

KENNEDALE CITY COUNCIL MINUTES
SPECIAL MEETING VIA VIDEOCONFERENCE
FEBRUARY 23, 2021 AT 5:30 PM

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

I. CALL TO ORDER

Mayor Brian Johnson called the meeting to order at 5:30 p.m. and immediately opened the Regular Session.

II. WORK SESSION

Mayor Pro Tem Wandel opened the Work Session at 6:20 p.m. (following conclusion of the Regular Session and the departure of Mayor Johnson from the meeting).

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

THIS ITEM WAS TAKEN OUT OF ORDER. IT WAS PRESENTED AFTER ITEM IV.G.2.

City Manager George Campbell stated that Tarrant County intends to call a bond election for November 2021, noting that Council had expressed interest in a local bond election as well, primarily to fund a public safety facility. He added that a resolution would need to be approved during the March 16, 2021 regular meeting to meet application deadlines regarding the County's Call for Projects.

Director of Finance and Information Technology Lakeita Sutton gave a presentation including project pricing updates since the last presentation to Council (during the May 19, 2020 Work Session) and offering staff recommendations for which projects might be funded via the County bond program, a potential local bond program, issuance of Certificates of Obligation (CO), and/or a combination of these and other sources.

There was some discussion of the need to replace the fire engine and the ambulance, life expectancy of such apparatuses, timelines for having these vehicles custom built, and current maintenance costs on the frontline and reserve vehicles. At this time, it was the consensus of the Council to prioritize the purchase of both a fire engine and an ambulance in the CO issuance tentatively scheduled for August 2021, and to authorize staff to move forward with the preliminary work necessary to order these items.

There was further discussion regarding the timeline and process associated with submission of projects for consideration to be included in the County bond program and

the reasoning behind various funding recommendations by staff.

Councilmembers Gary Mitchell and Josh Altom requested to meet with staff individually to further discuss these projects prior to the March 16, 2021 meeting and expressed interest in scheduling a Work Session as well. Campbell stated that such meetings would be coordinated by staff, noting that staff would be available to meet with other Councilmembers individually as well.

Councilmember Linda Rhodes and Mayor Pro Tem Chad Wandel each stated a desire to see Collett Sublett Road funded via CO issuance to ensure its completion.

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

There was no discussion at this time.

III. EXECUTIVE SESSION

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

IV. REGULAR SESSION

THE REGULAR SESSION WAS HELD BEFORE THE WORK SESSION.

A. ROLL CALL

Participating via VideoConference: Mayor Brian Johnson (*left at 6:20 p.m.*); Josh Altom, Place 1 (*arrived at 5:35 p.m.*); 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

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

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

C. VISITOR AND CITIZEN FORUM

There were no requests to speak at this time.

D. REPORTS AND ANNOUNCEMENTS

1. Updates from the City Council

- **Gary Mitchell**, Place 2, had no updates at this time.
- **Mayor Pro Tem Chad Wandel**, Place 5, thanked Councilmember Gary Mitchell, Mark Ewing, Gerald Kern, Sara Cotton, Laurie Sanders, Jan Joplin, Tamiko Sargent, and others in the community for all their help during the recent inclement weather.
- **Linda Rhodes**, Place 4, announced that envelopes would no longer be included with utility invoices; and recommended that everyone ensure that their preferred mailing address transferred to the City of Arlington system.
- **Josh Altom**, Place 1, did not arrive until 5:35 p.m.

2. Updates from the Mayor

Mayor Brian Johnson thanked Councilmember Gary Mitchell, Mayor Pro Tem Chad

Wandel, Jan Joplin, KISD Superintendent Chad Gee, the police and fire departments, and library staff for their work during the inclement weather, including warming centers.

3. Updates from the City Manager

City Manager George Campbell announced that the utility billing transfer to Arlington Water Utilities (AWU) went well with very few known errors; that trash service was not possible for the past two weeks and that service might only occur once this week as Waste Connections continued to try to catch up with the increased volume.

4. Financial Reports for the City

Finance Director Lakeita Sutton stated that CARES funding had been exhausted and that staff expected all reimbursement requests to be approved by Tarrant County noting that, if there were any changes, the Council would be updated.

5. Schedule of Investment Activity for quarter ending December 31, 2020

There was no discussion at this time.

