION						
CONSTRUCTION	\$	1,599,600			GO's	
Linda Road Infrastructure (Dick Price to East End)						
DESIGN/ENGINEERING	\$	99,200			O / 2019 TAX NOTES	
ROW ACQUISITION						
CONSTRUCTION			\$	2,042,258	CO	
Extension from existing Linda to New Hope Road (Linda)						
DESIGN/ENGINEERING			\$	1,686,955	CO	
ROW ACQUISITION			\$	643,850	CO	
CONSTRUCTION				\$	3,142,935	GO

(CONTINUED ON NEXT PAGE)

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ALL PROJECTS BY DEPARTMENT

YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
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STREETS (cont.)

Little Road Extension from Kennedale Parkway to New Hope Road						
DESIGN/ENGINEERING	\$ 669,716				CO	
ROW ACQUISITION		\$ 891,500			CO	
CONSTRUCTION			\$ 9,518,513		O / GO / County Bond	
Third Street Water (CDBG)						
DESIGN/ENGINEERING					Water Budget	
ROW ACQUISITION						
CONSTRUCTION	\$ 88,512				Water Budget	
Oak Crest Drive Realignment to Gilman Road (No Quotes To Date)						
DESIGN/ENGINEERING						
ROW ACQUISITION		\$ 1,000,000			O / GO / County Bond	
CONSTRUCTION			\$ 300,000			
Kennedale Sublett Road Realignment at Kennedale Pkwy (No Quotes To Date)						
DESIGN/ENGINEERING	\$ 100,000				CO	
ROW ACQUISITION		\$ 35,000			CO	
CONSTRUCTION		\$ 459,600			CO	
Cloverlane Drive						
DESIGN/ENGINEERING						
ROW ACQUISITION		\$ 3,000			Streets Fund	
CONSTRUCTION			\$ 141,010		Streets Fund	
Winding Creek Erosion / Pennsylvania						
DESIGN/ENGINEERING	\$ 263,767				CO	
ROW ACQUISITION						
CONSTRUCTION		\$ 850,860			CO	
Winding Creek Erosion / Briar Court						
DESIGN/ENGINEERING	\$ 229,744				GO	
ROW ACQUISITION						
CONSTRUCTION		\$ 741,108			GO	
New Hope Road ROW and Reconstruction of Two Lanes						
DESIGN/ENGINEERING		\$ 4,011,407			CO	
ROW ACQUISITION			\$ 9,272,000		O / GO / County Bond	
CONSTRUCTION				\$ 14,893,105	O / GO / County Bond	
Village Street (Two Lanes)						
DESIGN/ENGINEERING		\$ 292,486			O / Future	
ROW ACQUISITION			\$ 688,000		O / Future	
CONSTRUCTION				\$ 1,073,967	O / Future	
TOTAL STREETS	\$ 2,968,800	\$ 4,700,085	\$ 10,518,822	\$ 23,062,458	\$ 15,967,072	

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ALL PROJECTS BY DEPARTMENT	YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
PARKS AND RECREATION							
Concession Restroom, Meeting and Storage Building Design			\$ 525,000			O / GO / Prime Contract	
Grass Football Field for Practice			\$ 460,000			O / GO / Prime Contract	
Grass Football Field with Lights, Scoreboard, and Goal Posts			\$ 657,000			O / GO / Prime Contract	
New Grass Baseball Field			\$ 446,000			O / GO / Prime Contract	
Existing Two Baseball Field Turf Improvements			\$ 175,000			O / GO / Prime Contract	
Splashpad Improvements	\$ 40,000					CO	
Rubber Mulch for All Parks (Price TBD)							
DuraSAFE Rubber Playground Tiles for All Parks (Price TBD)							
Shade Structures Throughout the Park System	\$ 25,000					CO	
Railroad Themed Park Development		\$ 1,500,000				GO	
National Fitness Campaign Installation			\$ 180,000			GO	
Love Property Lease with Option to Buy (No Lease; Property is Being Listed for Sale)							
TOTAL PARKS AND RECREATION	\$ 65,000	\$ 1,500,000	\$ 2,443,000	\$ -	\$ -		

ALL PROJECTS BY DEPARTMENT	YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
LIBRARY							
HVAC System		\$ 60,000				CO	
Library Expansion Phase I	\$ 712,000					GO	
Library Renovation Phase II		\$ 560,000				GO	
TOTAL LIBRARY	\$ 712,000	\$ 620,000	\$ -	\$ -	\$ -		

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WATER AND STORMWATER											
FN W-1 12" Waterline S of I-20 (Gilman Road and Bolen Road)											
DESIGN/ ENGINEERING - Done											
ROW ACQUISITION											
CONSTRUCTION	\$	755,000					O / FUTURE				
Village Creek Sewer Line											
DESIGN/ ENGINEERING	\$	300,000					O / FUTURE				
ROW ACQUISITION											
CONSTRUCTION	\$	700,000					O / FUTURE				
FN W-4 16/20" Waterline (Pump Station 3 to/along Dick Price Road)											
DESIGN/ ENGINEERING					\$	169,520	O / FUTURE				
ROW ACQUISITION											
CONSTRUCTION					\$	1,130,120	O / FUTURE				
FN W-8 12" Waterline on Dick Price Road (Shady Lane to North Road)											
DESIGN/ ENGINEERING					\$	41,730	O / FUTURE				
ROW ACQUISITION											
CONSTRUCTION					\$	278,150	O / FUTURE				
FN W-13 12" AC to 16" Waterline on Dick Price Road (Linda Road to Shady Lane)											
DESIGN/ ENGINEERING					\$	86,550	O / FUTURE				
ROW ACQUISITION											
CONSTRUCTION					\$	576,960	O / FUTURE				
FN W-18 12" Waterline S of I-20 and along Bus. 287											
DESIGN/ ENGINEERING (Completed)							O / 2019 TAX NOTES				
ROW ACQUISITION											
CONSTRUCTION			\$	644,420			O / FUTURE				
FN SS-1 15/18" Interceptor along North Road and Dick Price Road											
DESIGN/ ENGINEERING				\$	188,150		O / FUTURE				
ROW ACQUISITION											
CONSTRUCTION				\$	1,254,330		O / FUTURE				
FN SS-2 Upsize 18" to 21" Interceptor in Basin C-1											
DESIGN/ ENGINEERING					\$	110,440	O / FUTURE				
ROW ACQUISITION											
CONSTRUCTION					\$	736,250	O / FUTURE				
FN SS-3 Upsize 12" to 15" Interceptor in Basin C											
DESIGN/ ENGINEERING					\$	90,290	O / FUTURE				
ROW ACQUISITION											
CONSTRUCTION					\$	601,920	O / FUTURE				
TOTAL WATER & STORMWATER		\$	1,755,000	\$	644,420	\$	1,442,480	\$	1,510,200	\$	2,311,730

LEGEND & FOOTNOTES

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ALL PROJECTS BY DEPARTMENT			YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)	
STREETS IN CRITICAL CONDITION (COUNTY DESIGN-ASPHALT ONLY)										
Eden Road DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	121,020				O / Budget 2021		
Broadway Street DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	215,000				O / Budget 2021		
Gail Drive DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	58,000				O / Budget 2021		
Grapevine Trail DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	66,000				O / Budget 2021		
Industrial Drive DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	61,000				O / Budget 2021		
Mineral Street DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	51,000				O / Budget 2021		
Oak Wood Lane (Concrete) DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	59,648				GO		
			\$	397,656				GO		
Peachtree Court (Concrete) DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	160,009				GO		
			\$	1,066,728				GO		
Shady Creek Drive (Concrete) DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	257,530				GO		
			\$	1,716,864				GO		
Valley Lane DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	197,100				O / Budget 2021		
Woodland Court (Concrete) DESIGN/ ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	125,924				O / Budget 2021		
			\$	839,496				O / Budget 2021		
TOTAL IN CRITICAL CONDITION			\$	5,392,975	\$	-	\$	-	\$	-

**POTENTIAL PROJECTS TO FUND WITH NO
TAX INCREASE OVER THE NEXT FIVE YEARS
(FUNDING SOURCE: CO AND/OR TAX NOTES)**

YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)
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STREETS

Beacon Hill Drainage Improvements CONSTRUCTION	\$ 193,735				
Valley Lane (Engineering Evaluation and Recommendation Only) DESIGN/ENGINEERING	\$ 300,000				
CONSTRUCTION		\$ 1,000,000			
Peggy Lane CONSTRUCTION			\$ 397,656		
Trent Street Improvements CONSTRUCTION	\$ 193,953				
Linda Road Infrastructure Improvements CONSTRUCTION		\$ 2,042,258			
Little Road Extension from Kennedale Parkway to New Hope Road DESIGN/ENGINEERING		\$ 669,716			
Winding Creek Erosion / Pennsylvania DESIGN/ENGINEERING		\$ 263,767			
CONSTRUCTION			\$ 850,860		
New Hope Road ROW and Reconstruction of Two Lanes DESIGN/ENGINEERING			\$ 4,011,407		
Splashpad Improvements	\$ 40,000				
Shade Structures Throughout the Park System	\$ 25,000				
Extension from existing Linda to New Hope Rd (Linda) DESIGN/ENGINEERING			\$ 1,686,955		
ROW ACQUISITION			\$ 643,850		
Kennedale Sublett Road Realignment at Kennedale Parkway (No Quotes To Date) DESIGN/ENGINEERING	\$ 100,000				
ROW ACQUISITION		\$ 35,000			
CONSTRUCTION		\$ 459,600			
Little Road Extension from Kennedale Parkway to New Hope Road ROW ACQUISITION			\$ 891,500		

LIBRARY

HVAC System	\$ 60,000				
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TOTALS BY YEAR	\$ 852,688	\$ 4,530,341	\$ 8,482,228	\$ -	\$ -
TOTAL YEARS 1 THROUGH 5					\$ 13,865,257

POSSIBLE PROJECTS TO FUND WITH A BOND ELECTION (GO)	YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)
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PUBLIC SAFETY

Police / Fire Facility				\$ 9,000,000	
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STREETS

Collett Sublett Road Infrastructure Improvements	\$ 1,599,600				
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Extension from Existing Linda Road to New Hope Road (Linda)				\$ 3,142,935	
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Winding Creek Erosion / Briar Court					
DESIGN/ENGINEERING		\$ 229,744			
ROW ACQUISITION					
CONSTRUCTION			\$ 741,108		

Railroad Themed Park Development		\$ 1,500,000			
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National Fitness Campaign Installation			\$ 180,000		
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LIBRARY

Library Expansion Phase I	\$ 712,000				
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Library Renovation Phase II		\$ 560,000			
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STREETS IN CRITICAL CONDITION (COUNTY DESIGN - ASPHALT ONLY)

Oak Wood Lane (Concrete)					
DESIGN/ ENGINEERING	\$ 59,648				
ROW ACQUISITION					
CONSTRUCTION	\$ 397,656				

Peachtree Court (Concrete)					
DESIGN/ ENGINEERING	\$ 160,009				
ROW ACQUISITION					
CONSTRUCTION	\$ 1,066,728				

Shady Creek Drive (Concrete)					
DESIGN/ ENGINEERING	\$ 257,530				
ROW ACQUISITION					
CONSTRUCTION	\$ 1,716,864				

TOTALS BY YEAR	\$ 5,970,035	\$ 2,289,744	\$ 9,921,108	\$ 3,142,935	\$ -
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TOTAL YEARS 1 THROUGH 5					\$ 21,323,822
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PROJECTS FOR FUTURE CONSIDERATION

YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
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PUBLIC SAFETY

Fire Training Tower			\$	825,000		O / GO
Driver Training Facility			\$	675,000		O / GO
Firing Range			\$	1,000,000		O / GO
Evidence Storage Building			\$	2,000,000		O / GO
Flare Storage Building			\$	45,000		O / GO
Parking Canopies			\$	120,000		O / GO
Soft Costs: Surveying, Permitting, Fees, IT System, Contingency			\$	967,750		O / GO

TOTAL PUBLIC SAFETY	\$	-	\$	-	\$	5,632,750	\$	-	\$	-
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PROJECTS FOR FUTURE CONSIDERATION

YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
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STREETS

Danny Drive Drainage Improvements	no estimate					
Danny Drive Pavement Improvements (by County)	\$	143,000				O / Streets Fund
Peggy Lane DESIGN/ENGINEERING ROW ACQUISITION	\$	103,700				O / 2019 TAX NOTES
Trent Street Road Improvements DESIGN/ENGINEERING (In Progress) ROW ACQUISITION	\$	59,400				O / 2019 TAX NOTES
Collett Sublett Road Infrastructure Improvements DESIGN/ENGINEERING (In Progress) ROW ACQUISITION	\$	87,700				O / 2019 TAX NOTES
Linda Road Infrastructure (Dick Price to East End) DESIGN/ENGINEERING ROW ACQUISITION	\$	99,200				O / 2019 TAX NOTES
Little Road Extension from Kennedale Parkway to New Hope Road CONSTRUCTION				\$	9,518,513	O / GO / County Bond
3rd Street Water (CDBG) DESIGN/ENGINEERING ROW ACQUISITION CONSTRUCTION	\$	88,512				Water Budget Water Budget
Oak Crest Drive Realignment to Gilman Road (No Quotes To Date) DESIGN/ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	1,000,000	\$	300,000 O / GO / County Bond
Cloverlane Drive DESIGN/ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	3,000	\$	141,010 Streets Fund Streets Fund
New Hope Road ROW and Reconstruction of Two Lanes ROW ACQUISITION CONSTRUCTION				\$	9,272,000 \$ 14,893,105	O / GO / County Bond / GO / County Bond
Village Street (Two Lanes) DESIGN/ENGINEERING ROW ACQUISITION CONSTRUCTION			\$	292,486	\$	688,000 \$ 1,073,967 O / Future O / Future O / Future
TOTAL STREETS	\$	581,512	\$	-	\$	1,295,486 \$ 19,919,523 \$ 15,967,072

