

KENNEDALE CITY COUNCIL AGENDA
REGULAR MEETING | APRIL 20, 2021 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS
405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

**MEMBERS OF THE PUBLIC MAY JOIN IN PERSON OR VIRTUALLY 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. If attending in-person, all attendees will be subject to temperature screening, must wear a mask, and will be asked to exit Council Chambers during Executive (Closed) Session. If joining virtually, 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. If attending in person, please submit a "Request to Speak" form before the meeting begins. 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. Hold a discussion regarding establishing regular meetings with the Kennedale Independent School District (KISD) Board of Trustees
2. Hold a discussion regarding the senior and disabled discount provisions of the current water/sewer rate ordinance

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

III. EXECUTIVE SESSION

The City Council reserves the right to meet in Executive Session at any time during this meeting pursuant to the below cited sections of the Texas Government Code:

- 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, and the following:

1. PZ Case No. 21-03
2. City of Kennedale v. James Coyel

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 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
 - Proclaiming April 2021 as Child Abuse Prevention Month and recognizing Alliance for Children for their dedication to protecting the children of Tarrant County
 - Proclaiming May 15, 2021 as Kids to Parks Day, celebrated by KIDFISH at Sonora Park
3. Updates from the City Manager
4. Financial Reports for the City and the EDC
5. Schedule of Investment Activity for quarter ending March 31, 2021

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 March 16, 2021 regular meeting
2. Consider adoption of a Resolution amending Resolution 569; approving an updated total project cost of \$409,064 (to include a matching portion by the City of \$244,063); and approving the low bidder, Excel 4 Construction, for the Community Development Block grant (CDBG) project for the rehabilitation of water lines in the 400-600 blocks of Third Street
3. Approval of Amendment One to the Professional Services Agreement with SAFEbuilt Texas, LLC (approved January 20, 2020) amending the scope of services to include Fire Department plan reviews (Exhibit A) and the fee schedule (Exhibit B)
4. Adoption of a Resolution finding that Oncor Electric Delivery Company LLC's application for approval to amend its distribution cost recovery factor (DCRF) to increase distribution rates within the City should be denied; authorizing participation with OCSC; authorizing the hiring of legal counsel and consulting services; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; and requiring notice of this resolution to the company and legal counsel

F. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider adoption of an Ordinance, amending the FY2020-2021 Budget
2. Consider approval of a bid in the amount of \$254,040.49, submitted by Southwest Ambulance for the purchase of a new ambulance
3. Consider adoption of a Resolution setting a public hearing to be held during the City Council meeting beginning at 5:30 p.m. on Tuesday, June 15, 2021, to consider amendments to the land use assumptions, capital improvements plan, and associated water, wastewater, and roadway impact fees
4. **CASE #PZ 21-10** — Consider approval of a request by Greg Brown to vacate the replat of 1159-1161 Falcon View Dr., Lot 15R, Block 7, Falcon Wood Estates Phase Two, City of Kennedale, Tarrant County, Texas, that was approved on April 10, 2008, Case PZ 18-03

G. PUBLIC HEARINGS

1. Conduct a public hearing and consider an Ordinance amending the 2012 Comprehensive Plan by amending the Future Transportation Plan to reclassify Swiney Hiatt Road as an Avenue type thoroughfare and to realign Oak Crest Drive

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

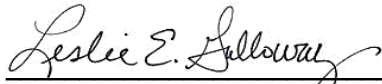
V. ADJOURNMENT

Virtual meeting access is offered to promote 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.

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.

CERTIFICATION

I DO HEREBY CERTIFY THAT THE APRIL 20, 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

MEETING DATE: APRIL 20, 2021

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

SUBJECT

Hold a discussion regarding establishing regular meetings with the Kennedale Independent School District (KISD) Board of Trustees

ORIGINATED BY

George Campbell, City Manager

SUMMARY

This item was added to the agenda at the request of Councilmember Altom.

The current KISD Board of Trustees consists of the following members:

- President John Clark, Place 4 - Term Expires May 2022 (clarkj@kisdtx.net)
- Vice President Leslie Carruthers, Place 1 - Term Expires May 2021 (carruthersl@kisdtx.net)
- Michael Strange, Place 3 - Term Expires May 2021 (strangem@kisdtx.net)
- Andrew Biscoe, Board Secretary | Place 5 - Term Expires May 2022 (biscoea@kisdtx.net)
- Darryl Owens, Place 6 - Term Expires May 2023 (owensd@kisdtx.net)
- Felicia Moody, Place 7 - Term Expires May 2023 (moodyf@kisdtx.net)
- Vacant, Place 2 - Term Expires May 2021

The Board generally conducts regular meetings at 7:00 p.m. on the third Thursday of each month at the Kennedale High School Media Center. Special meetings may be scheduled as needed.

Board Members: <https://www.kennedaleisd.net/domain/2530>

Board Policy Manual: <https://pol.tasb.org/Home/Index/1108>

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: WORK SESSION ITEM II.A.2.

SUBJECT

Hold a discussion regarding the senior and disabled discount provisions of the current water/sewer rate ordinance

ORIGINATED BY

Lakeita Sutton, Director of Finance and Information Technology

SUMMARY

This item was added to the agenda at the request of Councilmember Rhodes. The current Ordinance related to this discount is attached and it is codified here: <http://cityofkennedale.com/discount>.

RECOMMENDATION

ATTACHMENTS

1.	O702	O702-1.pdf
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ORDINANCE NO. 702

AN ORDINANCE AMENDING ORDINANCE NO. 611 BY INCREASING THE SENIOR AND DISABLED PERSONS WATER AND SEWER RATE CREDITS; AMENDING THE KENNEDALE CITY CODE, BY AMENDING SECTION 23-83 "DISCOUNT FOR QUALIFYING SENIOR CITIZENS AND DISABLED PERSONS" OF CHAPTER 23 "WATER, SEWERS AND SEWAGE DISPOSAL" TO REQUIRE APPLICANTS TO REAPPLY EVERY TWO YEARS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 Code; and

WHEREAS, by Ordinance No. 611, the City Council previously adopted discounts for water and sewer charges for senior and disabled persons; and

WHEREAS, Section 23-83 of the Kennedale City Code sets forth eligibility requirements to receive the discount; and

WHEREAS, the City Council now desires to increase the water and sewer rate credits to be given and require that applicants reapply for the credits every two years.

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

SECTION 1.

Section 1.A.1. of Ordinance No. 611 is amended by increasing the senior/disabled water rate credit from \$7.50 to \$8.00 per month/billing cycle.

SECTION 2.

Section 2.A. of Ordinance No. 611 is amended by increasing the senior/disabled sewer rate credit from \$7.50 to \$8.00 per month/billing cycle.

SECTION 3.

Section 23-83 "Discount for Qualifying Senior Citizen and Disabled Persons" of Chapter 23 "Water, Sewers and Sewage Disposal" of the Kennedale City Code is hereby amended by amending subsection 23-83(3) to read as follows:

“(3) Qualifying senior citizens or disabled individuals may only apply the credit on water rates and sewer charges to one (1) residence in the City of Kennedale. All recipients of the discount must apply and complete an affidavit for the discount, and must reapply and complete an affidavit every two years from the date of the initial application to continue to receive the discount. Should a qualifying spouse become deceased, the surviving spouse will continue to receive the discount until the end of the fiscal year, which spans from October to the following September.”

SECTION 4.

Section 23-83 “Discount for Qualifying Senior Citizen and Disabled Persons” of Chapter 23 “Water, Sewers and Sewage Disposal” of the Kennedale City Code is hereby amended by amending subsection 23-83(1)b. to correct a typographical error and to read as follows:

“b. Must provide proof of annual household income, inclusive of all household residents, by submitting a Federal Income Tax Return and/or benefit letter from the Social Security Administration. The annual household income must not exceed thirty-two thousand dollars (\$32,000); and”

SECTION 5.

The increased credits described in Sections 1 and 2 of this ordinance will take effect upon the City transferring its billing operations to the City of Arlington, Texas.

SECTION 6.

Qualifying senior citizens and disabled individuals who have been receiving a discount on residential water rates and sewer charges for more than two consecutive years must reapply for a discount as provided in Section 23-83 of the Kennedale City Code within 60 days of the effective date of this ordinance.

SECTION 7.

This ordinance shall be cumulative of all provisions of ordinances of the City of Kennedale, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 8.

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 and 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 9.

This ordinance shall be in full force and effect after its passage and it is so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, ON THE 16TH DAY OF JUNE, 2020.

APPROVED:


MAYOR BRIAN JOHNSON

ATTEST:


CITY SECRETARY LESLIE E. GALLOWAY



APPROVED AS TO FORM AND LEGALITY:


CITY ATTORNEY DREW LARKIN

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.A.1.

SUBJECT

PZ Case No. 21-03

ORIGINATED BY

George Campbell, City Manager

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM III.A.2.

SUBJECT

City of Kennedale v. James Coyel

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: APRIL 20, 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

**STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL**

MEETING DATE: APRIL 20, 2021

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

SUBJECT

Updates from the Mayor

- Proclaiming April 2021 as Child Abuse Prevention Month and recognizing Alliance for Children for their dedication to protecting the children of Tarrant County
- Proclaiming May 15, 2021 as Kids to Parks Day, celebrated by KIDFISH at Sonora Park

ORIGINATED BY

George Campbell, City Manager

SUMMARY

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

RECOMMENDATION

ATTACHMENTS

1.	2021_04.20 Child Abuse Prevention Month - AFC	2021_04.20 Child Abuse Prevention Month - AFC.pdf
2.	2021_04.20 National Kids to Parks Day	2021_04.20 National Kids to Parks Day.pdf

PROCLAMATION

Proclaiming April as Child Abuse Prevention Month In the City of Kennedale

WHEREAS, children are our future and our greatest resource; and

WHEREAS, every child deserves a nurturing family and safe environment to grow into a healthy, productive member of the community; and

WHEREAS, child abuse is one of our nation's most serious public health problems and threatens the safety of our community; and

WHEREAS, in Tarrant County, 6,203 children were confirmed as victims of child abuse or neglect in 2020; and

WHEREAS, Alliance For Children provided trauma-informed services to 2,125 children in 2020;

WHEREAS, finding solutions to prevent child abuse is a community responsibility and depends on the involvement of all citizens; and

WHEREAS, effective child abuse prevention, investigation and treatment programs succeed because of partnerships among public and private agencies, schools, religious organizations, medical services, and the business community.