E. CONSENT AGENDA

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

Director of Planning and Economic Development Melissa Dailey gave an overview of the surrounding uses, current zoning and land use, the property's designation in the Future Land Use Plan, and the general requirements of the requested zoning as well as the requirements attached to the special exception issued by the Board of Adjustment (BOA) during their February 9, 2021 meeting. Dailey then gave a brief overview of R.E. Watson's history, noting that staff recommended approval.

There was some discussion of the abutting roadways, vehicular access points, setbacks, landscaping, parking, types and volume of traffic expected, architectural requirements included in the special exception, elevation compared to surrounding neighborhoods, nuisance mitigation, ad valorem revenue, employment data, and the recommendation for denial by the Planning and Zoning (P&Z) Commission.

Owner Mark Watson gave a brief introduction of himself and his business and was present to answer questions from the Council.

Mayor Johnson reopened the Public Hearing (which was continued from the meeting held at 5:30 p.m. on February 16, 2021) at 5:55 p.m.

- **Chance Wells**, 704 Mansfield Cardinal Road, spoke in opposition.
- **Rockie Gilley**, 220 S Dick Price Road, submitted a question regarding ingress

and egress via chat.

Mayor Johnson, after asking if there were any other persons wishing to speak on this case, closed this hearing at 5:58 p.m.

Councilmember Josh Altom stated that he lived in an adjacent neighborhood and presented several photos of the surrounding areas noting his concerns about how this project might affect nearby home values. He added that he did not believe that this request was consistent with the Master Plan.

Dailey noted that staff had received two letters from residents that were not included in the Council's packet, both of which were in opposition.

In response to a question from Councilmember Rhodes, Dailey offered an elevation map and stated that the concerns discussed during the P&Z meeting were proximity to residential development and elevation differences allowing for uninterrupted sightlines. Dailey confirmed that the special exception granted by BOA is attached to the property rather than the applicant or proposed site plan.

City Attorney Drew Larkin reminded the Council that this was, technically, a straight zoning case despite the existence of a potential user.

There was then brief discussion of potential right of way needs, screening requirements along Kennedale Parkway, dimensions of the proposed building, and fire access.

Motion To Deny. Moved By Altom. Motion dies for lack of a second.

Motion To Approve. Action Approve 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, **Moved By Mitchell, Seconded By Mayor Pro Tem Wandel. Motion passes 3-1, with Altom voting against.**

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

Director of Planning and Economic Development Melissa Dailey stated that, if approved, this would allow for the combining of two existing lots into a single plat, noting that it would meet the OT standards and that staff recommended approval.

Mayor Johnson reopened the Public Hearing (which was continued from the meeting held at 5:30 p.m. on February 16, 2021) at 6:17 p.m.

There were no requests to speak at this time.

Mayor Johnson closed this hearing at 6:18 p.m.

Motion To Approve. Action Approve 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, **Moved By Rhodes, Seconded By Mitchell. Motion passes unanimously.**

FOLLOWING THIS ITEM, MAYOR JOHNSON LEFT THE MEETING AND MAYOR PRO TEM WANDEL PRESIDED DURING COUNCIL'S DISCUSSION AND CONSIDERATION OF THE REMAINING ITEMS (THOSE LISTED UNDER THE WORK SESSION (II.A.1. AND II.B.)) BEFORE ADJOURNING.

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

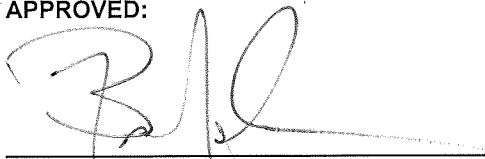
There was neither action nor discussion at this time.

V. ADJOURNMENT

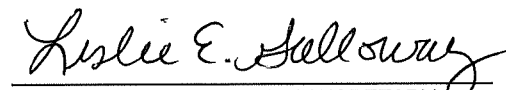
Motion To Adjourn. Action Adjourn, Moved By Rhodes, Seconded By Mitchell. Motion passes unanimously.

Mayor Pro Tem Wandel adjourned the meeting at 7:03 p.m.

APPROVED:


BRIAN JOHNSON, MAYOR

ATTEST:


LESLIE E. GALLOWAY, CITY SECRETARY