PROJECTS FOR FUTURE CONSIDERATION	YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
PARKS AND REC							
Concession Restroom, Meeting, and Storage Building Design			\$ 525,000			O / GO / Prime Contract	
Grass Football Field for Practice			\$ 460,000			O / GO / Prime Contract	
Grass Football Field with Lights, Scoreboard and Goal Posts			\$ 657,000			O / GO / Prime Contract	
New Grass Baseball Field			\$ 446,000			O / GO / Prime Contract	
Existing Two Baseball Field Turf Improvements			\$ 175,000			O / GO / Prime Contract	
Rubber Mulch for All Parks (Price TBD)							
DuraSAFE Rubber Playground Tiles for All Parks (Price TBD)							
Love Property Lease with Option to Buy (No lease, property is being listed for sale)							
TOTAL PARKS & REC	\$ -	\$ -	\$ 2,263,000	\$ -	\$ -		

PROJECTS FOR FUTURE CONSIDERATION

YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
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WATER & STORMWATER

FN W-1 12" Waterline S of I-20 (Gilman Road and Bolen Road)						
DESIGN/ ENGINEERING (Completed)						
ROW ACQUISITION						
CONSTRUCTION	\$ 755,000				O / FUTURE	
Village Creek Sewer Line						
DESIGN/ ENGINEERING	\$ 300,000				O / FUTURE	
ROW ACQUISITION						
CONSTRUCTION	\$ 700,000				O / FUTURE	
FN W-4 16/20" Waterline (Pump Station 3 to/along Dick Price Road)						
DESIGN/ ENGINEERING				\$ 169,520	O / FUTURE	
ROW ACQUISITION						
CONSTRUCTION				\$ 1,130,120	O / FUTURE	
FN W-8 12" Waterline on Dick Price Road (Shady Ln to North Rd)						
DESIGN/ ENGINEERING				\$ 41,730	O / FUTURE	
ROW ACQUISITION						
CONSTRUCTION				\$ 278,150	O / FUTURE	
FN W-13 12" AC to 16" Waterline on Dick Price Rd (Linda Rd to Shady Ln)						
DESIGN/ ENGINEERING			\$ 86,550		O / FUTURE	
ROW ACQUISITION						
CONSTRUCTION			\$ 576,960		O / FUTURE	
FN W-18 12" Waterline S of I-20 and along Bus. 287						
DESIGN/ ENGINEERING (Completed)					O / 2019 TAX NOTES	
ROW ACQUISITION						
CONSTRUCTION	\$ 644,420				O / FUTURE	
FN SS-1 15/18" Interceptor along North Road and Dick Price Road						
DESIGN/ ENGINEERING			\$ 188,150		O / FUTURE	
ROW ACQUISITION						
CONSTRUCTION			\$ 1,254,330		O / FUTURE	
FN SS-2 Upsize 18" to 21" Interceptor in Basin C-1						
DESIGN/ ENGINEERING			\$ 110,440		O / FUTURE	
ROW ACQUISITION						
CONSTRUCTION			\$ 736,250		O / FUTURE	
FN SS-3 Upsize 12" to 15" Interceptor in Basin C						
DESIGN/ ENGINEERING				\$ 90,290	O / FUTURE	
ROW ACQUISITION						
CONSTRUCTION				\$ 601,920	O / FUTURE	
TOTAL WATER & STORMWATER	\$ 1,755,000	\$ 644,420	\$ 1,442,480	\$ 1,510,200	\$ 2,311,730	

PROJECTS FOR FUTURE CONSIDERATION	YEAR 1 (2020-2021)	YEAR 2 (2021-2022)	YEAR 3 (2022-2023)	YEAR 4 (2023-2024)	YEAR 5 (2024-2025)	FUNDING MECHANISM	ANNUAL M & O (TBD)
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STREETS IN CRITICAL CONDITION (COUNTY DESIGN-ASPHALT ONLY)

Eden Road	\$	121,020				O / Budget 2021
Broadway Street	\$	215,000				O / Budget 2021
Gail Drive	\$	58,000				O / Budget 2021
Grapevine Trail	\$	66,000				O / Budget 2021
Industrial Drive	\$	61,000				O / Budget 2021
Mineral Street	\$	51,000				O / Budget 2021
Valley Lane	\$	197,100				O / Budget 2021
Woodland Court (Concrete)						
DESIGN/ ENGINEERING	\$	125,924				O / Budget 2021
ROW ACQUISITION						
CONSTRUCTION	\$	839,496				O / Budget 2021

TOTAL IN CRITICAL CONDITION	\$	1,734,540	\$	-	\$	-	\$	-	\$	-
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TOTALS BY YEAR (PROJECTS FOR FUTURE CONSIDERATION)	\$	4,071,052	\$	644,420	\$	10,633,716	\$	21,429,723	\$	18,278,802
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TOTAL YEARS 1 THROUGH 5									\$	55,057,713
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FUNDING MECHANISMS: CO = CERTIFICATES OF OBLIGATION; GO = GENERAL OBLIGATION BONDS; O = OTHER

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.1.

SUBJECT

Updates from the City Council

ORIGINATED BY

George Campbell, City Manager

SUMMARY

Updates and information from each of the Councilmembers, if any.

RECOMMENDATION

ATTACHMENTS

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.2.

SUBJECT

Updates from the Mayor

ORIGINATED BY

George Campbell, City Manager

SUMMARY

Updates and/or Proclamations from Mayor Brian Johnson, if any.

RECOMMENDATION

ATTACHMENTS

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.3.

SUBJECT

Updates from the City Manager

ORIGINATED BY

George Campbell, City Manager

SUMMARY

Updates and information from City Manager George Campbell, if any.

RECOMMENDATION

ATTACHMENTS

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.4.

SUBJECT

Financial Reports for the City

ORIGINATED BY

Lakeita Sutton, Director of Finance and Information Technology

SUMMARY

Please see the attached financial reports for the City (for the month ending 01/31/2021).

Director of Finance and Information Technology Lakeita Sutton will discuss highlights, if any, and be available to answer questions from the Council.

RECOMMENDATION

ATTACHMENTS

1.	2021_1 Monthly Financials	2021_1 Monthly Financials.pdf
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**Revenues & Expenditures - Budget & Actual Summary
FOR THE MONTH ENDED JANUARY 31, 2021**

GENERAL FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 7,314,655	\$ -	\$ 4,807,435	65.7%

GENERAL FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 7,624,096	\$ -	\$ 2,495,216	32.7%

STREETS FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 877,615		\$ 191,746	21.8%

STREETS FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 1,015,670		\$ 248,690	24.5%

WATER/SEWER FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 4,447,316	\$ -	\$ 1,395,264	31.4%

WATER/SEWER FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 4,504,700	\$ -	\$ 1,148,993	25.5%

STORMWATER FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 323,152	\$ -	\$ 88,633	27.4%

STORMWATER FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 561,929	\$ -	\$ 32,016	5.7%

GENERAL FUND
FOR THE MONTH ENDED JANUARY 31, 2021
FY 2020-21 WITH PRIOR YEAR COMPARISON

33.3%

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR														
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL											
	FY 2020-2021		M-T-D	Y-T-D	Y-T-D	FY 2020-2021		FY 2019-2020		FY 2019-2020											
	Adopted Budget	Amended Budget			% Budget	Jan-21	% Budget	Original Budget	Amended Budget	M-T-D Jan-20	Y-T-D Jan-20	Y-T-D % Budget									
REVENUES																					
Property Taxes	\$	4,629,418		\$	981,303	\$	4,128,516	89.2%	\$	1,543,139	33.3%	\$	4,210,532	\$	4,210,532	\$	1,070,349	\$	3,748,863	89.0%	
Sales / Beverage Tax		1,438,404			147,719		293,039	20.4%		479,468	33.3%		1,402,458	1,369,909		108,400		255,459	18.6%		
Grants / Contributions		65,000			-		42,747	65.8%		21,667	33.3%		85,100	147,445		-		22,653	15.4%		
Licenses / Permits		191,605			68,735		94,785	49.5%		63,868	33.3%		175,070	153,360		18,119		115,400	75.2%		
Fines / Fees		106,718			4,536		14,057	13.2%		35,573	33.3%		179,700	105,300		12,121		37,906	36.0%		
Charge for Services		205,500			16,049		71,827	35.0%		68,500	33.3%		181,225	193,225		23,010		66,970	34.7%		
Investment Earnings		24,017			275		861	3.6%		8,006	33.3%		24,017	24,017		4,627		11,426	47.6%		
Miscellaneous Income		5,250			2,552		4,181	79.6%		1,750	33.3%		5,500	5,500		235		1,436	26.1%		
Intergovernmental		647,243			39,341		157,422	24.3%		215,748	33.3%		652,475	652,475		68,879		190,747	29.2%		
Surplus / Sales Rentals		1,500			-		-	0.0%		500	33.3%		3,500	3,500		750		1,013	28.9%		
Total Revenues	\$	7,314,655	\$	-	\$	1,260,510	\$	4,807,435	65.7%	\$	2,438,218	33.3%	\$	6,919,577	\$	6,865,263	\$	1,306,490	\$	4,451,873	64.8%
EXPENDITURES																					
City Manager	\$	316,473			\$	23,295	\$	93,892	29.7%	\$	105,491	33.3%	\$	323,076	\$	323,076	\$	34,677	\$	106,508	33.0%
Mayor and City Council		140,525				10,643		14,206	10.1%		46,842	33.3%		186,444	186,444		11,858		43,830	23.5%	
City Secretary		175,454				7,772		43,941	25.0%		58,485	33.3%		179,811	178,540		12,218		49,097	27.5%	
Municipal Court		98,215				6,902		29,523	30.1%		32,738	33.3%		112,701	111,868		11,296		37,787	33.8%	
Human Resources		125,229				8,756		35,646	28.5%		41,743	33.3%		132,128	132,129		15,710		38,013	28.8%	
Finance		438,148				61,900		154,874	35.3%		146,049	33.3%		393,017	389,826		68,188		125,336	32.2%	
Police		2,660,845				246,872		884,431	33.2%		886,948	33.3%		2,563,035	2,499,599		321,708		890,279	35.6%	
Police SRO		178,016				11,787		50,591	28.4%		59,339	33.3%		156,513	156,513		20,077		58,762	37.5%	
Fire		2,208,977				144,888		598,234	27.1%		736,326	33.3%		2,386,910	2,203,129		253,991		673,359	30.6%	
Community Development		387,924				34,197		115,820	29.9%		129,308	33.3%		465,735	438,146		57,235		158,712	36.2%	
Senior Citizen Center		38,376				627		4,003	10.4%		12,792	33.3%		63,376	63,376		4,701		15,922	25.1%	
Library		275,755				15,869		72,926	26.4%		91,918	33.3%		305,042	275,895		24,713		85,645	31.0%	
Non-Departmental		580,159				17,250		397,129	68.5%		193,386	33.3%		514,734	564,058		14,132		241,763	42.9%	
Total Expenditures	\$	7,624,096	\$	-	\$	590,758	\$	2,495,216	32.7%	\$	2,541,365	33.3%	\$	7,782,522	\$	7,522,599	\$	850,504	\$	2,525,013	33.6%
Total Revenues Over (Under) Exp	\$	(309,441)	\$	-	\$	669,752	\$	2,312,219		\$	(103,147)		\$	(862,944)	\$	(657,336)	\$	455,986	\$	1,926,860	
Other Financing Sources (Uses):																					
Non-cash Transactions:																					
Capital lease proceeds																					
Capital expenditures																					
Transfers In (Out):																					
Net Change in Fund Balance	\$	(309,441)				\$	2,312,219						\$	(862,944)	\$	(657,336)					
Total Unassigned Fund Balance - BOY		940,257					940,257						1,480,503	1,597,593							
Ending Fund Balance Sept. 30	\$	630,816				\$	3,252,476						\$	617,559	\$	940,257					
Less: Commitments for Specific Use							-														
Less: Assigned for Specific Use							-														
Ending Fund Balance - Unassigned	\$	630,816				\$	3,252,476						\$	617,559	\$	940,257					
AVERAGE DAILY EXPENDITURES		20,888					6,836							21,322		20,610					
NUMBER OF DAYS IN RESERVE		30					476						29		46						
FUND BALANCE AS A % OF EXPENDITURES		8.3%					130.35%						7.94%		12.50%						