NOW, THEREFORE, I, Mayor Brian Johnson, do hereby proclaim the month of April 2021 as Child Abuse Prevention Month in the City of Kennedale, and urge all citizens to work to help reduce child abuse and neglect significantly in the years to come.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas, to be affixed this 20th day of April 2021.

MAYOR BRIAN JOHNSON

ATTEST: CITY SECRETARY LESLIE E. GALLOWAY



PROCLAMATION

Proclaiming May 15, 2021 as Kids to Parks Day in the City of Kennedale

WHEREAS, May 15, 2021, is the eleventh Kids to Parks Day, organized and launched by the National Park Trust, held annually on the third Saturday in May; and

WHEREAS, Kids to Parks Day empowers kids and encourages families to get outdoors and visit America's parks, public lands, and waters; and

WHEREAS, we should encourage children to lead a more active lifestyle to combat issues of childhood obesity, diabetes, hypertension, and hypercholesterolemia; and

WHEREAS, Kids to Parks Day will broaden children's appreciation for nature and the great outdoors; and

WHEREAS, Kids to Parks Day will recognize the importance of recreating responsibly while enjoying the benefits of the outdoors; and

NOW, THEREFORE, I, Mayor Brian Johnson, do hereby proclaim Saturday, May 15, 2021, as "Kids to Parks Day" in the City of Kennedale, which will be celebrated by KIDFISH and Bark in the Park at Sonora Park and I urge residents of Kennedale to make time on this date to take the children in their lives to this event or any neighborhood, state, or national park.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Kennedale, Texas, to be affixed this 20th day of April 2021.

MAYOR BRIAN JOHNSON

ATTEST: CITY SECRETARY LESLIE E. GALLOWAY

MEETING DATE: APRIL 20, 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: APRIL 20, 2021

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

SUBJECT

Financial Reports for the City and the EDC

ORIGINATED BY

Lakeita Sutton, Director of Finance and Information Technology

SUMMARY

Please see the attached financial reports for the City (for the month of March 2021) and for the EDC (for the months of December 2020, January 2021, and February 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_3 Monthly Financials	2021_3 Monthly Financials.pdf
2.	2020_12 EDC Monthly Financials_Final	2020_12 EDC Monthly Financials_Final.pdf
3.	2021_01 EDC Monthly Financials_Final	2021_01 EDC Monthly Financials_Final.pdf
4.	2021_02 EDC Monthly Financials_Final	2021_02 EDC Monthly Financials_Final.pdf

**Revenues & Expenditures - Budget & Actual Summary
FOR THE MONTH ENDED MARCH 31, 2021**

GENERAL FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 7,314,655	\$ -	\$ 5,983,397	81.8%

GENERAL FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 7,624,096	\$ -	\$ 3,529,713	46.3%

STREETS FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 877,615		\$ 397,224	45.3%

STREETS FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 1,015,670		\$ 401,256	39.5%

WATER/SEWER FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 4,447,316	\$ -	\$ 2,187,263	49.2%

WATER/SEWER FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 4,504,700	\$ -	\$ 2,096,023	46.5%

STORMWATER FUND REVENUES			
Budget	AMENDED	Actual	Actual Budget %
\$ 323,152	\$ -	\$ 133,138	41.2%

STORMWAER FUND EXPENDITURES			
Budget	AMENDED	Actual	Actual Budget %
\$ 561,929	\$ -	\$ 68,987	12.3%

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

50.0%

	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	Mar-21	Mar-21	% Budget	Mar-21	% Budget	Original Budget	Amended Budget	M-T-D Mar-20	Y-T-D Mar-20	Y-T-D % Budget
REVENUES												
Property Taxes	\$ 4,629,418		\$ 76,409	\$ 4,680,121	89.8%	\$ 2,314,709	50.0%	\$ 4,210,532	\$ 4,210,532	\$ 113,148	\$ 4,156,568	111.2%
Sales / Beverage Tax	1,438,404		141,806	634,094	42.2%	719,202	50.0%	1,402,458	1,369,909	135,655	607,302	46.3%
Grants / Contributions	65,000		1,750	46,355	36.3%	32,500	50.0%	85,100	147,445	-	23,583	31.4%
Licenses / Permits	191,605		107,157	229,869	68.5%	95,803	50.0%	175,070	153,360	8,552	131,212	149.9%
Fines / Fees	106,718		4,158	23,387	59.0%	53,359	50.0%	179,700	105,300	9,909	62,966	22.2%
Charge for Services	205,500		28,702	105,219	47.1%	102,750	50.0%	181,225	193,225	17,844	96,716	54.5%
Investment Earnings	24,017		75	1,086	79.6%	12,009	50.0%	24,017	24,017	3,016	19,115	4.5%
Miscellaneous Income	5,250		2,652	12,709	43.8%	2,625	50.0%	5,500	5,500	359	2,297	231.1%
Intergovernmental	647,243		43,399	250,557	42.8%	323,622	50.0%	652,475	652,475	40,599	277,011	38.4%
Surplus / Sales Rentals	1,500		-	-	67.5%	750	50.0%	3,500	3,500	-	1,013	0.0%
Total Revenues	\$ 7,314,655	\$ -	\$ 406,108	\$ 5,983,397	81.8%	\$ 3,657,328	50.0%	\$ 6,919,577	\$ 6,865,263	\$ 329,082	\$ 5,377,783	78.3%
EXPENDITURES												
City Manager	\$ 316,473		\$ 26,255	\$ 143,936	45.5%	\$ 158,237	50.0%	\$ 323,076	\$ 323,076	\$ 32,697	\$ 165,773	51.3%
Mayor and City Council	140,525		9,822	24,024	17.1%	70,263	50.0%	186,444	186,444	14,998	73,173	39.2%
City Secretary	175,454		9,388	62,398	35.6%	87,727	50.0%	179,811	178,540	9,298	70,330	39.4%
Municipal Court	98,215		9,728	44,749	45.6%	49,108	50.0%	112,701	111,868	9,320	56,454	50.5%
Human Resources	125,229		9,186	54,276	43.3%	62,615	50.0%	132,128	132,129	8,596	55,223	41.8%
Finance	438,148		46,910	227,150	51.8%	219,074	50.0%	393,017	389,826	36,082	213,891	54.9%
Police	2,660,845		162,989	1,203,361	45.2%	1,330,423	50.0%	2,563,035	2,499,599	147,031	1,261,187	50.5%
Police SRO	178,016		12,104	74,516	41.9%	89,008	50.0%	156,513	156,513	13,414	86,301	55.1%
Fire	2,208,977		163,935	925,453	41.9%	1,104,489	50.0%	2,386,910	2,203,129	142,725	966,995	43.9%
Community Development	387,924		42,193	201,255	51.9%	193,962	50.0%	465,735	438,146	25,011	213,642	48.8%
Senior Citizen Center	38,376		2,344	8,048	21.0%	19,188	50.0%	63,376	63,376	1,939	24,173	38.1%
Library	275,755		21,060	116,071	42.1%	137,878	50.0%	305,042	275,895	21,931	131,566	47.7%
Non-Departmental	580,159		21,789	444,476	76.6%	290,080	50.0%	514,734	564,058	17,863	289,995	51.4%
Total Expenditures	\$ 7,624,096	\$ -	\$ 537,703	\$ 3,529,713	46.3%	\$ 3,812,048	50.0%	\$ 7,782,522	\$ 7,522,599	\$ 480,905	\$ 3,608,703	48.0%
Total Revenues Over (Under) Exp	\$ (309,441)	\$ -	\$ (131,595)	\$ 2,453,684		\$ (154,721)		\$ (862,944)	\$ (657,336)	\$ (151,823)	\$ 1,769,080	
Other Financing Sources (Uses):												
Non-cash Transactions:												
Capital lease proceeds												
Capital expenditures												
Transfers In (Out):												
Net Change in Fund Balance	\$ (309,441)			\$ 2,453,684				\$ (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			\$ 3,393,941				\$ 617,559	\$ 940,257			
Less: Commitments for Specific Use				-								
Less: Assigned for Specific Use				-				-				
Ending Fund Balance - Unassigned	\$ 630,816			\$ 3,393,941				\$ 617,559	\$ 940,257			
AVERAGE DAILY EXPENDITURES	20,888			9,670				21,322	20,610			
NUMBER OF DAYS IN RESERVE	30			351				29	46			
FUND BALANCE AS A % OF EXPENDITURES	8.3%			96.15%				7.94%	12.50%			

