

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 Ward**, 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

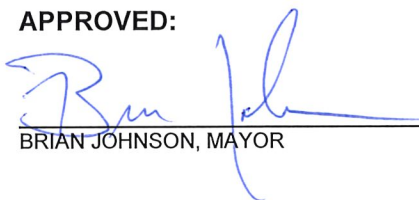
There was neither action nor discussion at this time.

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:


BRIAN JOHNSON, MAYOR

ATTEST:


LESLIE E. GALLOWAY, CITY SECRETARY