STREETS FUND
FOR THE MONTH ENDED JANUARY 31, 2021
FY 2020-21 WITH PRIOR YEAR COMPARISON

33.3%

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR					
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL		
	FY 2020-2021		M-T-D	Y-T-D	Y-T-D	FY 2020-2021		FY 2019-2020		FY 2019-2020		
	Original Budget	Amended Budget			% Budget		% Budget	Original Budget	Amended Budget	M-T-D Jan-20	Y-T-D Jan-20	Y-T-D % Budget
REVENUES												
Frachise Fees Telephone	\$ 36,256		\$ 207	\$ 807	2.2%	\$ 12,085.33	33.3%	\$ 36,622	\$ 36,622	\$ 397	\$ 996	3%
Frachise Fees Garbage	68,607		4,393	10,651		22869.00	33.3%	69,300	69,300	9,351	21,704	
Franchise Fees Gas	64,469					21489.67	33.3%	65,120	65,120			
Franchise Fees Electricity	312,427		-	72,301		104142.33	33.3%	315,583	315,583	-	78,898	
Franchise Fees Cable	53,906					17968.67	33.3%	54,450	54,450	7,867	7,867	
Franchise Fees Water Sew	311,312		25,942	103,771	33.3%	103770.67	33.3%	267,106	267,106	22,258	89,235	33%
Investment Income	6,930		11	66	1.0%	2310.00	33.3%	7,000	7,000	-	-	0%
TexDot Connecting Kennedale										468	1,924	
Misc. Income			-	310								
Admin Charge - Stormwater	19,995					6665.00	33.3%	19,995	19,995			
Park Pavilion Rental	3,663					1221.00	33.3%	3,700	3,700	140	380	10%
Ballfield Rental	50					16.67	33.3%	50	50			
Sale of Parts/Assets			-	3,840		-						
Transfer In Park Dedication						-						
Transfer In TIF Fund						-						
Transfer In Donation Fund						-						
Total Revenues	\$ 877,615	\$ -	\$ 30,553	\$ 191,746	21.8%	\$ 292,538	33.3%	\$ 838,926	\$ 838,926	\$ 40,481	\$ 201,004	24%
EXPENDITURES												
Street Maintenance	\$ 868,448		\$ 47,053	\$ 234,678	27.0%	\$ 289,482.67	33.3%	\$ 850,176	\$ 849,397	\$ 70,187	\$ 229,911	27%
Park Maintenance	122,920		1,686	14,012	11.4%	40,973	33.3%	122,920	122,920	9,545	19,562	16%
Capital Projects	24,302					8,101	33.3%	79,057	79,058			
Total Expenditures	\$ 1,015,670	\$ -	\$ 48,739	\$ 248,690	24.5%	\$ 338,557	33.3%	\$ 1,052,153	\$ 1,051,375	\$ 79,732	\$ 249,473	24%
Total Revenues Over (Under) Exp	\$ (138,055)	\$ -	\$ (18,186)	\$ (56,944)		\$ (46,018)		\$ (213,227)	\$ (212,449)	\$ (39,251)	\$ (48,469)	
Other Funding Sources (Uses):												
Non-Cash Transactions:												
Capital Lease Proceeds	-											
Capital Expenditures	-											
Transfers In (Out):												
Debt Service Payments	-											
Net Change in Fund Balance	\$ (138,055)	\$ -		\$ (56,944)				\$ (213,227)	\$ (212,449)			
Total Unassigned Fund Balance - BOY	341,246			341,246				345,652	553,695			
Ending Fund Balance Sept. 30	\$ 203,191	\$ -		\$ 284,302				\$ 132,425	\$ 341,246			
Less: Commitments for Specific Use				-								
Less: Assigned for Specific Use				-								
Ending Fund Balance - Unassigned	\$ 203,191	\$ -		\$ 284,302				\$ 132,425	\$ 341,246			
AVERAGE DAILY EXPENDITURES	2,226	-		(98)				2,520	1,946			
NUMBER OF DAYS IN RESERVE	91			(2,914)				53	175			
FUND BALANCE AS A % OF EXPENDITURES	20.0%			114.3%				12.6%	32.5%			

WATER & SEWER FUND
FOR THE MONTH ENDED JANUARY 31, 2021
FY 2020-21 WITH PRIOR YEAR COMPARISON

33.3%

	CURRENT FISCAL YEAR						PRIOR FISCAL YEAR														
	BUDGET		ACTUAL			PROJECTED		BUDGET		FY ACTUAL											
	FY 2020-2021		M-T-D	Y-T-D	Y-T-D % Budget	FY 2020-2021		FY 2019-2020		FY 2019-2020											
	Original Budget	Amended Budget					% Budget	Original Budget	Amended Budget	M-T-D Jan-20	Y-T-D Jan-20	Y-T-D % Budget									
REVENUES																					
Water Service	\$	2,128,290		\$	169,859	\$	721,348	33.9%	\$	709,430.00	33.3%	\$	1,941,782	\$	1,941,782	\$	139,796	\$	658,873	34%	
Sewer Service		1,700,194			130,465		548,643	32.3%		566,731	33.3%		1,669,203		1,669,203		138,285		550,173	33%	
Sewer Surcharge		2,705								902	33.3%		11,978		11,978		-		1,990	17%	
Penalties		13,231								4,410	33.3%		50,873		14,450		-		9,729	67%	
Administrative Fees		3,762			60		459	12.2%		1,254	33.3%		15,150		4,500		-		2,680	60%	
Water Tap Fees		2,856			-		4,000			952	33.3%		5,050		5,050		-		1,575		
Meter Purchase / Install		3,645			6,471		9,504			1,215	33.3%		11,933		11,933		-		546	5%	
Sewer Tap Fees		1,768								589	33.3%		5,050		5,050		-		875		
Engineer Review Fees		6,120			1,000		2,000			2,040	33.3%		6,924		6,924		-		2,500	36%	
Sanitation Billing Fees		15,507			-		1,431			5,169	33.3%		16,798		16,798		3,257		4,886	29%	
Other Fees Water / Sewer		1,984			75		75			661	33.3%		10,423		10,423		-		1,445	14%	
Sales Tax		139			12		46	33.1%		46	33.3%		101		101		11		46	46%	
Arlington Operator Cost		354,500			44,451		44,451			118,167	33.3%				300,874		26,472		125,072		
Investment Income		19,179			137		698	3.6%		6,393	33.3%		37,814		37,814		2,287		10,138		
Miscellaneous Income		4,911			-		101			1,637	33.3%		31,718		31,718		84		84		
Cash Over/Under													-								
Sale of Parts/Assets		1,000								333	33.3%		1,010		37,750						
Transfer In - Water Impact Fund					-		-						152,524		152,525						
Transfer In - Sewer Impact Fund													60,000		35,000						
Transfer In - Roadway Impact Fund		187,525			15,627		62,508	33.3%		62,508	33.3%										
Total Revenues	\$	4,447,316	\$	-	\$	368,157	\$	1,395,264	31.4%	\$	1,482,439	33.3%	\$	4,028,331	\$	4,293,873	\$	310,192	\$	1,370,612	32%
EXPENDITURES																					
Utility Billing	\$	1,460,295			\$	16,349	\$	271,418	18.6%	\$	486,765.00	33.3%	\$	1,518,390	\$	1,719,049	\$	128,809	\$	484,845	28%
Operations		1,375,369			87,735		622,364	45.3%		458,456	33.3%		1,385,154		1,522,435		114,457		638,458	42%	
Debt Service		358,559								119,520	33.3%		354,505		354,505						
Capital Projects		600,000			-		6,210			200,000	33.3%		415,000		415,000		-		103,042		
Non-Departmental		710,477			57,076		249,001	35.0%		236,826	33.3%		677,889		677,889		55,077		230,470	34%	
Total Expenditures	\$	4,504,700	\$	-	\$	161,160	\$	1,148,993	25.5%		1,501,567	33.3%	\$	4,350,938	\$	4,688,878	\$	298,343	\$	1,456,815	31%
Total Revenues Over (Under) Exp	\$	(57,384)	\$	-	\$	206,997	\$	246,271		\$	(19,128)		\$	(322,607)	\$	(395,005)	\$	11,849	\$	(86,203)	
Other Funding Sources (Uses):																					
Debt Service - Bond Payments																					
Non-Cash Transactions:																					
Capital Lease Proceeds																					
Capital expenditures																					
Net Change in Fund Balance	\$	(57,384)	\$	-			\$	246,271					\$	(322,607)	\$	(395,005)					
Total Unrestricted Fund Balance - BOY		2,076,297						2,076,297						1,682,545		2,471,302					
Total Fund Balance - EOY	\$	2,018,913	\$	-			\$	2,322,568		\$	-		\$	1,359,938	\$	2,076,297					
Less: Commitments for Specific Use								-		-											
Less: Assigned for Specific Use								-		-			-								
Ending Fund Balance - Unrestricted	\$	2,018,913	\$	-			\$	2,322,568		\$	-		\$	1,359,938	\$	2,076,297					
AVERAGE DAILY EXPENDITURES		157		-			(675)							884		1,082					
NUMBER OF DAYS IN RESERVE		12,842					(3,442)							1,539		1,919					
FUND BALANCE AS A % OF EXPENDITURES		44.8%					202%							31%		44%					

STORMWATER FUND
FOR THE MONTH ENDED JANUARY 31, 2021
FY 2020-21 WITH PRIOR YEAR COMPARISON

33.3%

	CURRENT FISCAL YEAR						
	BUDGET		ACTUAL			FY PROJECTED	
	FY 2020-2021		M-T-D	Y-T-D	Y-T-D	FY 2020-2021	
	Original Budget	Amended Budget			% Budget	Jan-21	% Budget
REVENUES							
Penalties	\$ 1,200					\$ 400	33.3%
Grant Revenue							
Drainage Fees	320,952		22,201	88,527	27.6%	106,984	33.3%
Investment Income	1,000		20	106	10.6%	333	33.3%
Miscellaneous Income							
Total Revenues	\$ 323,152	\$ -	\$ 22,221	\$ 88,633	27.4%	\$ 107,717	33.3%
EXPENDITURES							
Stormwater Utility	561,929		\$ 3,444	\$ 32,016	5.7%	\$ 187,310	33.3%
Total Expenditures	\$ 561,929	\$ -	\$ 3,444	\$ 32,016	5.7%	\$ 187,310	33.3%
Total Revenues Over (Under) Exp	\$ (238,777)	\$ -	\$ 18,777	\$ 56,617		\$ (79,592)	
Other Financing Sources (Uses):							
Capital Grant Contributions	-	-	-	-			
Net Change in Fund Balance	\$ (238,777)	\$ -		\$ 56,617			
Total Unrestricted Fund Balance - BOY	(151,838)			(151,838)			
Total Fund Balance - EOY	\$ (390,615)	\$ -		\$ (95,221)			
Less: Commitments for Specific Use	-	-		-		-	
Ending Fund Balance - Unrestricted	\$ (390,615)	\$ -		\$ (95,221)			

PRIOR FISCAL YEAR				
BUDGET		FY ACTUAL		
FY 2019-2020		FY 2019-2020		
Original Budget	Final Budget	M-T-D Jan-20	Y-T-D Jan-20	Y-T-D % Budget
\$ 3,200	\$ 3,200	\$ -	\$ 402	12.6%
-				
297,200	265,000	19,673	83,741	31.6%
500	500	106	341	68.2%
-				
\$ 300,900	\$ 268,700	\$ 19,779	\$ 84,484	31%
585,316	\$ 619,316	\$ 1,189	\$ 22,172	3.6%
\$ 585,316	\$ 619,316	\$ 1,189	\$ 22,172	4%
\$ (284,416)	\$ (350,616)	\$ 18,590	\$ 62,312	
-	-	-	-	
\$ (284,416)	\$ (350,616)			
	\$ 198,778			
	\$ (151,838)			
-	-			
\$ -	\$ (151,838)			

**OTHER FUNDS: MONTHLY FINANCIALS
FOR THE MONTH ENDED JANUARY 31, 2021**

FUND		FUND NAME		BUDGET			Y-T-D ACTUAL																
				Revenues	Expenditures	Change in Fund Balances	Fund Balance Beginning of Year	Fund Balance End of Year	Revenues	% Budget	Expenditures	% Budget	Change in Fund Balances	Fund Balance Beginning of Year	Y-T-D Fund Balance Projection								
DEBT SERVICE FUND																							
2	Debt Service Fund	\$	1,644,815	\$	1,538,873	\$	105,942	\$	573,006	\$	678,948	\$	1,355,549	82%	\$	324,968	21%	\$	1,030,581	\$	573,006	\$	1,603,587
OTHER GENERAL FUNDS																							
5	Capital Replacement Fund	\$	98,402	\$	180,414	\$	(82,012)	\$	150,817	\$	68,805	\$	1,820	2%	\$	61,247	34%	\$	(59,427)	\$	150,817	\$	91,390
12	Court Security Fund		2,300		-		2,300		23,864		26,164		372	16%		-	0%		372		23,864		24,236
16	Court Technology Fund		1,320		875		445		15,886		16,331		341	26%		-	0%		341		15,886		16,227
18	Juvenile Case Manager Fund		2,150		-		2,150		(10,367)		(8,217)		138	6%		-	0%		138		(10,367)		(10,229)
21	TIF 1 (New Hope Rd) Fund		162,734		-		162,734		(393,825)		(231,091)		99	0%		-	0%		99		(393,825)		(393,726)
34	Lease Fund		1,740		1,650		90		2,012		2,102		1,699	98%		-			1,699		2,012		3,711
83	Tree Reforestation Fund		500		-		500		70,923		71,423		23	5%		-	34%		23		70,923		70,946
		\$	269,146	\$	182,939	\$	86,207	\$	(140,690)	\$	(54,483)	\$	4,492		\$	61,247		\$	(56,755)	\$	(140,690)	\$	(197,445)
CAPITAL FUNDS																							
4	Capital Projects Fund	\$	83,250	\$	103,157	\$	(19,907)	\$	(58,700)	\$	(78,607)	\$	30,266	36%	\$	-	0%	\$	30,266	\$	(58,700)	\$	(28,434)
13	Capital Bond Fund		6,008,000		2,991,176		3,016,824		1,187,265		4,204,089		754	0%		17,218	1%		(16,464)		1,187,265	\$	1,170,801
14	Park Dedication Fund		800		170		630		54,885		55,515		135,387	16923%		100	59%		135,287		54,885	\$	190,172
32	Library Building Fund		160		-		160		(2,489)		(2,329)		159	99%		-			159		(2,489)	\$	(2,330)
45	Roadway Impact Fee Fund		15,000		197,525		(182,525)		489,910		307,385		162,888	1086%		62,508	32%		100,380		489,910	\$	590,290
61	Water Impact Fee Fund		54,238		-		54,238		(165,667)		(111,429)		50,528	1		-			50,528		(165,667)		(115,139)
62	Sewer Impact Fee Fund		18,505		-		18,505		20,306		38,811		25,202	136%		-			25,202		20,306		45,508
		\$	6,179,953	\$	3,292,028	\$	2,887,925	\$	1,525,510	\$	4,413,435	\$	405,184		\$	79,826		\$	13,802	\$	1,128,565	\$	1,142,367
EDC 4B FUNDS																							
15	EDC 4B Fund	\$	723,940	\$	607,014	\$	116,926	\$	770,219	\$	887,145	\$	188,280	26%	\$	125,247	21%	\$	63,033	\$	770,219	\$	833,252
		\$	723,940	\$	607,014	\$	116,926	\$	770,219	\$	887,145	\$	188,280		\$	125,247		\$	63,033	\$	770,219	\$	833,252
SPECIAL REVENUE FUNDS																							
30	Hotel/Motel Tax Fund	\$	5,050	\$	-	\$	-	\$	5,927	\$	5,927	\$	4		\$	-		\$	4	\$	5,927	\$	5,931
35	Disaster Recovery Fund		100		420,850		(420,750)		420,750		-		70			420,239		\$	(420,169)	\$	420,750	\$	581
			5,150		420,850		(420,750)		426,677		5,927		74			420,239			(420,165)			\$	6,512

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.D.5.