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

50.0%

	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			%		%	Original Budget	Amended Budget	M-T-D	Y-T-D	Y-T-D						
			Mar-21	Mar-21	Budget	Mar-21	Budget			Mar-20	Mar-20	% Budget						
REVENUES																		
Frachise Fees Telephone	\$	36,256	\$	4,209	\$ 5,091	14.0%	\$	18,128	50.0%	\$	36,622	\$	8,657	24%				
Frachise Fees Garbage		68,607		8,437	28,007	40.8%		34,304	50.0%		69,300		4,886	31,132	45%			
Franchise Fees Gas		64,469		-	56,147	87.1%		32,235	50.0%		65,120		65,120	-	58,348	90%		
Franchise Fees Electricity		312,427		64,884	137,185	43.9%		156,214	50.0%		315,583		315,583	70,484	149,382	47%		
Franchise Fees Cable		53,906		9,779	10,915	20.2%		26,953	50.0%		54,450		54,450	-	16,642	31%		
Franchise Fees Water Sew		311,312		25,942	155,655	50.0%		155,656	50.0%		267,106		267,106	22,258	133,552	50%		
Investment Income		6,930		3	74	1.1%		3,465	50.0%		7,000		7,000	309	2,666	38%		
TexDot Connecting Kennedale													300	300				
Misc. Income				-	310													
Admin Charge - Stormwater		19,995						9,998	50.0%		19,995		19,995			0%		
Park Pavilion Rental		3,663						1,832	50.0%		3,700		3,700	165	725	20%		
Ballfield Rental		50						25	50.0%		50		50					
Sale of Parts/Assets				-	3,840			-										
Transfer In Park Dedication								-										
Transfer In TIF Fund								-										
Transfer In Donation Fund								-										
Total Revenues	\$	877,615	\$	-		45.3%	\$	438,808	50.0%	\$	838,926	\$	838,926	\$	98,402	\$	401,404	48%
EXPENDITURES																		
Street Maintenance	\$	868,448	\$	77,600	\$ 381,287	43.9%	\$	434,224.00	50.0%	\$	850,176	\$	849,397	\$	57,153	\$	356,796	42%
Park Maintenance		122,920		4,841	19,969	16.2%		61,460	50.0%		122,920		122,920		5,499		33,645	27%
Capital Projects		24,302						12,151	50.0%		79,057		79,058					
Total Expenditures	\$	1,015,670	\$	-		39.5%	\$	507,835	50.0%	\$	1,052,153	\$	1,051,375	\$	62,652	\$	390,441	37%
Total Revenues Over (Under) Exp	\$	(138,055)	\$	-			\$	(69,028)		\$	(213,227)	\$	(212,449)	\$	35,750	\$	10,963	
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)	\$	-		(4,032)				\$	(213,227)	\$	(212,449)					
Total Unassigned Fund Balance - BOY		341,246				341,246					345,652		553,695					
Ending Fund Balance Sept. 30	\$	203,191	\$	-		337,214				\$	132,425	\$	341,246					
Less: Commitments for Specific Use						-												
Less: Assigned for Specific Use						-												
Ending Fund Balance - Unassigned	\$	203,191	\$	-		337,214				\$	132,425	\$	341,246					
AVERAGE DAILY EXPENDITURES		2,226		-		175					2,520		1,946					
NUMBER OF DAYS IN RESERVE		91				1,922					53		175					
FUND BALANCE AS A % OF EXPENDITURES		20.0%				84.0%					12.6%		32.5%					

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

50.0%

	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	Mar-21	Mar-21	% Budget	Mar-21	% Budget	Original Budget	Amended Budget	M-T-D Mar-20	Y-T-D Mar-20	Y-T-D % Budget
REVENUES												
Water Service	\$ 2,128,290		\$ 223,824	\$ 1,098,836	51.6%	\$ 1,064,145.00	50.0%	\$ 1,941,782	\$ 1,941,782	\$ -	\$ 812,870	42%
Sewer Service	1,700,194		157,946	835,227	49.1%	850,097	50.0%	1,669,203	1,669,203	-	690,282	41%
Sewer Surcharge	2,705					1,353	50.0%	11,978	11,978	-	1,989	17%
Penalties	13,231					6,616	50.0%	50,873	14,450	-	9,729	67%
Administrative Fees	3,762			559	14.9%	1,881	50.0%	15,150	4,500	-	2,680	60%
Water Tap Fees	2,856		-	4,000	140.1%	1,428	50.0%	5,050	5,050	525	2,100	42%
Meter Purchase / Install	3,645		7,157	20,663	566.9%	1,823	50.0%	11,933	11,933	1,422	1,968	16%
Sewer Tap Fees	1,768			425	24.0%	884	50.0%	5,050	5,050	425	1,300	26%
Engineer Review Fees	6,120		12,005	19,757	322.8%	3,060	50.0%	6,924	6,924	-	2,500	36%
Sanitation Billing Fees	15,507		2,921	7,273	46.9%	7,754	50.0%	16,798	16,798	-	4,886	29%
Other Fees Water / Sewer	1,984		-	75	3.8%	992	50.0%	10,423	10,423	-	1,445	14%
Sales Tax	139		12	69	49.6%	70	50.0%	101	101	11	68	67%
Arlington Operator Cost	354,500		30,186	105,656	29.8%	177,250	50.0%		300,874	50,969	176,041	59%
Investment Income	19,179		31	796	4.2%	9,590	50.0%	37,814	37,814	1,084	12,979	34%
Miscellaneous Income	4,911			165	3.4%	2,456	50.0%	31,718	31,718	24	72	0%
Cash Over/Under						-		-				
Sale of Parts/Assets	1,000					500	50.0%	1,010	37,750			
Transfer In - Water Impact Fund			-	-		-		152,524	152,525			
Transfer In - Sewer Impact Fund						-		60,000	35,000	12,710	76,262	
Transfer In - Roadway Impact Fund	187,525		15,627	93,762	50.0%	93,763	50.0%			5,000	30,000	
Total Revenues	\$ 4,447,316	\$ -	\$ 449,709	\$ 2,187,263	49.2%	\$ 2,223,658	50.0%	\$ 4,028,331	\$ 4,293,873	\$ 72,170	\$ 1,827,171	43%
EXPENDITURES												
Utility Billing	\$ 1,460,295		\$ 196,234	\$ 566,834	38.8%	\$ 730,147.50	50.0%	\$ 1,518,390	\$ 1,719,049	\$ 38,329	\$ 796,838	46%
Operations	1,375,369		111,021	826,801	60.1%	687,685	50.0%	1,385,154	1,522,435	88,684	844,621	55%
Debt Service	358,559			330,761	92.2%	179,280	50.0%	354,505	354,505		320,706	
Capital Projects	600,000		1,120	7,330	1.2%	300,000	50.0%	415,000	415,000	2,470	105,512	
Non-Departmental	710,477		58,942	364,297	51.3%	355,239	50.0%	677,889	677,889	54,960	340,378	50%
Total Expenditures	\$ 4,504,700	\$ -	\$ 367,317	\$ 2,096,023	46.5%	2,252,350	50.0%	\$ 4,350,938	\$ 4,688,878	\$ 184,443	\$ 2,408,055	51%
Total Revenues Over (Under) Exp	\$ (57,384)	\$ -	\$ 82,392	\$ 91,240		\$ (28,692)		\$ (322,607)	\$ (395,005)	\$ (112,273)	\$ (580,884)	
Other Funding Sources (Uses):												
Debt Service - Bond Payments												
Non-Cash Transactions:												
Capital Lease Proceeds												
Capital expenditures												
Net Change in Fund Balance	\$ (57,384)	\$ -		\$ 91,240				\$ (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	\$ -		\$ 2,167,537		\$ -		\$ 1,359,938	\$ 2,076,297			
Less: Commitments for Specific Use				-		-						
Less: Assigned for Specific Use				-		-		-				
Ending Fund Balance - Unrestricted	\$ 2,018,913	\$ -		\$ 2,167,537		\$ -		\$ 1,359,938	\$ 2,076,297			
AVERAGE DAILY EXPENDITURES	157	-		(250)				884	1,082			
NUMBER OF DAYS IN RESERVE	12,842			(8,671)				1,539	1,919			
FUND BALANCE AS A % OF EXPENDITURES	44.8%			103%				31%	44%			

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

50.0%

	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	Mar-21	Mar-21	% Budget	Mar-21	% Budget
REVENUES							
Penalties	\$ 1,200					\$ 600	50.0%
Grant Revenue							
Drainage Fees	320,952		22,304	133,017	41.4%	160,476	50.0%
Investment Income	1,000		4	121	12.1%	500	50.0%
Miscellaneous Income							
Total Revenues	\$ 323,152	\$ -	\$ 22,308	\$ 133,138	41.2%	\$ 161,576	50.0%
EXPENDITURES							
Stormwater Utility	561,929		\$ 17,983	\$ 68,987	12.3%	\$ 280,965	50.0%
Total Expenditures	\$ 561,929	\$ -	\$ 17,983	\$ 68,987	12.3%	\$ 280,965	50.0%
Total Revenues Over (Under) Exp	\$ (238,777)	\$ -	\$ 4,325	\$ 64,151		\$ (119,389)	
Other Financing Sources (Uses):							
Capital Grant Contributions	-	-	-	-			
Net Change in Fund Balance	\$ (238,777)	\$ -		\$ 64,151			
Total Unrestricted Fund Balance - BOY	(151,838)			(151,838)			
Total Fund Balance - EOY	\$ (390,615)	\$ -		\$ (87,687)			
Less: Commitments for Specific Use	-	-		-		-	
Ending Fund Balance - Unrestricted	\$ (390,615)	\$ -		\$ (87,687)			

PRIOR FISCAL YEAR				
BUDGET		FY ACTUAL		
FY 2019-2020		FY 2019-2020		
Original Budget	Final Budget	M-T-D Mar-20	Y-T-D Mar-20	Y-T-D % Budget
\$ 3,200	\$ 3,200	\$ -	\$ 402	12.6%
-		-	-	
297,200	265,000	-	103,222	39.0%
500	500	74	515	103.0%
-				
\$ 300,900	\$ 268,700	\$ 74	\$ 104,139	39%
585,316	\$ 619,316	\$ 6,814	\$ 52,741	8.5%
\$ 585,316	\$ 619,316	\$ 6,814	\$ 52,741	9%
\$ (284,416)	\$ (350,616)	\$ (6,740)	\$ 51,398	
-	-	-	-	
\$ (284,416)	\$ (350,616)			
	\$ 198,778			
	\$ (151,838)			
-	-			
\$ -	\$ (151,838)			

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

		BUDGET					Y-T-D ACTUAL						
FUN D	FUND NAME	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	\$ 1,536,836	93%	\$ 1,465,662	95%	\$ 71,174	\$ 573,006	\$ 644,180
OTHER GENERAL FUNDS													
5	Capital Replacement Fund	\$ 98,402	\$ 180,414	\$ (82,012)	\$ 150,817	\$ 68,805	\$ 5,399	5%	\$ 93,474	52%	\$ (88,075)	\$ 150,817	\$ 62,742
12	Court Security Fund	2,300	-	2,300	23,864	26,164	537	23%	-	0%	537	23,864	24,401
16	Court Technology Fund	1,320	875	445	15,886	16,331	505	38%	-	0%	505	15,886	16,391
18	Juvenile Case Manager Fund	2,150	-	2,150	(10,367)	(8,217)	236	11%	-	0%	236	(10,367)	(10,131)
21	TIF 1 (New Hope Rd) Fund	162,734	-	162,734	(393,825)	(231,091)	113	0%	-	0%	113	(393,825)	(393,712)
34	Leose Fund	1,740	1,650	90	2,012	2,102	70	4%	-	-	70	2,012	2,082
83	Tree Reforestation Fund	500	-	500	70,923	71,423	26	5%	-	52%	26	70,923	70,949
		\$ 269,146	\$ 182,939	\$ 86,207	\$ (140,690)	\$ (54,483)	\$ 6,886		\$ 93,474		\$ (86,588)	\$ (140,690)	\$ (227,278)
CAPITAL FUNDS													
4	Capital Projects Fund	\$ 83,250	\$ 103,157	\$ (19,907)	\$ (58,700)	\$ (78,607)	\$ 47,007	56%	\$ -	0%	\$ 47,007	\$ (58,700)	\$ (11,693)
13	Capital Bond Fund	6,008,000	2,991,176	3,016,824	1,187,265	4,204,089	858	0%	21,934	1%	(21,076)	1,187,265	\$ 1,166,189
14	Park Dedication Fund	800	170	630	54,885	55,515	158,347	19793%	280	165%	158,067	54,885	\$ 212,952
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	232,674	1551%	141,072	71%	91,602	489,910	\$ 581,512
61	Water Impact Fee Fund	54,238	-	54,238	(165,667)	(111,429)	97,720	2	-	-	97,720	(165,667)	(67,947)
62	Sewer Impact Fee Fund	18,505	-	18,505	20,306	38,811	56,220	304%	-	-	56,220	20,306	76,526
		\$ 6,179,953	\$ 3,292,028	\$ 2,887,925	\$ 1,525,510	\$ 4,413,435	\$ 592,985		\$ 163,286		\$ 25,931	\$ 1,128,565	\$ 1,154,496
EDC 4B FUNDS													
15	EDC 4B Fund	\$ 723,940	\$ 607,014	\$ 116,926	\$ 770,219	\$ 887,145	\$ 341,352	47%	\$ 296,282	49%	\$ 45,070	\$ 770,219	\$ 815,289
		\$ 723,940	\$ 607,014	\$ 116,926	\$ 770,219	\$ 887,145	\$ 341,352		\$ 296,282		\$ 45,070	\$ 770,219	\$ 815,289
SPECIAL REVENUE FUNDS													
30	Hotel/Motel Tax Fund	\$ 5,050	\$ -	\$ -	\$ 5,927	\$ 5,927	\$ 5,341		\$ -		\$ 5,341	\$ 5,927	\$ 11,268
35	Disaster Recovery Fund	-	-	-	-	-	70		75,776		\$ -	\$ -	\$ -
		5,050	-	-	5,927	5,927	5,411		75,776		5,341		\$ 11,268

**KENNEDALE ECONOMIC DEVELOPMENT CORPORATION
ANNUAL PROGRAM OF SERVICES
DECEMBER 2020**

MONTHLY INFORMATION

1. \$44,861 in Sales Tax Revenue
2. EDC Director engaged in long-term planning, including relationship with Chamber, hotel status, Red's Roadhouse, and other development deals

Rental Fees, MMD Tax and Rental Insurance are reported on the Accrual Basis of Accounting, while all other revenues and expenditures are reported on the Cash Basis. This procedure has been in effect for several years, but can be changed should the Board wish.



FINANCE DIRECTOR LAKEITA SUTTON

ADDITIONAL INFORMATION

FUND 15 - OPERATING FUND (EDC INVOICES AND REVENUE ARE RECEIVED IN THIS FUND)
FUND 19 - CAPITAL BOND FUND (CLOSED IN FY 18)
FUND 95 - RESERVE FUND FOR DEBT REQUIREMENTS

CASH POSITION

CATEGORY	DESCRIPTION	YTD
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	\$ 809,632
BEGINNING CASH BALANCE - FUND 95	(Required Reserves)	\$ 125,693
		935,325.00
BEGINNING AVAILABLE CASH - TOTAL		809,632
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		\$ 81,233
ENDING CASH BALANCE - FUND 15	(Operating Cash)	\$ 842,389
ENDING CASH BALANCE - FUND 95	(Required Reserves)	\$ 125,701
ENDING CASH BALANCE - TOTAL		\$ 968,090
UNAVAILABLE CASH - EARMARKED		
RESERVES FOR LEVERAGE NOTE	(Required Reserves)	\$ 125,701
TOTAL UNAVAILABLE CASH		\$ 125,701
AVAILABLE CASH		\$ 842,389

**Due to prior period adjustments, beginning cash balance plus monthly income will not always be an exact match for ending cash balance*

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED DECEMBER 31, 2020**

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Dec-20	Dec-20	% Budget
REVENUES				
MMD TAX CURRENT YEAR	\$ 35,000	\$ -	\$ -	
SALES TAX	420,148	44,861	45,223	10.8%
INVESTMENT INCOME FUND 15	2,000	52	202	10.1%
INVESTMENT INCOME FUND 95	500	8	32	
MISCELLANEOUS INCOME	30,000	5,350	8,550	28.5%
INSURANCE REIMBURSEMENT	-	-	-	
LAND PROCEEDS		-	-	
RENTAL FEES - SHOPPING CTR	236,792	64,976	64,976	27.4%
RENTAL INSURANCE	-	-	-	
SALES OF ASSETS	-	-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-	
TOTAL REVENUES	\$ 724,440	\$ 115,247	\$ 118,983	16.4%

EXPENDITURES				
ADMINISTRATION	218,387	22,933	42,840	19.6%
DEBT SERVICE	306,132	4,656	34,992	11.4%
TOWN SHOPPING CENTER	82,495	6,425	25,602	31.0%
TOWN CENTER REDEVELOPMENT	-	-	-	
TOTAL EXPENDITURES	\$ 607,014	\$ 34,014	\$ 103,434	17.0%

Total Revenues Over (Under) Exp	\$ 117,426	\$ 81,233	\$ 15,549	
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Other Financing Sources (Uses):				
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Operating Transfer to/from General Fund	-	-	-	
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Total Other Financing Sources (Uses):	-	-	-	
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Net Change in Fund Balance	\$ 117,426			
Fund Balance Oct 1	898,805			

Ending Fund Balance	\$ 1,016,231
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AVERAGE DAILY EXPENDITURES	\$ 1,663
Number of Days In Reserve	611
Fund Balance as a % of Expenditures	167%

	PRIOR FISCAL YEAR			
	BUDGET	FY ACTUAL		
	FY 2019-2020	FY 2019-2020		
	Original Budget	MONTH	Y-T-D	Y-T-D
		Dec-19	Dec-19	% Budget
	\$ 35,000	\$ -	\$ -	
	400,141	45,449	45,820	11.5%
	4,000	460	1,495	37.4%
	2,000	148	499	
	30,120	350	6,050	20.1%
			-	
	150,368			
	180,000	20,832	59,877	33.3%
	-	-	-	
		-	-	
		-	-	
	\$ 801,629	\$ 67,239	\$ 113,741	14.2%

	169,377	10,043	32,337	19.1%
	323,570	35,958	69,190	21.4%
	79,651	5,930	27,287	34.3%
	-	-	-	
	\$ 572,598	\$ 51,931	\$ 128,814	22%

	\$ 229,031	\$ 15,308	\$ (15,073)	
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	\$ 229,031			
	\$ 669,774			

	\$ 898,805
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	\$ 1,569
	573
	157%

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED DECEMBER 31, 2020**

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Dec-20	Dec-20	% Budget
REVENUES				
MMD TAX CURRENT YEAR	\$ 35,000	\$ -	\$ -	
SALES TAX	420,148	44,861	45,223	10.8%
INVESTMENT INCOME	2,000	52	202	10.1%
MISCELLANEOUS INCOME	30,000	5,350	8,550	28.5%
INSURANCE REIMBURSEMENT		-	-	
LAND PROCEEDS	-	-	-	
RENTAL FEES - SHOPPING CTR	236,792	64,976	64,976	27.4%
RENTAL INSURANCE		-	-	
SALES OF ASSETS	-	-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-	
TOTAL REVENUES	\$ 723,940	\$ 115,239	\$ 118,951	16.4%

EXPENDITURES				
ADMINISTRATION	218,387	22,933	42,840	19.6%
DEBT SERVICE	306,132	4,656	34,992	11.4%
TOWN SHOPPING CENTER	82,495	6,425	25,602	31.0%
TOWN CENTER REDEVELOPMENT	\$ -	-	-	
TOTAL EXPENDITURES	\$ 607,014	\$ 34,014	\$ 103,434	17.0%

Total Revenues Over (Under) Exp	\$ 116,926	\$ 81,225	\$ 15,517	
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Other Financing Sources (Uses):				
Operating Transfer to / from General Fund	-	-	-	

Total Other Financing Sources (Uses):	-	-	-	
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Net Change in Fund Balance	\$ 116,926			
Fund Balance Oct 1	770,219			
Ending Fund Balance	\$ 887,145			

AVERAGE DAILY EXPENDITURES	\$ 1,663
Number of Days In Reserve	533
Fund Balance as a % of Expenditures	146%