SUBJECT

Schedule of Investment Activity for quarter ending December 31, 2020

ORIGINATED BY

Lakeita Sutton, Director of Finance and Information Technology

SUMMARY

This investment report for the first quarter of FY2020-21 is attached for the City Council's review, in accordance with the Public Funds Investment Act (PFIA).

RECOMMENDATION

ATTACHMENTS

1.	DECEMBER 2020 Investment Report	DECEMBER 2020 Investment Report.pdf
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CITY OF KENNEDALE, TEXAS
INVESTMENT REPORT
FOR QUARTER ENDING DECEMBER 31, 2020

The Quarterly Investment Report provides the City's investment portfolio position as of the report period indicated above. Funds are invested in accordance with the City of Kennedale Investment Policy, as originally adopted on September 13, 2001 and most recently reviewed and adopted in June of 2018.

SUMMARY OF INVESTMENTS FOR THE QUARTER

100% of the City of Kennedale's investments are owned by the Pooled Cash Fund. As of the reporting quarter, 93.88% of the City's investments are in investment pools, and 6.12% are invested in money market savings accounts.

INVESTMENT STRATEGIES

The City's main objectives in managing the portfolio are as follows: suitability, preservation & safety of principal, liquidity, marketability, diversification, and yield.

INVESTMENT PORTFOLIO ALLOWABLE BREAKDOWN

Certificates of Deposit (50%), Investment Pools (100%)*, Money Market Mutual Funds (100%)*, Repurchase Agreements (50%)*, Government Obligations (25%), US Treasury & US Agency Callables (25%), US Government Agencies & Instrumentalities (100%), and US Treasury Notes/Bills (100%)

*(no more than 50% in any individual pool, fund, or repurchase agreement)

CASH BREAKDOWN BY FUND				
Fund	Oct-20	Nov-20	Dec-20	
01- General Fund	\$ 2,237,388.43	\$ 2,099,904.37	\$ 4,181,361.89	
02- Debt Service Fund	\$ 573,300.13	\$ 678,627.38	\$ 1,478,114.20	
04- Capital Project Fund	\$ 101,267.53	\$ 111,841.07	\$ 122,056.37	
05- Capital Replacement Fund	\$ 108,908.14	\$ 94,995.80	\$ 80,982.06	
07- Storm Drainage Utility Fund	\$ 334,318.14	\$ 320,197.56	\$ 320,673.81	
10- Water/Sewer Fund	\$ 2,260,602.29	\$ 2,151,843.18	\$ 2,149,567.06	
12- Court Security Fund	\$ 23,381.95	\$ 23,445.74	\$ 23,502.82	
13-CIP Tax Note	\$ 2,344,259.46	\$ 2,334,522.73	\$ 2,327,407.74	
14- Park Dedication Fund	\$ 101,621.10	\$ 102,430.72	\$ 102,337.15	
15- Economic Development Fund	\$ 737,324.86	\$ 809,632.54	\$ 842,389.28	
16- Court Technology Fund	\$ 12,638.35	\$ 12,700.23	\$ 12,753.71	
17- Streets Improvement Fund	\$ 209,719.04	\$ 192,645.15	\$ 201,208.24	
18- Juvenile Case Manager Fund	\$ 7,535.62	\$ 7,575.63	\$ 7,587.73	
21- TIF #1 New Hope Fund	\$ 309,325.91	\$ 309,355.06	\$ 309,374.50	
30- Hotel/Motel Tax Fund	\$ 13,336.49	\$ 13,337.75	\$ 13,338.58	
31- Police Seizure	\$ 662.72	\$ 662.78	\$ 662.82	
32- Library Building Fund	\$ (2,391.54)	\$ (2,328.54)	\$ (2,287.54)	
34- LEOSE Fund	\$ 1,956.81	\$ 1,957.00	\$ 1,957.12	
35-Disaster Recovery Fund	\$ 75,835.42	\$ (5,889.51)	\$ 787.30	
41- Park Rec/Other Donation Fund	\$ 28,886.21	\$ 28,888.93	\$ 28,783.86	
45- Roadway Impact Fee Fund	\$ 225,665.16	\$ 201,180.65	\$ 176,439.62	
61- Water Impact Fee Fund	\$ (132,606.26)	\$ (132,606.26)	\$ (129,632.26)	
62- Sewer Impact Fee Fund	\$ 48,606.92	\$ 48,611.50	\$ 50,774.63	
83- Tree Reforestation Fund	\$ 71,030.23	\$ 71,036.92	\$ 71,041.39	
85- Unclaimed Property Fund	\$ 1,990.24	\$ 1,990.24	\$ 1,990.24	
95- EDC Reserve Fund	\$ 125,681.46	\$ 125,693.30	\$ 125,701.20	
TOTAL ALL FUNDS	\$ 9,820,244.81	\$ 9,602,251.92	\$ 12,498,873.52	

WELLS FARGO ACCOUNTS RECONCILIATION														
Bank Account	September 30, 2020 GL Balance	September 30, 2020 Ending Bank Balance	Add: October Deposits	Less: October Withdrawals	Add: October Interest	Add: November Deposits	Less: November Withdrawals	Add: November Interest	Add: December Deposits	Less: December Withdrawals	Add: December Interest	December 30, 2020 Ending Bank Balance	Ending GL Balance	Unreconciled Difference
Consolidated Cash	\$ 778,183.60	\$ 778,183.60	\$ 870,065.19	\$ (1,106,898.97)		\$ 1,932,671.11	\$ (1,321,540.40)		\$ 723,988.58	\$ (1,228,546.44)		\$ 647,922.67	\$ 647,922.67	\$ -
Payroll Clearing	\$ 2,505.83	\$ 2,505.83	\$ 0.34	\$ -	\$ 0.34	\$ 0.33	\$ -	\$ 0.33	\$ 0.34	\$ -	\$ 0.34	\$ 2,506.84	\$ 2,506.84	\$ -
Section 125 Flex	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Health Benefit Trust	\$ 33.00	\$ 33.00	\$ 32,960.24	\$ -	\$ 0.44	\$ 47,076.82	\$ (80,034.64)	\$ 1.98	\$ 43,668.35	\$ (43,667.21)	\$ 1.14	\$ 36.56	\$ 36.56	\$ -
TOTAL WELLS FARGO ACCOUNTS	\$ 780,722.43	\$ 780,722.43										650,466.07	650,466.07	-

TEX STAR INVESTMENTS														
Bank Account	September 30, 2020 GL Balance	September 30, 2020 Ending Bank Balance	Add: October Deposits	Less: October Withdrawals	Add: October Interest	Add: November Deposits	Less: November Withdrawals	Add: November Interest	Add: December Deposits	Less: December Withdrawals	Add: December Interest	December 30, 2020 Ending Bank Balance	Ending GL Balance	Unreconciled Difference
Consolidated Cash	\$ 346,306.29	\$ 346,306.29			\$ 33.82	\$ -	\$ -	\$ 26.88	\$ -	\$ -	\$ 19.91	\$ 346,386.90	\$ 346,386.90	\$ -
TOTAL TEX STAR ACCOUNTS	\$ 346,306.29	\$ 346,306.29										346,386.90	346,386.90	-

TEX POOL INVESTMENTS														
Bank Account	September 30, 2020 GL Balance	September 30, 2020 Ending Bank Balance	Add: October Deposits	Less: October Withdrawals	Add: October Interest	Add: November Deposits	Less: November Withdrawals	Add: November Interest	Add: December Deposits	Less: December Withdrawals	Add: December Interest	December 30, 2020 Ending Bank Balance	Ending GL Balance	Unreconciled Difference
Consolidated Cash	\$ 8,675,773.14	\$ 8,675,773.14	\$ 259,267.57	\$ -	\$ 990.71	\$ 366,119.73	\$ (1,106,422.29)	\$ 901.06	\$ 1,598,093.50	\$ -	\$ 682.95	\$ 9,795,406.37	\$ 9,795,406.37	\$ -
TOTAL TEX POOL ACCOUNTS	\$ 8,675,773.14	\$ 8,675,773.14										9,795,406.37	9,795,406.37	-

	30-Sep-20	31-Dec-20
TOTAL INVESTMENT POOLS	\$ 9,022,079.43	10,141,793.27

APR %	
Wells Fargo Payroll Clearing	0.04%–0.05%
Wells Fargo Section 125 Flex	0.04%–0.05%

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.1.

SUBJECT

Approval of the minutes from the January 19, 2021 regular meeting

ORIGINATED BY

Leslie E. Galloway, City Secretary & Communications Coordinator

SUMMARY

Please see the attached minutes for your approval.

RECOMMENDATION

Approve

ATTACHMENTS

1.	2021_01.19 City Council Regular Meeting DRAFT	2021_01.19 City Council Regular Meeting DRAFT.pdf
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**KENNEDALE CITY COUNCIL MINUTES
REGULAR MEETING VIA VIDEOCONFERENCE
JANUARY 19, 2021 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 5:31 p.m.

II. WORK SESSION

A. WORK SESSION REPORTS

1. Continue conducting interviews of applicants for various advisory boards and commissions, if needed
There were neither interviews nor discussion at this time.
2. Review of applicants, discussion of the board appointment process, and/or discussion of potential appointments to the Board of Adjustment/Building Board of Appeals, Keep Kennedale Beautiful Commission, Kennedale Economic Development Corporation, Parks and Recreation Board, Planning and Zoning Commission, Library Advisory Board, Utility and Infrastructure Board, TownCenter Development District, and the Tax Increment Reinvestment Zone
There was no discussion at this time.

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

There was no discussion at this time.

III. EXECUTIVE SESSION

The Council recessed into Executive from 5:33 to 6:24 p.m.

- 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 or legal issues regarding the Open Meetings Act
1. Performance Agreements and Contracts of Sale regarding 600 W. Kennedale Parkway and 6820 Oak Crest Drive
 2. Possession and Use Agreement and Sale of 6713 Oak Crest Drive West
- B. PURSUANT TO §551.072** — Deliberation regarding the purchase, exchange, lease, or value of real property:
1. Performance Agreements and Contracts of Sale regarding 600 W. Kennedale Parkway and 6820 Oak Crest Drive
 2. Possession and Use Agreement and Sale of 6713 Oak Crest Drive West
- 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. Performance Agreements and Contracts of Sale regarding 600 W. Kennedale Parkway and 6820 Oak Crest Drive

IV. REGULAR SESSION

Mayor Johnson opened the Regular Session at 6:25 p.m.

A. ROLL CALL

Participating via VideoConference: Mayor Brian Johnson; Josh Altom, Place 1; Gary Mitchell, Place 2; Linda Rhodes, Place 4; Mayor Pro Tem Chad Wandel, Place 5; **Absent:** NONE (Note: Place 3 is Vacant at this time). **Staff Participating via VideoConference:** City Manager George Campbell, City Attorney Drew Larkin, City Secretary and Communications Coordinator Leslie E. Galloway, Director of Finance and Information Technology Lakeita Sutton, Public Works Director Larry Hoover, Fire Chief James Brown, 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; **Consultants:** Joel Beal of BGOH, Donna VanNess of Housing Channel, Joshua Nason, UTA Associate Professor of Architecture

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

- **Joe Palmer**, representing KABO, 4017 Sanguinet Court, Fort Worth, stated desire to speak on certain agenda items and spoke regarding open records requests, Council packets, meeting videos, and in-person meetings.

D. REPORTS AND ANNOUNCEMENTS

1. Updates from the City Council

- **Gary Mitchell**, Place 2, thanked staff for the detailed packet and information, but noted that he would like to get the packet earlier.
- **Mayor Pro Tem Chad Wandel**, Place 5, announced that he engaged in community service during the holidays and encouraged people to continue supporting non-profits.
- **Linda Rhodes**, Place 4, had no announcements at this time.
- **Josh Altom**, Place 1, had no announcements at this time.

2. Updates from the Mayor

Mayor Brian Johnson announced that a tour of the landfill was being planned for the Council; and urged vigilance regarding COVID-19.

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. CONSENT AGENDA

1. Approval of the minutes from the December 15, 2020 regular meeting
2. Approval of the minutes from the January 5, 2021 special meeting
3. Approval of a Resolution 579 calling the General Election for Saturday, May 1, 2021
4. Receive the 2020 Racial Profiling Report from the Police Department

5. Authorize City Manager to negotiate, finalize, and execute a Possession and Use Agreement and other documents to effectuate a sale of a portion of 6713 Oak Crest Drive West to the State of Texas

Motion To Approve. Action Approve the Consent Agenda, Moved By Mitchell, Seconded By Mayor Pro Tem Wandel. Motion passes unanimously.

F. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider approval of a Performance Agreement and Contract of Sale related to the property located at 600 W. Kennedale Parkway, and authorize the City Manager to execute the agreements

Director of Planning and Economic Development Melissa Dailey stated that this property is owned by the EDC, was created from the realignment of Bowman Springs Road, and is challenging to develop due to the dimensions. She added that GBOH plans to redevelop the property for 16 for-lease single family homes and a small park. Dailey stated that the agreement provided for the developer to purchase the property at the current TAD valuation, and once slabs were in place, the EDC would reimburse all but \$5,000 of that amount. She added that this would put the property back on the tax rolls and hopefully serve as a catalyst for development in the area. There was some discussion about projected ad valorem tax revenue from the completed project. Joel Beal of BGOH offered a presentation including the site plan, elevation view, and floorplans.

Mayor Johnson opened the floor for public comment at 6:45 p.m.

- **Joe Palmer**, representing KABO, 4017 Sanguinet Ct., Fort Worth, spoke against.
- **Andrew Malkowski**, 1348 Mountain View Lane, spoke in support.

Mayor Johnson closed public comment at 6:53 p.m.

There was some discussion of the park, the public art element, TxDOT approval for one proposed access point, updates to the contract, and fire protection considerations.

Motion To Postpone. Action Postpone this item until the next regular meeting, Moved By Mitchell. Seconded By Mayor Pro Tem Wandel.

City Manager George Campbell recommended that the Council approve the project, noting that as with any project, details could be finalized during the planning process.

There was some discussion of the desire to put the property back on the tax roll.

Motion failed 1-3, with Altom, Rhodes, and Mayor Pro Tem Wandel voting against postponement.

Motion To Approve. Action Approve a Performance Agreement and Contract of Sale related to the property located at 600 W. Kennedale Parkway, and authorize the City Manager to execute the agreements, Moved By Altom, Seconded By Mayor Pro Tem Wandel. Motion passes 3-1, with Mitchell voting against.

2. Consider approval of a Performance Agreement and Contract of Sale related to the property located at 6820 Oak Crest Drive, and authorize the City Manager to execute the agreements

Director of Planning and Economic Development Melissa Dailey stated that this property is owned by the EDC and discussed surrounding uses before introducing Joshua Nason, UTA Associate Professor of Architecture, who discussed the site plan his class developed in cooperation with the Housing Channel. There was some discussion of floorplans, price points, elevation renderings, fire access, landscaping, ADA compliance, and the public spaces.

Mayor Johnson opened the floor for public comment at 7:28 p.m.

- **Joe Palmer**, representing KABO, 4017 Sanguinet Ct., Fort Worth, spoke against.
- **Andrew Malkowski**, asked about the parking and sales price.

Dailey stated that this affordable home project was recommended by the EDC Board. There was a brief discussion of the target market, property tax revenue, and parking.

Mayor Johnson closed public comment at 7:37 p.m.

Motion To Approve. Action Approve a Performance Agreement and Contract of Sale related to the property located at 6820 Oak Crest Drive, and authorize the City Manager to execute the agreements, **Moved By** Altom, **Seconded By** Mitchell.

Motion passes 3-1, with Mayor Pro Tem Wandel voting against.

Mayor Johnson offered a brief recess from 7:46 to 8:01 p.m.

3. Consider making appointments to the Board of Adjustment/Building Board of Appeals, Keep Kennedale Beautiful Commission, Kennedale Economic Development Corporation, Parks and Recreation Board, Planning and Zoning Commission, Library Advisory Board, Utility and Infrastructure Board, TownCenter Development District, and the Tax Increment Reinvestment Zone

City Manager George Campbell stated that all recommendations received by Council members had been forwarded via email. There was some discussion of the various applicants for each of the boards.

Motion To Approve. Action Approve appointment/reappointment of the following to the Planning and Zoning Commission (P&Z): Martha Dibella, Place 2; Kayla Hughes, Place 4; Perry Clementi, Place 5; Brent Jones, Place 6; Derrick Ruben, Place 8 (alternate); Andrew Malkowski, Place 9 (alternate), **Moved By** Altom, **Seconded By** Mayor Pro Tem Wandel. **Motion passes unanimously.**

Motion To Approve. Action Approve appointment/reappointment of the following to the Board of Adjustment/Building Board of Appeals (BOA/BBA): Jeff Nevarez, Place 2; Thelma Kobeck, Place 4; Jeremy Johnston, Place 6; and Myron Jones, Place 8, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Rhodes. **Motion passes unanimously.**

Motion To Approve. Action Approve appointment/reappointment of the following to the Kennedale Economic Development Corporation (EDC) Board: Julie Jacobson, Place 1; Marcel Terry, Place 2; Darold Tippey, Place 4; Councilmember Josh Altom, Place 5; Mark Yeary, Place 6, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Rhodes. **Motion passes unanimously.**

Motion To Approve. Action Approve appointment/reappointment of the following to the Parks and Recreation Board: Corey Hines, Place 1; Jeff Nevarez, Place 2; Gary Swan, Place 4; Bobby Goff, Place 5; Jeremy Johnston, Place 6; Joann Huckabee, Place 8 (alternate), **Moved By** Altom, **Seconded By** Mayor Pro Tem Wandel. **Motion passes unanimously.**

Motion To Approve. Action Approve appointment/reappointment of the following to the Library Board: Josh Virnoche, Place 2; Robert Mundy, Place 3; Troy Brannon, Place 4, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passes unanimously.**

Motion To Postpone. Action Postpone consideration of appointments to the Utility and Infrastructure Board (UIB), **Moved By** Altom, **Seconded By** Rhodes. **Motion passes unanimously.**

Motion To Approve. Action Approve appointment/reappointment of the following to the TownCenter Development District (TDD) Board: April Coltharp, Place 2; Councilmember Gary Mitchell, Place 4, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passes unanimously.**

Motion To Approve. Action Approve appointment/reappointment of the following to the Tax Increment Reinvestment Zone (TIRZ) Board #1: Julie Jacobson, Place 2; Mayor Pro Tem Chad Wandel, Place 4, **Moved By** Rhodes, **Seconded By** Altom. **Motion passes 3-0-1**, with Mayor Pro Tem Wandel abstaining.

Motion To Approve. Action Approve appointment/reappointment of the following to the Keep Kennedale Beautiful (KKB) Commission: JoAnn Huckabee, Place 2; Mark Green, Place 3; Kimberly Kincaid-Smith, Place 4; Kenneth Michels, Place 6; Laurie Sanders, Place 8; Kimberly Courtney, Place 9, **Moved By** Mitchell, **Seconded By** Altom. **Motion passes unanimously.**

4. Consider appointment of a Chair and Vice Chair of the Board of Adjustment (BOA) and Building Board of Appeals (BBA), pursuant to Ordinance 529, Section 1(c)(1)

Motion To Approve. Action Approve appointment of Jeff Nevarez as Chair and Azam Shaikh as Vice Chair of the Board of Adjustment and Building Board of Appeals (BOA/BBA), **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passes unanimously.**

5. Consider appointment of a Chair and Vice Chair of the Planning and Zoning Commission (P&Z), pursuant to Section 29.3.C.1 of the Unified Development Code (UDC)

Motion To Approve. Action Approve appointment of Martha Dibella as Chair and Kayla Hughes as Vice Chair Planning and Zoning (P&Z) Commission, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passes unanimously.**

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

Motion To Approve. Action Approve appointment of Darold Tippey as Chair of the Tax Increment Reinvestment Zone Board (TIRZ) #1 Board of Directors, **Moved By** Rhodes, **Seconded By** Mitchell. **Motion passes 3-0-1 with Mayor Pro Tem Wandel Abstaining.**

Councilmember Mitchell requested a future Council meeting including the Chairs of the P&Z, BOA, and EDC Boards and the Kennedale ISD Board President to discuss the City's direction.

G. PUBLIC HEARINGS

1. **CASE #PZ 21-01** — Conduct a public hearing and consider Ordinance 721, regarding a request by John F. Goss for a rezoning from "OT-4" Old Town-4 to "OT-2" Old Town-2 for approximately 1-acre located at 443 True Gunn Road, #A and B, and 445 True Gunn Road, Carol Heights Addition, Lots 5R, 6R and 7R, 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 the requested zoning, and the property's designation in the future land use plan. Dailey noted that the City had zoned this to OT-4, but the higher density of that zoning would not allow for single family development. She added that staff recommended approval and that the Planning and Zoning (P&Z) Commission also unanimously recommended approval.

Mayor Johnson opened the public hearing at 8:40 p.m.

- **Billy and Melissa Warn**, 700 Woodlea Lane, submitted a written response in opposition.
- **Joe Palmer**, representing KABO, 4017 Sanguinet Ct., Fort Worth, spoke in opposition.

Mayor Johnson closed the public hearing at 8:44 p.m.

There was a brief discussion including requirements of the requested zoning.

Motion To Approve. Action Approve Ordinance 721, regarding a request by John F. Goss for a rezoning from "OT-4" Old Town-4 to "OT-2" Old Town-2 for approximately 1-acre located at 443 True Gunn Road, #A and B, and 445 True Gunn Road, Carol Heights Addition, Lots 5R, 6R and 7R, City of Kennedale, Tarrant County, Texas, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Mitchell. **Motion passes unanimously.**

2. **CASE #PZ 21-02** — Conduct a public hearing and consider an Ordinance 722, regarding a request by the Economic Development Corporation for a rezoning from "R3" Residential to "NV" Neighborhood Village for approximately 0.42 acre located at 6820 Oak Crest Dr. W, Oak Crest Addition, Lot 31, Block 1, 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 the requested zoning, and the property's designation in the future land use plan. Dailey noted that the City rezoned this area to R3. She added that staff recommended approval and that the Planning and Zoning (P&Z) Commission also unanimously recommended approval.

Mayor Johnson opened the public hearing at 8:53 p.m.

- **Joe Palmer**, representing KABO, 4017 Sanguinet Ct., Fort Worth, spoke in opposition.

Mayor Johnson closed the public hearing at 8:57 p.m.

Motion To Approve. Action Approve Ordinance 722, regarding a request by the Economic Development Corporation for a rezoning from “R3” Residential to “NV” Neighborhood Village for approximately 0.42 acre located at 6820 Oak Crest Dr. W, Oak Crest Addition, Lot 31, Block 1, City of Kennedale, Tarrant County, Texas, **Moved By** Altom, **Seconded By** Mitchell.

There was some discussion of the planned TxDOT redesign of the Southeast Connector, recent updates and redevelopment in this area, and nearby demographics.

Motion passes 3-2, with Altom and Mitchell voting for, Mayor Pro Tem Wandel and Rhodes voting against, and Mayor Johnson breaking the tie with a vote in favor.

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

There was neither action nor discussion at this time.

V. **ADJOURNMENT**

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

Mayor Johnson reminded everyone to be vigilant regarding COVID-19 before adjourning the meeting at 9:08 p.m.

APPROVED:

ATTEST:

BRIAN JOHNSON, MAYOR

LESLIE E. GALLOWAY, CITY SECRETARY

MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.G.1.

SUBJECT

CASE #PZ 21-03 — Conduct a public hearing and consider an Ordinance, regarding a request by Mark Watson for a rezoning from “R3” Residential to “C-2” Commercial for approximately 4 acres located at 731 E Kennedale Parkway, Lot 15 (Bal 15), 15A, 16 (Bal 16), 16C and 16D, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Melissa Dailey, Director of Planning & Economic Development

SUMMARY

BACKGROUND AND OVERVIEW

Request	Rezone from R3 Residential to C2 Commercial
Applicant	Mark Watson
Location	731 E Kennedale Parkway
Surrounding Uses	Commercial, Industrial, Residential
Surrounding Zoning	C2, R3, I
Future Land Use Plan Designation	Urban Corridor
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The property is approximately 4 acres, and this single parcel extends from Kennedale Parkway to Mansfield Cardinal Road to the east. It had multiple dilapidated structures on the property previously that were demolished last year. Although staff has not yet been able to find prior zoning ordinances on this property, the city’s zoning map shows this single parcel as both C2 and R3 zoning, with the C2 along Kennedale Parkway and R3 along Mansfield Cardinal. It is unclear as to how this came to be, as single parcels would not normally have two zoning designations.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The property fronts both Kennedale Parkway and Mansfield Cardinal Road. The two streets are quite different in character and use. This area of Kennedale Parkway is one that transitions from retail and commercial uses to light and heavy industrial uses to the south. Because of that, there is a mix of uses in the immediate area on the Parkway that include a self-storage facility, oil and gas spoiler supplier, welding shop, ambulance service, and vacant land. Most uses in the immediately surrounding area on Kennedale Parkway are commercial or light industrial. The character of Mansfield Cardinal is larger lot residential and the back of Brookstone Estates. The east side of the street is characterized by a long brick wall and the backs of Brookstone homes. The west side of the street, where the subject property backs onto, is characterized by single family homes. The lot in between the two subject lots is a long linear lot that also fronts Kennedale Parkway and has a vacant, single family home on it fronting Mansfield Cardinal.

STAFF REVIEW

Future Land Use Plan

For a development fronting Kennedale Parkway, the Future Land Use Plan indicates this property as Urban Corridor, which includes uses such as restaurants, professional offices, retail and services.

Related Goals From the Comprehensive Land Use Plan

The comprehensive plan goal related to this rezoning request falls under:

- **PRINCIPLE 1: CONNECTED CITY, SUPPORTING A WALKABLE BUILT ENVIRONMENT.**
As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample

direct connections for pedestrians, bicycles and transit.

- PRINCIPLE 2: ECONOMIC PROSPERITY. PROMOTE ACCESS TO HOUSING.
Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.
- PRINCIPLE 3: THRIVING COMMUNITY. CREATE VIBRANT CENTERS.
Promote social integration and economic activity through the development of different scale centers throughout the community.