	PRIOR FISCAL YEAR		
	BUDGET	FY ACTUAL	
	FY 2019-2020	FY 2019-2020	
	Original Budget	MONTH Dec-19	Y-T-D Dec-19 % Budget
	\$ 35,000	\$ -	\$ -
	400,141	\$ 45,449	45,820 11.5%
	4,000	460	1,495 37.4%
	30,120	350	6,050 20.1%
		-	-
	150,368		
	180,000	20,832	59,877 33.3%
	-	-	-
		-	-
		-	-
	\$ 799,629	\$ 67,091	\$ 113,242 14.2%

	169,377	10,043	32,337 19.1%
	323,570	35,958	69,190 21.4%
	79,651	5,930	27,287 34.3%
	-	-	-
	\$ 572,598	\$ 51,931	\$ 128,814 22.5%

\$ 227,031	\$ 15,160	\$ (15,572)	
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-	-	-	
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\$ 227,031			
\$ 543,188			

\$ 770,219

\$ 1,569
491
135%

EDC ADMIN

EXPENDITURES	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21		Y-T-D	Y-T-D
	Original Budget	Dec-20	Dec-20	% Budget
PRINTED SUPPLIES	\$ 2,000	\$ -	\$ -	0.0%
GENERAL OFFICE SUPPLIES	50	-	-	0.0%
POSTAGE	50	-	-	0.0%
SUPPLIES TOTAL	2,100	-	-	0.0%
ADVERTISING	1,200	-	-	
ASSOCIATION DUES/PUBLICATIONS	3,500	-	-	0.0%
TRAINING/SEMINARS	250	-	-	0.0%
LEGAL SERVICES	15,000	2,526	1,997	13.3%
AUDIT SERVICES	4,250	-	-	0.0%
SPECIAL SERVICES	42,838	2,174	3,224	7.5%
FILING FEES	-			
ENGINEERING SERVICES				
TRAVEL	100	-	-	
ENGINEERING SERVICES	-	-	-	
ADMIN CHARGE-GENERAL FUND	116,318	9,693	29,079	25.0%
FUNCTIONAL GRANT	32,831	8,540	8,540	26.0%
LAND	-			
SUNDRY TOTAL	216,287	22,933	42,840	19.8%
TOTAL EDC ADMIN EXPENDITURES	\$ 218,387	\$ 22,933	\$ 42,840	19.62%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-2020		
Original Budget	MONTH Dec-19	Y-T-D Dec-19	Y-T-D % Budget
\$ 2,000	\$ -	-	0.0%
50	-	-	0.0%
50	-	-	0.0%
2,100	-		0.0%
1,200	-	-	
3,395	-	-	0.0%
250	-	-	0.0%
14,925	350	700	4.7%
4,250	-	-	0.0%
975	-	(134)	-13.7%
	-	-	
100			0.0%
-			
116,318	9,693	29,080	25.0%
25,864	-	2,691	10.4%
167,277	10,043	32,337	19.3%
\$ 169,377	\$ 10,043	\$ 32,337	19.1%

EDC DEBT SERVICE

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Dec-20	Dec-20	% Budget
EXPENDITURES				
2007 \$1.2M TAX BOND INTEREST	\$ 42,048	\$ -	\$ 21,024	50.0%
2007 \$1.2M TAX BOND PRINCIPAL	70,000	-	-	0.0%
2011 \$1.7M TX LEVERAGE INT	9,196	803	2,440	26.5%
2011 \$17.M TX LEVERAGE PRIN	46,680	3,853	11,528	24.7%
2020 \$1.26M GO REFUNDING INT	115,000	-	-	0.0%
TRANSFER OUT-DEBT SERV FUND	23,208	-	-	0.0%
TOTAL EDC DEBT EXPENDITURES	\$ 306,132	\$ 4,656	\$ 34,992	11.4%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Dec-19	Y-T-D Dec-19	Y-T-D % Budget
\$ 46,566	\$ -	\$ 23,214	49.9%
65,000	-	-	0.0%
18,122	1,351	4,386	24.2%
41,982	3,657	10,640	25.3%
151,900	30,950	30,950	20.4%
\$ 323,570	\$ 35,958	\$ 69,190	21.4%

EDC TOWNCENTER SHOPPING CENTER

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Dec-20	Dec-20	% Budget
EXPENDITURES				
BUILDING MAINTENANCE	\$ 54,195	\$ 5,183	\$ 11,959	22.1%
ELECTRIC SERVICES	5,700	401	1,065	18.7%
INSURANCE - PROPERTY	13,000	-	9,979	76.8%
SPECIAL SERVICES	9,600	841	2,599	27.1%
TOTAL EDC TOWNCENTER EXPENDITURES	\$ 82,495	\$ 6,425	\$ 25,602	31.0%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Dec-19	Y-T-D Dec-19	Y-T-D % Budget
\$ 54,951	\$ 5,430	\$ 15,004	27.3%
5,700	-	780	13.7%
13,000	-	9,976	76.7%
6,000	500	1,527	25.5%
\$ 79,651	\$ 5,930	\$ 27,287	34.3%

EDC TOWNCENTER REDEVELOPMENT

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Dec-20	Dec-20	% Budget
EXPENDITURES				
ENGINEERING SERVICES	\$ -	\$ -	\$ -	
CONSTRUCTION	-		-	
TOTAL EDC TOWNCENTER REDEVELOPMENT EXPENDITURES	\$ -	\$ -	\$ -	

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Dec-19	Y-T-D Dec-19	Y-T-D % Budget
		\$ -	
	-	-	
\$ -	\$ -	\$ -	

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED DECEMBER 31, 2020**

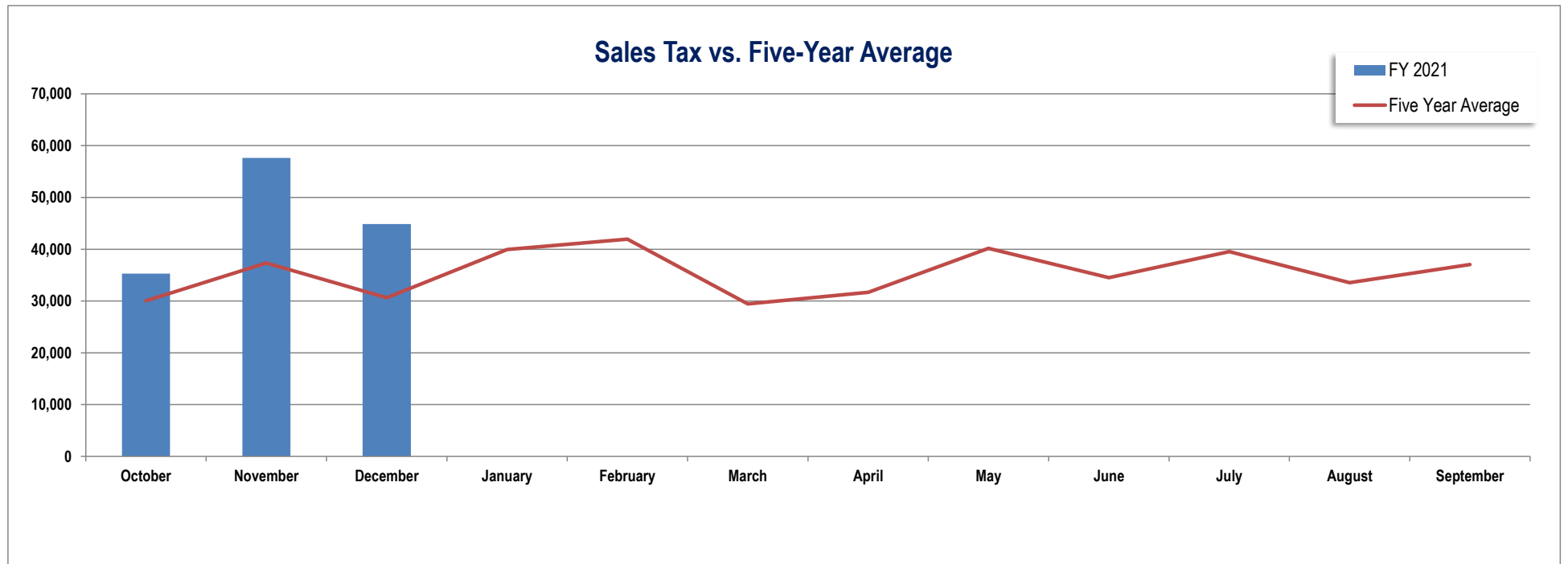
EDC BOND RESERVE FUND

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Dec-20	Dec-20	% Budget
REVENUES				
INVESTMENT INCOME	500	8	\$ 32	
TOTAL REVENUES	\$ 500	\$ 8	\$ 32	
EXPENDITURES				
ADMINISTRATION	\$ -	-	-	
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	
Total Revenues Over (Under) Exp	\$ 500	\$ 8	\$ 32	
Net Change in Fund Balance	\$ 500			\$ -
Fund Balance Oct 1	128,586			
Ending Fund Balance	\$ 129,086			

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-2020	FY 2019-2020		
Original Budget	MONTH Dec-19	Y-T-D Dec-19	Y-T-D % Budget
2,000	148	\$ 499	
\$ 2,000	\$ 148	\$ 499	
	-	-	
\$ -	\$ -	\$ -	
\$ 2,000	\$ 148	\$ 499	
\$ 2,000			
\$ 126,586			
\$ 128,586			

EDC Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
FY2021	35,291	57,626	44,861										\$ 137,778
FY2020	45,962	39,056	45,450	36,037	64,105	42,654	37,725	49,804	44,467	40,078	45,748	49,172	\$ 540,258
FY2019	31,048	38,679	39,362	88,360	45,433	36,033	34,603	46,432	38,783	43,510	36,757	47,143	\$ 526,144
FY2018	34,607	38,169	28,985	31,808	54,501	31,672	41,253	43,121	36,295	41,089	39,590	29,697	\$ 450,787
FY2017	29,583	38,719	27,285	29,652	35,265	26,215	29,043	33,374	26,747	33,648	16,530	28,850	\$ 354,908
FY2016	31,046	39,712	32,662	25,293	38,669	29,196	26,505	38,181	27,906	28,195	29,231	30,459	\$ 377,055
FY2015	23,985	31,479	27,515	24,594	35,857	24,104	27,064	39,783	42,821	55,252	48,766	59,232	\$ 440,453
FY2014	21,990	29,867	31,661	22,458	32,594	23,228	26,412	31,319	25,832	23,976	28,866	22,659	\$ 320,861
FY2013	33,617	31,297	23,446	20,135	30,003	20,791	20,318	32,020	21,136	22,435	27,973	26,025	\$ 309,197



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION
ANNUAL PROGRAM OF SERVICES
JANUARY 2021

MONTHLY INFORMATION

1. \$45,645 in Sales Tax Revenue
2. EDC Director engaged in long-term planning, including relationship with Chamber, hotel status, Red's Roadhouse, and other development deals

Rental Fees, MMD Tax and Rental Insurance are reported on the Accrual Basis of Accounting, while all other revenues and expenditures are reported on the Cash Basis. This procedure has been in effect for several years, but can be changed should the Board wish.