City Council Ends Statements and Goals

- Business uses are compatible with residential areas.
- Financially responsible and sustainable.
- Well planned community based on principles of a connected city, economic prosperity, and a thriving community.
- Economically prosperous with an excellent business climate to support light industrial, employment centers and distribution facilities that are compatible with the Kennedale vision.

SUMMARY

The applicant, Mark Watson, represents R. E. Watson & Associates, which manufactures glass and related products for new construction and has been a growing business in Kennedale for 40 years. They have outgrown their current facilities on Tower Drive and have a need to expand the business with a larger facility. Their hope is to remain in Kennedale if a site can be acquired that will accommodate their needs.

The applicant is requesting C2 zoning for 731 W Kennedale Parkway, which indicates on the city's zoning map as being C2 zoned on the front part of the parcel and R3 zoned on the rear of the parcel. The purpose of the request is for the use "Manufacturing, processing and packaging – light" which is allowed in C2 zoning with a special exception. The use is allowed in I (Industrial) zoning without a special exception. However, staff does not recommend I zoning for this lot since there is not I zoning in the immediate area and this zoning category allows for heavy industrial uses that would not be compatible with the area. C2 zoning with a special exception would allow for this light industrial use that would include office use fronting Kennedale Parkway.

This is a unique property in that the size and shape of the property includes frontage on both Kennedale Parkway and Mansfield Cardinal Road. The proposed development site plan shows no vehicular or pedestrian access to the property from Mansfield Cardinal Road, and the rear of the building is proposed to be 72 feet from Mansfield Cardinal Road at the closest point. An 8-foot tall wrought iron fence is planned to be installed along the property line on the Mansfield Cardinal side, along with tall trees and plants to provide attractive screening. Staff believes the proposed landscaping will provide a significantly improved view from the street for this property.

Office use will front Kennedale Parkway with the warehouse/manufacturing use behind it. The use does not create noise for surrounding properties, and all traffic would enter and exit from Kennedale Parkway. Further, the use will not be visible from other properties along Mansfield Cardinal with an at least 15-foot solid landscape screening wall along the Mansfield Cardinal, as required by the special exception conditions. The elevation across Mansfield Cardinal Road is 682 feet, and the elevation of 731 W Kennedale Parkway is 680 feet, so residents would not be able to see the building or site from their properties.

The Board of Adjustment (BOA) unanimously approved a special exception for the use "Manufacturing, processing and packaging, light" at their regular board meeting on Tuesday, February 9, with the following conditions:

- Office use to be located fronting Kennedale Parkway with warehouse building behind the office
- Front facing façade shall incorporate fenestration at least every 15 feet
- Front facing façade shall incorporate overhang awning and stone or brick columns
- Front facing façade shall incorporate at least 80% brick or stone
- Parking fronting Kennedale Parkway shall incorporate parking screening of 3-4 feet tall that is made of brick or stone, or of landscaping. A taller fence may be installed if desired, but must be wrought iron with 3-4' landscaping. (note that this does not pertain to 731 W Kennedale Parkway but the adjacent lot at 733 W Kennedale Parkway)
- Rear of site fronting Mansfield Cardinal shall not have vehicular access

- A 6-8' tall wrought iron fence and evergreen landscaping that creates solid screening, is at least 8' tall at planting, and are plant types that grow to at least 15' feet tall at maturation, shall be installed along the rear of all property fronting Mansfield Cardinal and along the north edge of 731 E Kennedale Parkway that aligns with the property boundary of 712 Mansfield Cardinal Road.
- All landscaping shall be maintained, and any plants that die replaced with similar plants
- Rear building setback from Mansfield Cardinal Road to be a minimum of 70 feet.

At their meeting on Thursday, February 11, the Planning and Zoning (P&Z) Commission recommended denial of this request with a vote of 5-2.

STAFF RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

ACTION BY THE CITY COUNCIL

- **Approval:** Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.
- **Deny:** Based on the information presented, I find that the proposed use does not meet (list standards or requirements not met) and make a motion to deny the request

RECOMMENDATION

Based on the above analysis, staff recommends approval of the rezoning.

ATTACHMENTS

1.	PZ 21-03 Attachments	PZ 21-03 Attachments.pdf
2.	O723_ 731 E Kennedale Parkway Zoning Ordinance	O723_ 731 E Kennedale Parkway Zoning Ordinance.pdf

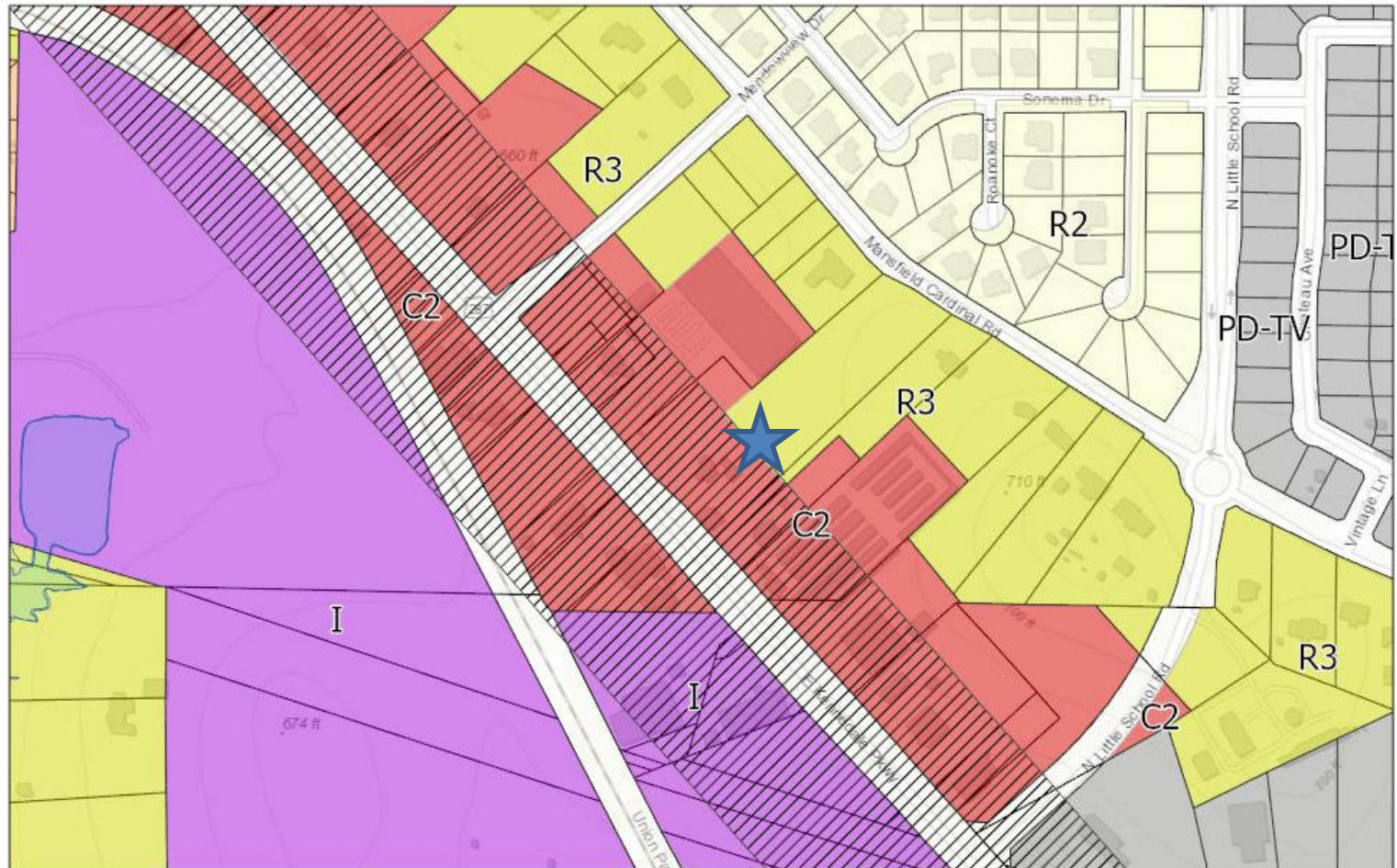
PZ 21-03

731 E Kennedale Parkway



PZ 21-03

731 E Kennedale Parkway



2/7/2021, 3:13:21 PM

Overlay Districts - Floodplain

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

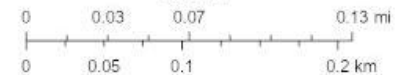


Overlay Districts - Business 287 and Interstate 20/820 Loop

Zoning

C2 - General Commercial District

1:4,514



City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks

Web AppBuilder for ArcGIS

City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Tarrant Appraisal District |