FINANCE DIRECTOR LAKEITA SUTTON

ADDITIONAL INFORMATION

FUND 15 - OPERATING FUND (EDC INVOICES AND REVENUE ARE RECEIVED IN THIS FUND)

FUND 19 - CAPITAL BOND FUND (CLOSED IN FY 18)

FUND 95 - RESERVE FUND FOR DEBT REQUIREMENTS

CASH POSITION

CATEGORY	DESCRIPTION	YTD
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	\$ 842,389
BEGINNING CASH BALANCE - FUND 95	(Required Reserves)	\$ 125,701
		968,090.00
BEGINNING AVAILABLE CASH - TOTAL		842,389
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		\$ 47,528
ENDING CASH BALANCE - FUND 15	(Operating Cash)	\$ 888,681
ENDING CASH BALANCE - FUND 95	(Required Reserves)	\$ 125,708
ENDING CASH BALANCE - TOTAL		\$ 1,014,389
UNAVAILABLE CASH - EARMARKED		
RESERVES FOR LEVERAGE NOTE	(Required Reserves)	\$ 125,708
TOTAL UNAVAILABLE CASH		\$ 125,708
AVAILABLE CASH		\$ 888,681

**Due to prior period adjustments, beginning cash balance plus monthly income will not always be an exact match for ending cash balance*

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED JANUARY 31, 2021**

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Jan-21	Jan-21	% Budget
REVENUES				
MMD TAX CURRENT YEAR	\$ 35,000	\$ -	\$ -	
SALES TAX	420,148	45,645	90,868	21.6%
INVESTMENT INCOME FUND 15	2,000	52	254	12.7%
INVESTMENT INCOME FUND 95	500	8	41	
MISCELLANEOUS INCOME	30,000	2,587	11,137	37.1%
INSURANCE REIMBURSEMENT	-	-	-	
LAND PROCEEDS		-	-	
RENTAL FEES - SHOPPING CTR	236,792	21,043	86,020	36.3%
RENTAL INSURANCE	-	-	-	
SALES OF ASSETS	-	-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-	
TOTAL REVENUES	\$ 724,440	\$ 69,335	\$ 188,320	26.0%

EXPENDITURES				
ADMINISTRATION	218,387	12,336	55,177	25.3%
DEBT SERVICE	306,132	4,655	39,649	13.0%
TOWN SHOPPING CENTER	82,495	4,816	30,421	36.9%
TOWN CENTER REDEVELOPMENT	-	-	-	
TOTAL EXPENDITURES	\$ 607,014	\$ 21,807	\$ 125,247	20.6%

Total Revenues Over (Under) Exp	\$ 117,426	\$ 47,528	\$ 63,073	
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Other Financing Sources (Uses):				
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Operating Transfer to/from General Fund	-	-	-	
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Total Other Financing Sources (Uses):	-	-	-	
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Net Change in Fund Balance	\$ 117,426			
Fund Balance Oct 1	898,805			

Ending Fund Balance	\$ 1,016,231			
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AVERAGE DAILY EXPENDITURES	\$ 1,663			
Number of Days In Reserve	611			
Fund Balance as a % of Expenditures	167%			

	PRIOR FISCAL YEAR			
	BUDGET	FY ACTUAL		
	FY 2019-2020	FY 2019-2020		
	Original Budget	MONTH Jan-20	Y-T-D Jan-20	Y-T-D % Budget
	\$ 35,000	\$ -	\$ -	
	400,141	36,037	81,857	20.5%
	4,000	544	2,040	51.0%
	2,000	162	661	
	30,120	460	6,510	21.6%
			-	
	150,368			
	180,000	19,831	79,709	44.3%
	-	-	-	
		-	-	
		-	-	
		-	-	
	\$ 801,629	\$ 57,034	\$ 170,777	21.3%

	169,377	10,576	42,912	25.3%
	323,570	4,880	74,071	22.9%
	79,651	5,503	32,790	41.2%
	-	-	-	
	\$ 572,598	\$ 20,959	\$ 149,773	26%

	\$ 229,031	\$ 36,075	\$ 21,004	
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	\$ 229,031			
	\$ 669,774			

	\$ 898,805			
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	\$ 1,569			
	573			
	157%			

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED JANUARY 31, 2021**

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Jan-21	Jan-21	% Budget
REVENUES				
MMD TAX CURRENT YEAR	\$ 35,000	\$ -	\$ -	
SALES TAX	420,148	45,645	90,868	21.6%
INVESTMENT INCOME	2,000	52	254	12.7%
MISCELLANEOUS INCOME	30,000	2,587	11,137	37.1%
INSURANCE REIMBURSEMENT		-	-	
LAND PROCEEDS	-	-	-	
RENTAL FEES - SHOPPING CTR	236,792	21,043	86,020	36.3%
RENTAL INSURANCE		-	-	
SALES OF ASSETS	-	-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-	
TOTAL REVENUES	\$ 723,940	\$ 69,327	\$ 188,279	26.0%

EXPENDITURES				
ADMINISTRATION	218,387	12,336	55,177	25.3%
DEBT SERVICE	306,132	4,655	39,649	13.0%
TOWN SHOPPING CENTER	82,495	4,816	30,421	36.9%
TOWN CENTER REDEVELOPMENT	\$ -	-	-	
TOTAL EXPENDITURES	\$ 607,014	\$ 21,807	\$ 125,247	20.6%

Total Revenues Over (Under) Exp	\$ 116,926	\$ 47,520	\$ 63,032	
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Other Financing Sources (Uses):				
Operating Transfer to / from General Fund	-	-	-	

Total Other Financing Sources (Uses):	-	-	-	
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Net Change in Fund Balance	\$ 116,926			
Fund Balance Oct 1	770,219			
Ending Fund Balance	\$ 887,145			

AVERAGE DAILY EXPENDITURES	\$ 1,663
Number of Days In Reserve	533
Fund Balance as a % of Expenditures	146%

	PRIOR FISCAL YEAR		
	BUDGET	FY ACTUAL	
	FY 2019-2020	FY 2019-2020	
	Original Budget	MONTH Jan-20	Y-T-D Jan-20 % Budget
	\$ 35,000	\$ -	\$ -
	400,141	\$ 36,037	81,857 20.5%
	4,000	544	2,040 51.0%
	30,120	460	6,510 21.6%
		-	-
	150,368		
	180,000	19,831	79,709 44.3%
	-	-	-
		-	-
		-	-
	\$ 799,629	\$ 56,872	\$ 170,116 21.3%

	169,377	10,576	42,912 25.3%
	323,570	4,880	74,071 22.9%
	79,651	5,503	32,790 41.2%
	-	-	-
	\$ 572,598	\$ 20,959	\$ 149,773 26.2%

\$ 227,031	\$ 35,913	\$ 20,343	
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\$ 227,031			
\$ 543,188			

\$ 770,219

\$ 1,569
491
135%

EDC ADMIN

EXPENDITURES	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21		Y-T-D	Y-T-D
	Original Budget	Jan-21	Jan-21	% Budget
PRINTED SUPPLIES	\$ 2,000	\$ -	\$ -	0.0%
GENERAL OFFICE SUPPLIES	50	-	-	0.0%
POSTAGE	50	-	-	0.0%
SUPPLIES TOTAL	2,100	-	-	0.0%
ADVERTISING	1,200	-	-	
ASSOCIATION DUES/PUBLICATIONS	3,500	-	-	0.0%
TRANING/SEMINARS	250	-	-	0.0%
LEGAL SERVICES	15,000	2,643	4,641	30.9%
AUDIT SERVICES	4,250	-	-	0.0%
SPECIAL SERVICES	42,838	-	3,224	7.5%
FILING FEES	-			
ENGINEERING SERVICES				
TRAVEL	100	-	-	
ENGINEERING SERVICES	-	-	-	
ADMIN CHARGE-GENERAL FUND	116,318	9,693	38,772	33.3%
FUNCTIONAL GRANT	32,831	-	8,540	26.0%
LAND	-			
SUNDRY TOTAL	216,287	12,336	55,177	25.5%
TOTAL EDC ADMIN EXPENDITURES	\$ 218,387	\$ 12,336	\$ 55,177	25.27%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-2020		
Original Budget	MONTH Jan-20	Y-T-D Jan-20	Y-T-D % Budget
\$ 2,000	\$ -	-	0.0%
50	-	-	0.0%
50	-	-	0.0%
2,100	-		0.0%
1,200	-	-	
3,395	-	-	0.0%
250	-	-	0.0%
14,925	800	1,500	10.1%
4,250	-	-	0.0%
975	83	(52)	-5.3%
	-	-	
100			0.0%
-			
116,318	9,693	38,773	33.3%
25,864	-	2,691	10.4%
167,277	10,576	42,912	25.7%
\$ 169,377	\$ 10,576	\$ 42,912	25.3%

EDC DEBT SERVICE

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Jan-21	Jan-21	% Budget
EXPENDITURES				
2007 \$1.2M TAX BOND INTEREST	\$ 42,048	\$ -	\$ 21,024	50.0%
2007 \$1.2M TAX BOND PRINCIPAL	70,000	-	-	0.0%
2011 \$1.7M TX LEVERAGE INT	9,196	792	3,233	35.2%
2011 \$17.M TX LEVERAGE PRIN	46,680	3,863	15,392	33.0%
2020 \$1.26M GO REFUNDING INT	115,000	-	-	0.0%
TRANSFER OUT-DEBT SERV FUND	23,208	-	-	0.0%
TOTAL EDC DEBT EXPENDITURES	\$ 306,132	\$ 4,655	\$ 39,649	13.0%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Jan-20	Y-T-D Jan-20	Y-T-D % Budget
\$ 46,566	\$ -	\$ 23,214	49.9%
65,000	-	-	0.0%
18,122	1,336	5,722	31.6%
41,982	3,544	14,185	33.8%
151,900	-	30,950	20.4%
\$ 323,570	\$ 4,880	\$ 74,071	22.9%

EDC TOWNCENTER SHOPPING CENTER

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Jan-21	Jan-21	% Budget
EXPENDITURES				
BUILDING MAINTENANCE	\$ 54,195	\$ 3,559	\$ 15,519	28.6%
ELECTRIC SERVICES	5,700	416	1,482	26.0%
INSURANCE - PROPERTY	13,000	-	9,979	76.8%
SPECIAL SERVICES	9,600	841	3,441	35.8%
TOTAL EDC TOWNCENTER EXPENDITURES	\$ 82,495	\$ 4,816	\$ 30,421	36.9%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Jan-20	Y-T-D Jan-20	Y-T-D % Budget
\$ 54,951	\$ 4,241	\$ 19,245	35.0%
5,700	762	1,542	27.1%
13,000	-	9,976	76.7%
6,000	500	2,027	33.8%
\$ 79,651	\$ 5,503	\$ 32,790	41.2%

EDC TOWNCENTER REDEVELOPMENT

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Jan-21	Jan-21	% Budget
EXPENDITURES				
ENGINEERING SERVICES	\$ -	\$ -	\$ -	
CONSTRUCTION	-	-	-	
TOTAL EDC TOWNCENTER REDEVELOPMENT EXPENDITURES	\$ -	\$ -	\$ -	

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Jan-20	Y-T-D Jan-20	Y-T-D % Budget
		\$ -	
	-	-	
\$ -	\$ -	\$ -	

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED JANUARY 31, 2021**

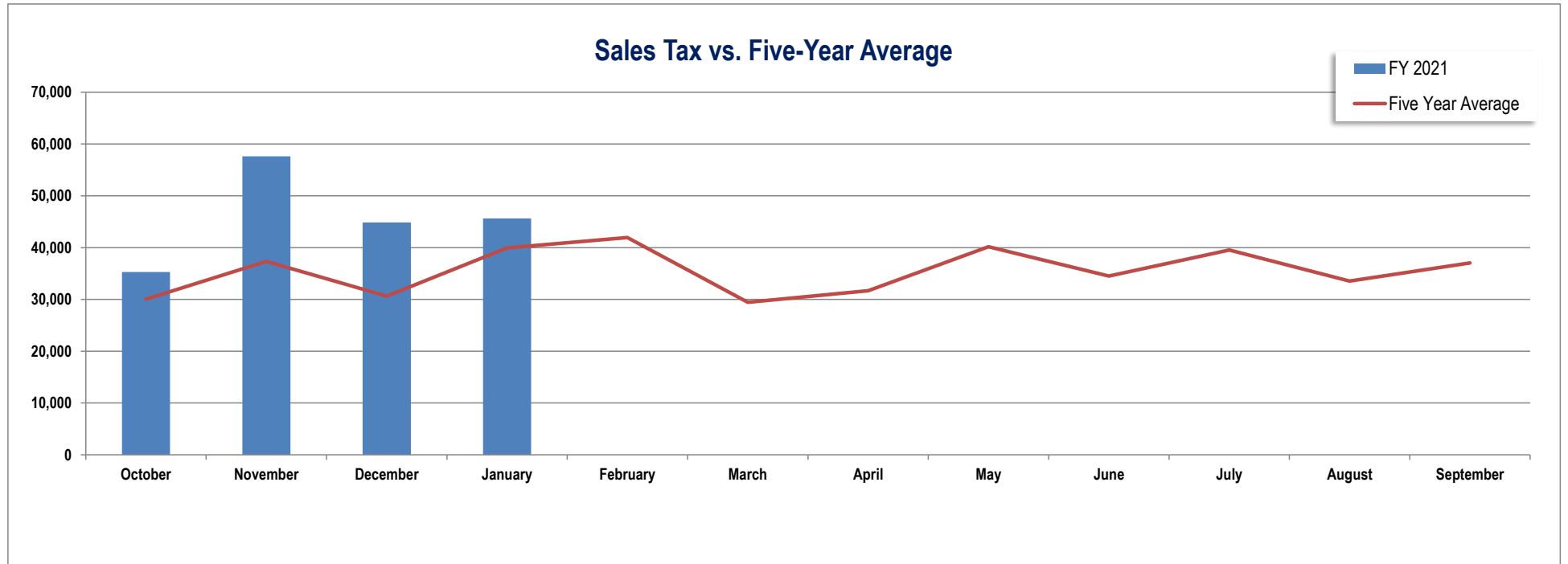
EDC BOND RESERVE FUND

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Jan-21	Jan-21	% Budget
REVENUES				
INVESTMENT INCOME	500	8	\$ 41	
TOTAL REVENUES	\$ 500	\$ 8	\$ 41	
EXPENDITURES				
ADMINISTRATION	\$ -	-	-	
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	
Total Revenues Over (Under) Exp	\$ 500	\$ 8	\$ 41	
Net Change in Fund Balance	\$ 500			\$ -
Fund Balance Oct 1	128,586			
Ending Fund Balance	\$ 129,086			

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-2020	FY 2019-2020		
Original Budget	MONTH Jan-20	Y-T-D Jan-20	Y-T-D % Budget
2,000	162	\$ 661	
\$ 2,000	\$ 162	\$ 661	
	-	-	
\$ -	\$ -	\$ -	
\$ 2,000	\$ 162	\$ 661	
\$ 2,000			
\$ 126,586			
\$ 128,586			

EDC Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
FY2021	35,291	57,626	44,861	45,645									\$ 183,423
FY2020	45,962	39,056	45,450	36,037	64,105	42,654	37,725	49,804	44,467	40,078	45,748	49,172	\$ 540,258
FY2019	31,048	38,679	39,362	88,360	45,433	36,033	34,603	46,432	38,783	43,510	36,757	47,143	\$ 526,144
FY2018	34,607	38,169	28,985	31,808	54,501	31,672	41,253	43,121	36,295	41,089	39,590	29,697	\$ 450,787
FY2017	29,583	38,719	27,285	29,652	35,265	26,215	29,043	33,374	26,747	33,648	16,530	28,850	\$ 354,908
FY2016	31,046	39,712	32,662	25,293	38,669	29,196	26,505	38,181	27,906	28,195	29,231	30,459	\$ 377,055
FY2015	23,985	31,479	27,515	24,594	35,857	24,104	27,064	39,783	42,821	55,252	48,766	59,232	\$ 440,453
FY2014	21,990	29,867	31,661	22,458	32,594	23,228	26,412	31,319	25,832	23,976	28,866	22,659	\$ 320,861
FY2013	33,617	31,297	23,446	20,135	30,003	20,791	20,318	32,020	21,136	22,435	27,973	26,025	\$ 309,197



KENNEDALE ECONOMIC DEVELOPMENT CORPORATION
ANNUAL PROGRAM OF SERVICES
FEBRUARY 2021

MONTHLY INFORMATION

1. \$62,176 in Sales Tax Revenue
2. EDC Director engaged in long-term planning, including relationship with Chamber, hotel status, Red's Roadhouse, and other development deals

Rental Fees, MMD Tax and Rental Insurance are reported on the Accrual Basis of Accounting, while all other revenues and expenditures are reported on the Cash Basis. This procedure has been in effect for several years, but can be changed should the Board wish.



FINANCE DIRECTOR LAKEITA SUTTON

ADDITIONAL INFORMATION

FUND 15 - OPERATING FUND (EDC INVOICES AND REVENUE ARE RECEIVED IN THIS FUND)

FUND 19 - CAPITAL BOND FUND (CLOSED IN FY 18)

FUND 95 - RESERVE FUND FOR DEBT REQUIREMENTS

CASH POSITION

CATEGORY	DESCRIPTION	YTD
BEGINNING CASH BALANCE - FUND 15	(Operating Cash)	\$ 888,681
BEGINNING CASH BALANCE - FUND 95	(Required Reserves)	\$ 125,708
		1,014,389.00
BEGINNING AVAILABLE CASH - TOTAL		888,681
TOTAL REVENUES MINUS EXPENDITURES FOR MONTH		\$ (59,680)
ENDING CASH BALANCE - FUND 15	(Operating Cash)	\$ 811,173
ENDING CASH BALANCE - FUND 95	(Required Reserves)	\$ 125,712
ENDING CASH BALANCE - TOTAL		\$ 936,885
UNAVAILABLE CASH - EARMARKED		
RESERVES FOR LEVERAGE NOTE	(Required Reserves)	\$ 125,712
TOTAL UNAVAILABLE CASH		\$ 125,712
AVAILABLE CASH		\$ 811,173

**Due to prior period adjustments, beginning cash balance plus monthly income will not always be an exact match for ending cash balance*

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED FEBRUARY 28, 2021**

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Feb-21	Feb-21	% Budget
REVENUES				
MMD TAX CURRENT YEAR	\$ 35,000	\$ -	\$ -	
SALES TAX	420,148	62,176	153,044	36.4%
INVESTMENT INCOME FUND 15	2,000	26	280	14.0%
INVESTMENT INCOME FUND 95	500	4	44	
MISCELLANEOUS INCOME	30,000	2,969	14,107	47.0%
INSURANCE REIMBURSEMENT	-	-	-	
LAND PROCEEDS	-	-	-	
RENTAL FEES - SHOPPING CTR	236,792	21,044	107,064	45.2%
RENTAL INSURANCE	-	-	-	
SALES OF ASSETS	-	-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-	
TOTAL REVENUES	\$ 724,440	\$ 86,219	\$ 274,539	37.9%