PZ 21-03

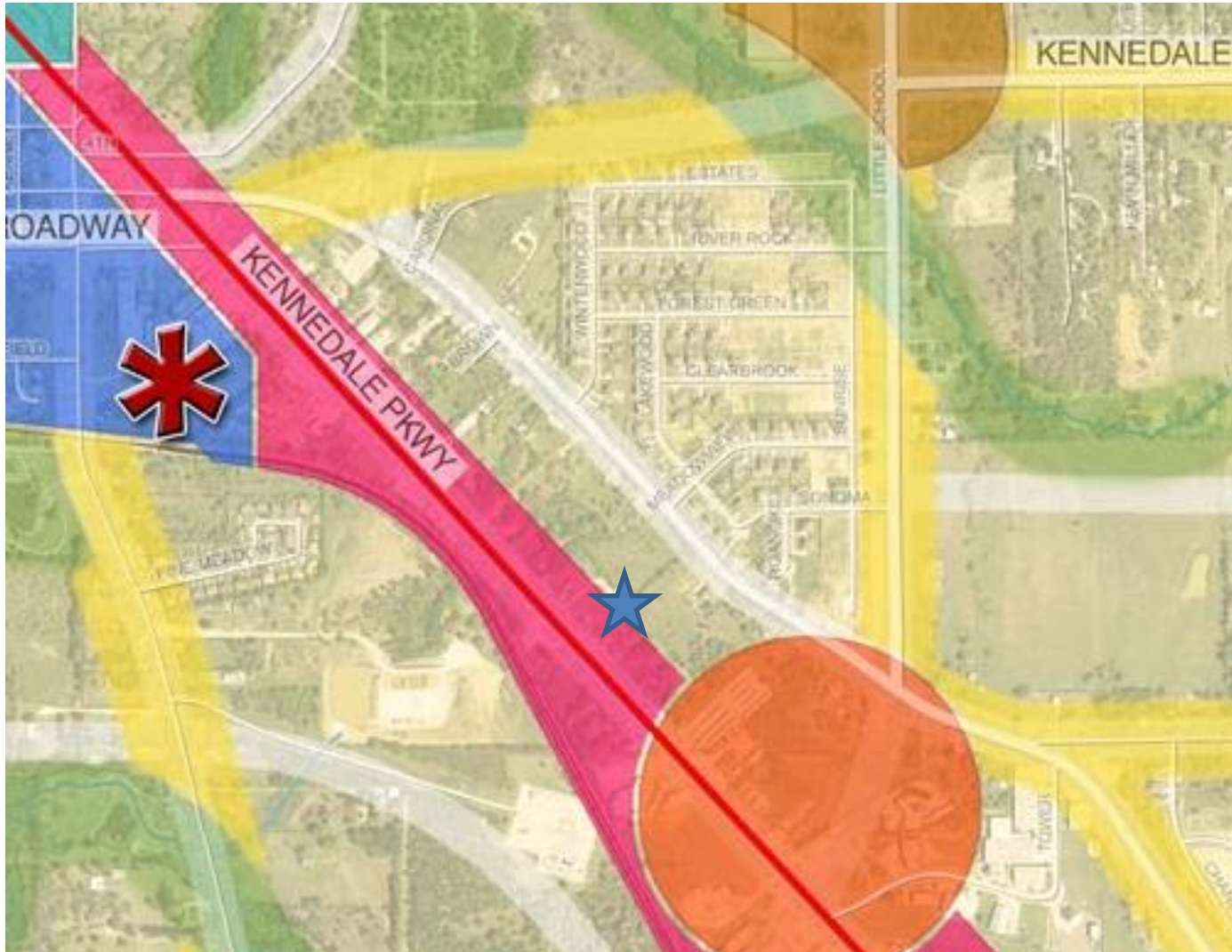
731 E Kennedale Parkway

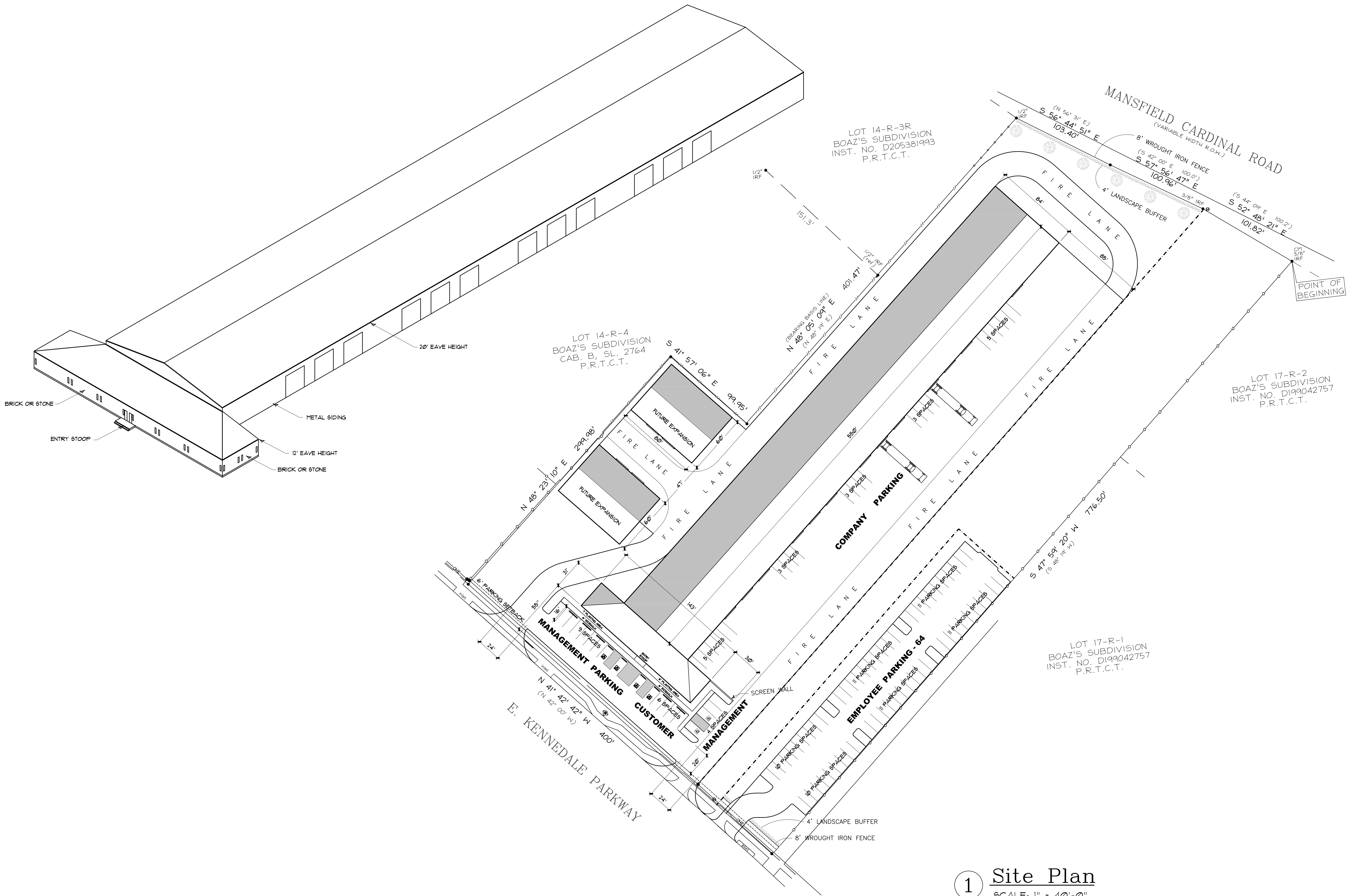
KENNEDALE COMPREHENSIVE PLAN UPDATE

FUTURE LAND USE PLAN

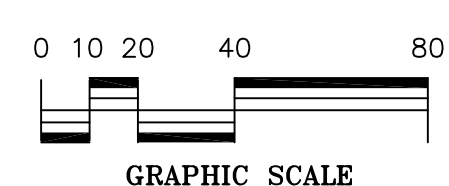
CATEGORIES

Town Center	
Downtown Village	
Urban Village	
Urban Corridor	
Neighborhood Village	
Neighborhood Corridor	
Neighborhoods	
Employment Center	
Light Industrial District	
Park & Open Space	
Conservation Overlay	
Potential Commuter Train or Park & Ride Station	
Schools	





1 Site Plan
SCALE: 1" = 40'-0"



PARKING REQUIRED:	
OFFICE	17
WAREHOUSE	31
FUTURE	4
	52
PROVIDED:	83
HANDICAPPED:	6

TOTAL DESIGN WITH CHRIST IN MIND

G.R. TURNER & ASSOCIATES

604 PHEASANT RUN
BURLESON, TEXAS 76028
(817) 447-2269 (Office)
(817) 682-5712 (Mobile)
ARCHITECTURAL
CIVIL
STRUCTURAL
ENGINEERS

COMPANY REGISTRATION # F-2553

STATE OF TEXAS
GARRY R. TURNER
50520
GARY R. TURNER
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 01/27/21
THE ENGINEER'S SEAL IS AN INDICATION OF THE ENGINEER'S STATUS AND NOT A GUARANTEE OF THE QUALITY OF THE WORK.

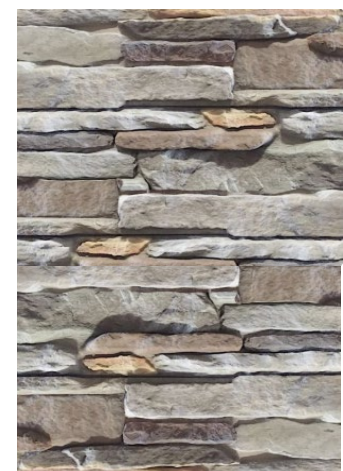
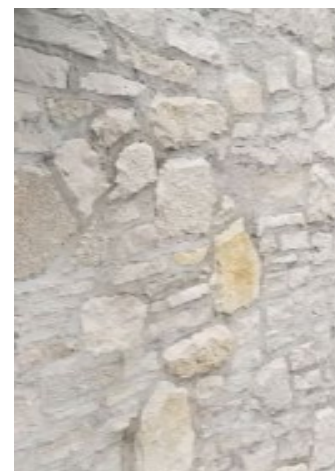
NO.	DATE	ISSUE / REVISION	DESCRIPTION
1	01/28/21	CHANGED BUILDING OFFSET TO 55' FROM ROW	

Site Plan Study
Reduced Site

New Facilities
for
R. E. Watson & Associates, INC.
731 Kennedale Pkwy, Kennedale, Texas

DATE: 02/04/21
JOB NO: 21114

SHEET:
C2
OF SHEETS



FINISHES

TAN METAL

SAND or BROWN TRIM

STONE or BRICK ENTIRE OFFICE (FAÇADE AND SIDES)



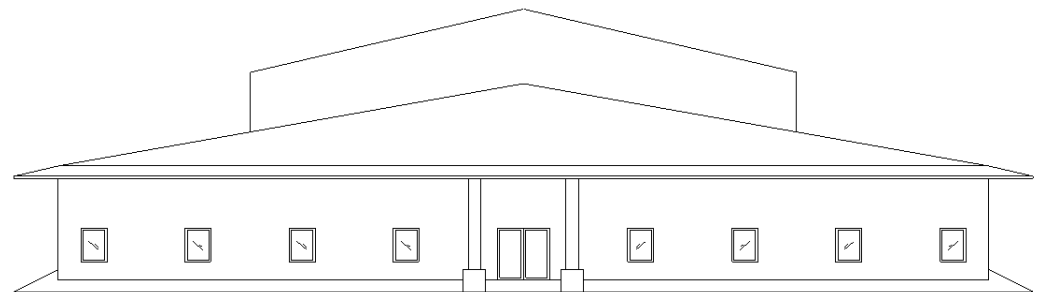
LANDSCAPING

CONTINUOUS 8' ROD IRON FENCE

4' BUFFER ALONG PARKWAY

TALL TREES ALONG CARDINAL





SHAPE TO RESEMBLE PICTURED

RE WATSON WOULD INCLUDE:

OVERHANG AWNING AROUND OFFICE

FINISHED COLUMNS (STONE or BRICK)

ORDINANCE NO. 723

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KENNEDALE, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES WITHIN THE CITY OF KENNEDALE, BEING APPROXIMATELY 4 ACRES LOCATED AT 731 EAST KENNEDALE PARKWAY, LOT 15 (BAL 15), 15A, 16 9BAL 16, 16C AND 16D, CA BOAZ J B RENFRO SUBDIVISION, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS FROM "R3" RESIDENTIAL DISTRICT TO "C2" COMMERCIAL DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, a change in the zoning classification of the property listed below was requested by a person or entity having a proprietary interest in said property; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale, Texas, on February 11, 2021, and by the City Council of the City of Kennedale, Texas, on February 16, 2021, with respect to the zoning change described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City of Kennedale, Texas, does hereby deem it advisable and in the public interest to amend the Unified Development Code, as amended, as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS:

SECTION 1.

The Unified Development Code, as amended, is hereby amended so that the permitted uses in the hereinafter described area shall be altered, changed and amended as shown and described below:

Approximately 4 acres located at 731 E Kennedale Parkway, Lot 15 (Bal 15), 15A, 16 (Bal 16), 16C and 16D, CA Boaz J B Renfro Subdivision, City of Kennedale, Tarrant County, Texas on the illustration attached hereto as Exhibit "A" and incorporated herein for all purposes of this ordinance, is hereby rezoned from "R3" Residential District to "C2" Commercial District.

SECTION 2.

The zoning districts and boundaries herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses allowed and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

SECTION 3.

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

SECTION 4.

The use of the property hereinabove described shall be subject to all the applicable regulations contained in the Unified Development Code, as amended, and all other applicable and pertinent ordinances of the City of Kennedale, Texas.

SECTION 5.

This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other Ordinances of the City of Kennedale, Texas, affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 6.

All rights or remedies of the City of Kennedale, Texas, are expressly saved as to any and all violations of the Unified Development Code, as amended, that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 7.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

The City Secretary of the City of Kennedale is hereby directed to publish the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance in every issue of the official newspaper of the City of Kennedale for two days or one issue of the newspaper if the official newspaper is a weekly newspaper as authorized by Section 3.10 of the City of Kennedale Charter.

SECTION 10.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE 16TH DAY OF FEBRUARY, 2021.

APPROVED:

MAYOR BRIAN JOHNSON

[CITY SEAL]

ATTEST:

CITY SECRETARY LESLIE E. GALLOWAY

APPROVED AS TO FORM AND LEGALITY:

EFFECTIVE DATE:

ORDINANCE NO. 723
EXHIBIT "A"



MEETING DATE: FEBRUARY 16, 2021

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.G.2.

SUBJECT

CASE #PZ 21-04 — Conduct a public hearing and consider a request by Steve Smitherman for a replat of 421 W 5th Street, Lot 5 and part of closed alley and street, and 425 W 5th Street, Lots 6 through 10 and E 18' of 11, 1980 Oakmont 14x16 ID#, City of Kennedale Addition, City of Kennedale, Tarrant County, Texas

ORIGINATED BY

Melissa Dailey, Director of Planning & Economic Development

SUMMARY

STAFF RECOMMENDATION

The applicant is requesting to combine two parcels, 421 and 425 W 5th Street, to create one larger lot to build a single family home. This applicant requires consideration by the Planning & Zoning (P&Z) Commission and the City Council because this neighborhood was previously platted. There are various styles and sizes of homes and lots in this neighborhood. The applicant plans to build a quality, single family home on the lot that will meet Old Town zoning standards and be compatible with the neighborhood.

Staff recommends approval of the replat of these two lots. During their Thursday, February 11 regular meeting, the Planning and Zoning (P&Z) Commission unanimously recommended approval of this request with a vote of 7-0.

ACTION BY THE CITY COUNCIL

- **Approval:** Based on the information presented, I find that the request meets city requirements make a motion to approve the request for replat.
- **Deny:** Based on the information presented, I find that the request does not meet (list standards or requirements not met) and make a motion to deny the request.

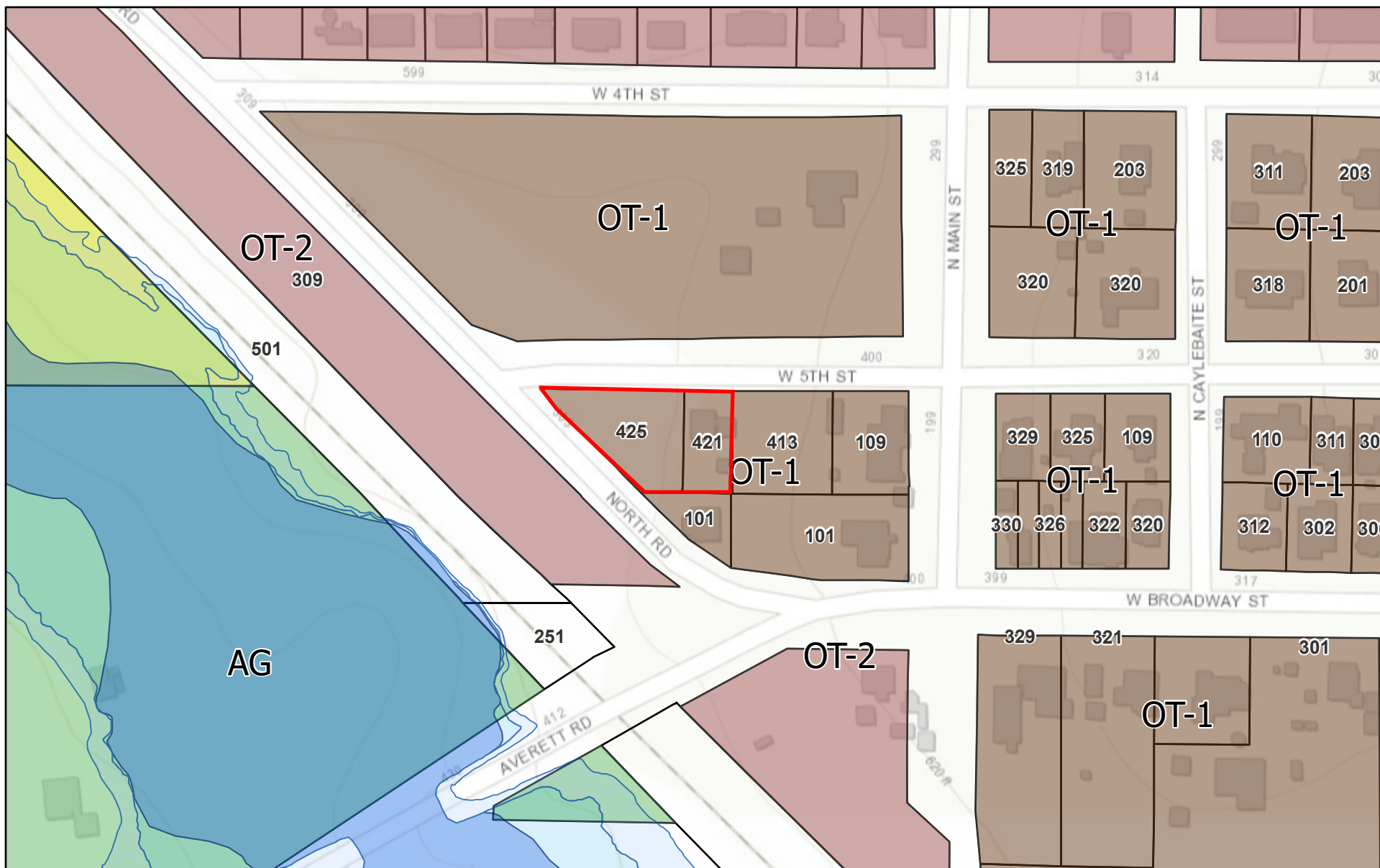
RECOMMENDATION

Approve

ATTACHMENTS

1.	PZ 21-04 Attachments	PZ 21-04 Attachments.pdf
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421-425 W 5th St



2/8/2021, 7:33:42 PM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

0.2% Annual Chance Flood Hazard

Zoning

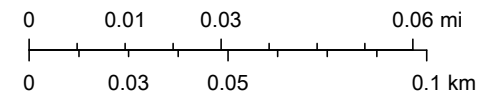
AG - Agricultural District

OT-1 - Old Town Sub-District 1

OT-2 - Old Town Sub-District 2

R3 - Single Family Residential District

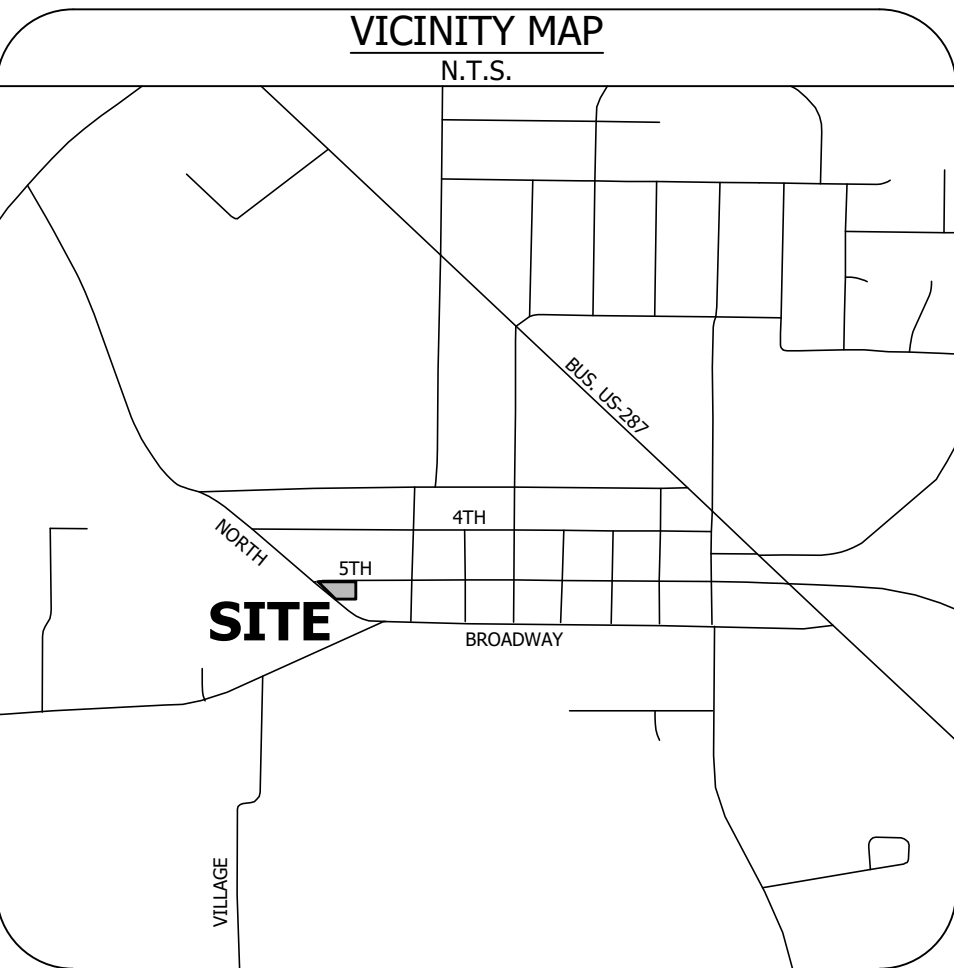
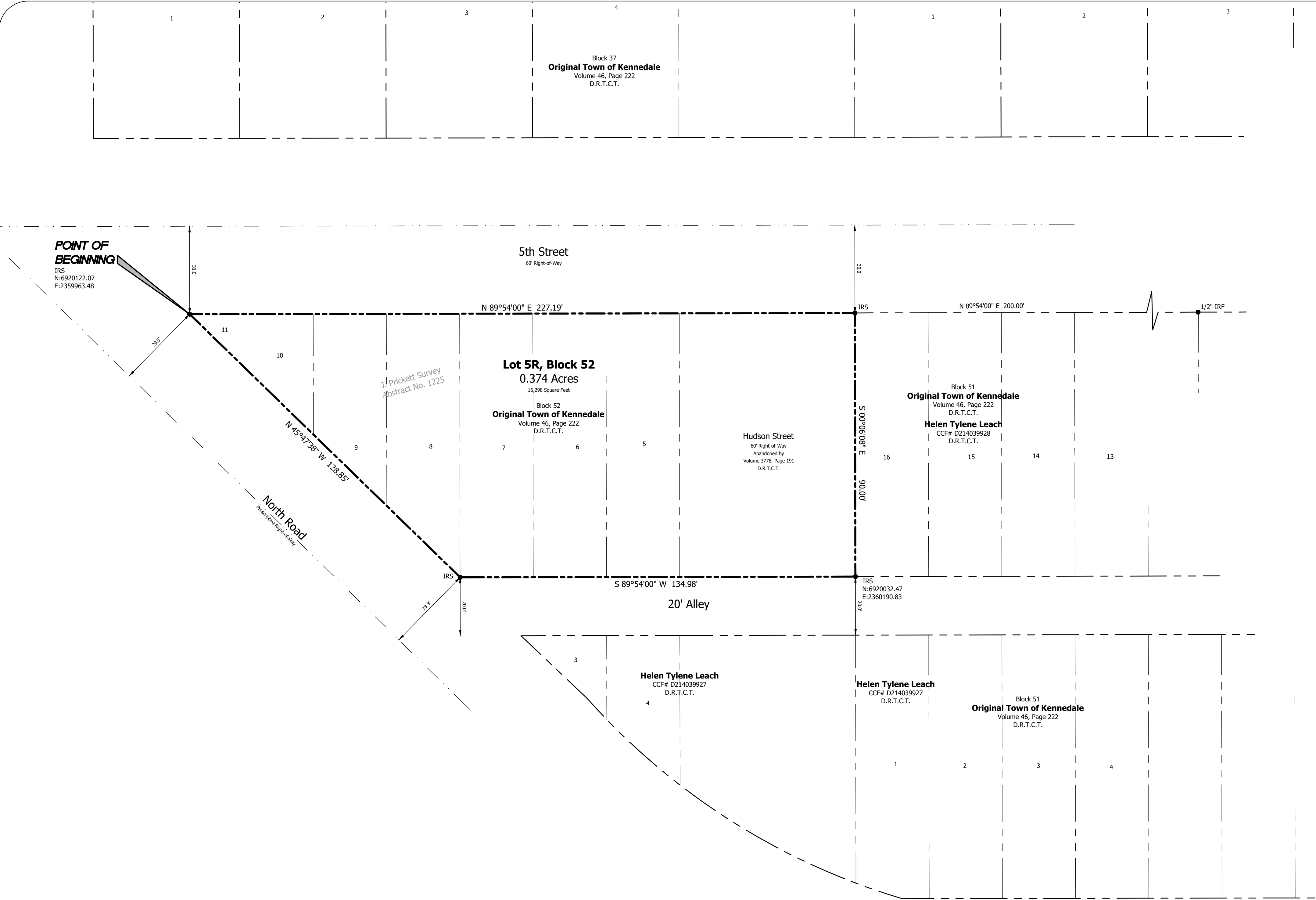
1:2,257



City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks

Web AppBuilder for ArcGIS

City of Arlington, TX, City of Fort Worth, Tarrant County College, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Tarrant Appraisal District |



Flood Statement

According to Community Panel Number 48439C0340K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Owner's Certificate

WHEREAS, Steve Smitherman is the sole owners of a 0.374 acre tract of land situated in the J. Prickett Survey, Abstract Number 1225, City of Kennedale, Tarrant County, Texas, and being all of Lot 5, 6 and 7, and a portion of Lots 8 thru 11, Block 52, Original Town of Kennedale, an addition to the City of Kennedale, according to the plat recorded in Volume 46, Page 222, Deed Records, Tarrant County, Texas, and being a portion of Hudson Street, a 60' right-of-way, as abandoned in Volume 3778, Page 191, Deed Records, Tarrant County, Texas, and being all of that certain tract of land described by deed to Steven Ray Smitherman, recorded in Volume 12793, Page 479, Deed Records, Tarrant County, Texas and being all of that certain tract of land described by deed to Steve Smitherman, recorded in County Clerk's File Number D210136979, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northwest corner of said Smitherman tract (D210136979), being on the North line of said Lot 11, and being at the intersection of the northeast line of North Road, a prescriptive right-of-way and the South right-of-way line of 5th Street, a 60' right-of-way;

THENCE North 89 Degrees 54 Minutes 00 Seconds East, along said South right-of-way line, a distance of 227.19 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the intersection of said South right-of-way line and East right-of-way line of said abandoned Hudson Street, from which a 1/2" IRON ROD FOUND at the northeast corner of Lot 9, Block 51 said Original Town of Kennedale bears North 89 Degrees 54 Minutes 00 Seconds East, a distance of 200.00 feet, and from which a 1/2" IRON ROD FOUND at the southeast corner of Lot 4, Block 39, said Original Town of Kennedale bears North 83 Degrees 03 Minutes 10 Seconds East, a distance of 503.59 feet;

THENCE South 00 Degrees 06 Minutes 08 Seconds East, departing said South right-of-way line and along the East of said Abandoned Hudson Street, a distance of 90.00 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the intersection of said abandoned East line and the North line of a 20' Alley;

THENCE South 89 Degrees 54 Minutes 00 Seconds West, departing said East line and along the North line of said 20' Alley, a distance of 134.98 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the southwest corner of said Lot 7, being at the intersection of said North line and the northeast line of said North Road;

THENCE North 45 Degrees 47 Minutes 38 Seconds West, departing said North line and along the northeast line of said North Road, a distance of 128.85 feet, to the POINT OF BEGINNING, and containing 0.374 acres or 16,298 square feet of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That, Steve Smitherman, being the owners of the above described parcel, does hereby adopt the herein above described property as LOT 5R, BLOCK 52, ORIGINAL TOWN OF KENNEDALE, an addition to The City of Kennedale, Tarrant County, Texas and does hereby dedicate to the public use the streets and easements, alleys, rights-of-ways and any other public areas shown on this plat.

Steve Smitherman

Date ____/____/____.

SWORN AND SUBSCRIBED BEFORE ME BY ____

THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: ____

Notes

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
3. The sole purpose of this replat is to combine Lots 5 thru 11, Block 52 and a portion of abandoned Hudson Street into a single lot.

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, Jeremy Luke Deal, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Executed this the ____st day of January, in the year of our Lord 2021.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

Owner
Steve Smitherman
421 W 5th Street
Kennedale, Tx 76060



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 682-200-6050, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TSPS Firm Registration # 10150100 TSPS Firm Registration # 17968

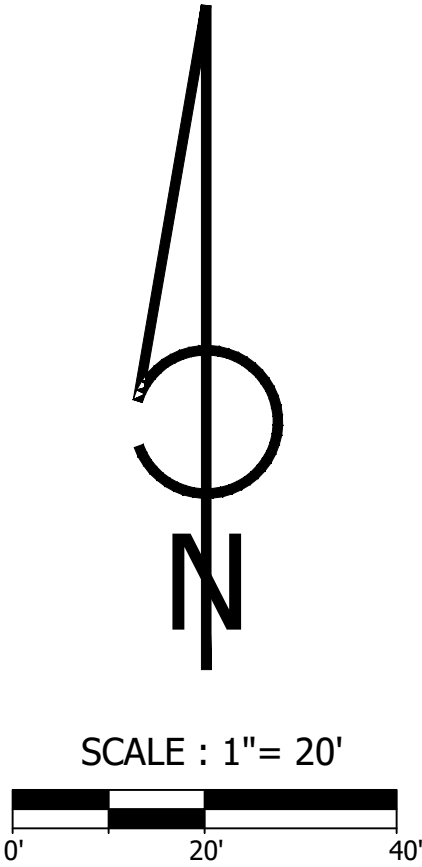
The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this ____, day of ____, 2021, to recommend approval of this Plat by the City Council.

By: _____
Chairman, Planning and Zoning Commission

By: _____
Attest: Secretary, Planning and Zoning Commission

Project Number: 200482 Date: January 11, 2021
Revised Date:
Revision Notes:

Sheet 1 of 1



REPLAT OF
LOT 5R, BLOCK 52
ORIGINAL TOWN OF
KENNEDEALE
BEING 0.374 acres of land situated in the J.
Prickett Survey, Abstract Number 1225, City of
Kennedale, Tarrant County, Texas.