EXPENDITURES				
ADMINISTRATION	218,387	10,863	66,041	30.2%
DEBT SERVICE	306,132	131,815	171,465	56.0%
TOWN SHOPPING CENTER	82,495	3,221	33,642	40.8%
TOWN CENTER REDEVELOPMENT	-	-	-	
TOTAL EXPENDITURES	\$ 607,014	\$ 145,899	\$ 271,148	44.7%

Total Revenues Over (Under) Exp	\$ 117,426	\$ (59,680)	\$ 3,391	
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Other Financing Sources (Uses):				
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Operating Transfer to/from General Fund	-	-	-	
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Total Other Financing Sources (Uses):	-	-	-	
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Net Change in Fund Balance	\$ 117,426			
Fund Balance Oct 1	898,805			

Ending Fund Balance	\$ 1,016,231			
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AVERAGE DAILY EXPENDITURES	\$ 1,663			
Number of Days In Reserve	611			
Fund Balance as a % of Expenditures	167%			

	PRIOR FISCAL YEAR			
	BUDGET	FY ACTUAL		
	FY 2019-2020	FY 2019-2020		
	Original Budget	MONTH Feb-20	Y-T-D Feb-20	Y-T-D % Budget
	\$ 35,000	\$ -	\$ -	
	400,141	64,105	145,963	36.5%
	4,000	575	2,615	65.4%
	2,000	154	814	
	30,120	3,015	9,525	31.6%
	-	-	-	
	150,368	-	-	
	180,000	20,131	99,840	55.5%
	-	-	-	
	-	-	-	
	-	-	-	
	\$ 801,629	\$ 87,980	\$ 258,757	32.3%

	169,377	22,061	64,974	38.4%
	323,570	4,881	78,952	24.4%
	79,651	4,789	37,579	47.2%
	-	-	-	
	\$ 572,598	\$ 31,731	\$ 181,505	32%

	\$ 229,031	\$ 56,249	\$ 77,252	
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	\$ 229,031			
	\$ 669,774			

	\$ 898,805			
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	\$ 1,569			
	573			
	157%			

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED FEBRUARY 28, 2021**

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Feb-21	Feb-21	% Budget
REVENUES				
MMD TAX CURRENT YEAR	\$ 35,000	\$ -	\$ -	
SALES TAX	420,148	62,176	153,044	36.4%
INVESTMENT INCOME	2,000	26	280	14.0%
MISCELLANEOUS INCOME	30,000	2,969	14,107	47.0%
INSURANCE REIMBURSEMENT		-	-	
LAND PROCEEDS	-	-	-	
RENTAL FEES - SHOPPING CTR	236,792	21,044	107,064	45.2%
RENTAL INSURANCE		-	-	
SALES OF ASSETS	-	-	-	
PROCEEDS-DEBT/LOAN/LEASE	-	-	-	
TOTAL REVENUES	\$ 723,940	\$ 86,215	\$ 274,495	37.9%

EXPENDITURES				
ADMINISTRATION	218,387	10,863	66,041	30.2%
DEBT SERVICE	306,132	131,815	171,465	56.0%
TOWN SHOPPING CENTER	82,495	3,221	33,642	40.8%
TOWN CENTER REDEVELOPMENT	\$ -	-	-	
TOTAL EXPENDITURES	\$ 607,014	\$ 145,899	\$ 271,148	44.7%

Total Revenues Over (Under) Exp	\$ 116,926	\$ (59,684)	\$ 3,347	
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Other Financing Sources (Uses):				
Operating Transfer to / from General Fund	-	-	-	

Total Other Financing Sources (Uses):	-	-	-	
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Net Change in Fund Balance	\$ 116,926			
Fund Balance Oct 1	770,219			
Ending Fund Balance	\$ 887,145			

AVERAGE DAILY EXPENDITURES	\$ 1,663
Number of Days In Reserve	533
Fund Balance as a % of Expenditures	146%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-2020	FY 2019-2020		
Original Budget	MONTH Feb-20	Y-T-D Feb-20	Y-T-D % Budget
\$ 35,000	\$ -	\$ -	
400,141	\$ 64,105	145,963	36.5%
4,000	575	2,615	65.4%
30,120	3,015	9,525	31.6%
	-	-	
150,368			
180,000	20,131	99,840	55.5%
-	-	-	
	-	-	
	-	-	
\$ 799,629	\$ 87,826	\$ 257,943	32.3%

169,377	22,061	64,974	38.4%
323,570	4,881	78,952	24.4%
79,651	4,789	37,579	47.2%
-	-	-	
\$ 572,598	\$ 31,731	\$ 181,505	31.7%

\$ 227,031	\$ 56,095	\$ 76,438	
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\$ 227,031			
\$ 543,188			

\$ 770,219

\$ 1,569
491
135%

EDC ADMIN

EXPENDITURES	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21		Y-T-D	Y-T-D
	Original Budget	Feb-21	Feb-21	% Budget
PRINTED SUPPLIES	\$ 2,000	\$ -	\$ -	0.0%
GENERAL OFFICE SUPPLIES	50	-	-	0.0%
POSTAGE	50	-	-	0.0%
SUPPLIES TOTAL	2,100	-	-	0.0%
ADVERTISING	1,200	-	-	
ASSOCIATION DUES/PUBLICATIONS	3,500	-	-	0.0%
TRANING/SEMINARS	250	1,170	1,170	468.0%
LEGAL SERVICES	15,000	-	4,641	30.9%
AUDIT SERVICES	4,250	-	-	0.0%
SPECIAL SERVICES	42,838	-	3,224	7.5%
FILING FEES	-			
ENGINEERING SERVICES				
TRAVEL	100	-	-	
ENGINEERING SERVICES	-	-	-	
ADMIN CHARGE-GENERAL FUND	116,318	9,693	48,466	41.7%
FUNCTIONAL GRANT	32,831	-	8,540	26.0%
LAND	-			
SUNDRY TOTAL	216,287	10,863	66,041	30.5%
TOTAL EDC ADMIN EXPENDITURES	\$ 218,387	\$ 10,863	\$ 66,041	30.24%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-2020		
Original Budget	MONTH Feb-20	Y-T-D Feb-20	Y-T-D % Budget
\$ 2,000	\$ -	-	0.0%
50	-	-	0.0%
50	-	-	0.0%
2,100	-		0.0%
1,200	-	-	
3,395	-	-	0.0%
250	-	-	0.0%
14,925	950	2,450	16.4%
4,250	3,381	3,381	79.6%
975	197	146	15.0%
	-	-	
100			0.0%
-			
116,318	9,693	48,466	41.7%
25,864	7,840	10,531	40.7%
167,277	22,061	64,974	38.8%
\$ 169,377	\$ 22,061	\$ 64,974	38.4%

EDC DEBT SERVICE

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Feb-21	Feb-21	% Budget
EXPENDITURES				
2007 \$1.2M TAX BOND INTEREST	\$ 42,048	\$ -	\$ 21,024	50.0%
2007 \$1.2M TAX BOND PRINCIPAL	70,000	-	-	0.0%
2011 \$1.7M TX LEVERAGE INT	9,196	782	4,016	43.7%
2011 \$17.M TX LEVERAGE PRIN	46,680	3,874	19,266	41.3%
2020 \$1.26M GO REFUNDING PRIN	115,000	115,000	115,000	100.0%
2020 \$1.26M GO REFUNDING INT	23,208	12,159	12,159	52.4%
TRANSFER OUT-DEBT SERV FUND	-	-	-	
TOTAL EDC DEBT EXPENDITURES	\$ 306,132	\$ 131,815	\$ 171,465	56.0%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Feb-20	Y-T-D Feb-20	Y-T-D % Budget
\$ 46,566	\$ -	\$ 23,214	49.9%
65,000	-	-	0.0%
18,122	1,322	7,045	38.9%
41,982	3,559	17,743	42.3%
151,900	-	30,950	20.4%
\$ 323,570	\$ 4,881	\$ 78,952	24.4%

EDC TOWNCENTER SHOPPING CENTER

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Feb-21	Feb-21	% Budget
EXPENDITURES				
BUILDING MAINTENANCE	\$ 54,195	\$ 1,864	\$ 17,383	32.1%
ELECTRIC SERVICES	5,700	515	1,997	35.0%
INSURANCE - PROPERTY	13,000	-	9,979	76.8%
SPECIAL SERVICES	9,600	842	4,283	44.6%
TOTAL EDC TOWNCENTER EXPENDITURES	\$ 82,495	\$ 3,221	\$ 33,642	40.8%

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Feb-20	Y-T-D Feb-20	Y-T-D % Budget
\$ 54,951	\$ 3,779	\$ 23,024	41.9%
5,700	510	2,052	36.0%
13,000	-	9,976	76.7%
6,000	500	2,527	42.1%
\$ 79,651	\$ 4,789	\$ 37,579	47.2%

EDC TOWNCENTER REDEVELOPMENT

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Feb-21	Feb-21	% Budget
EXPENDITURES				
ENGINEERING SERVICES	\$ -	\$ -	\$ -	
CONSTRUCTION	-	-	-	
TOTAL EDC TOWNCENTER REDEVELOPMENT EXPENDITURES	\$ -	\$ -	\$ -	

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-20	FY 2019-20		
Original Budget	MONTH Feb-20	Y-T-D Feb-20	Y-T-D % Budget
		\$ -	
	-	-	
\$ -	\$ -	\$ -	

**REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
FY 2020-2021 WITH PRIOR YEAR COMPARISON
FOR THE MONTH ENDED FEBRUARY 28, 2021**

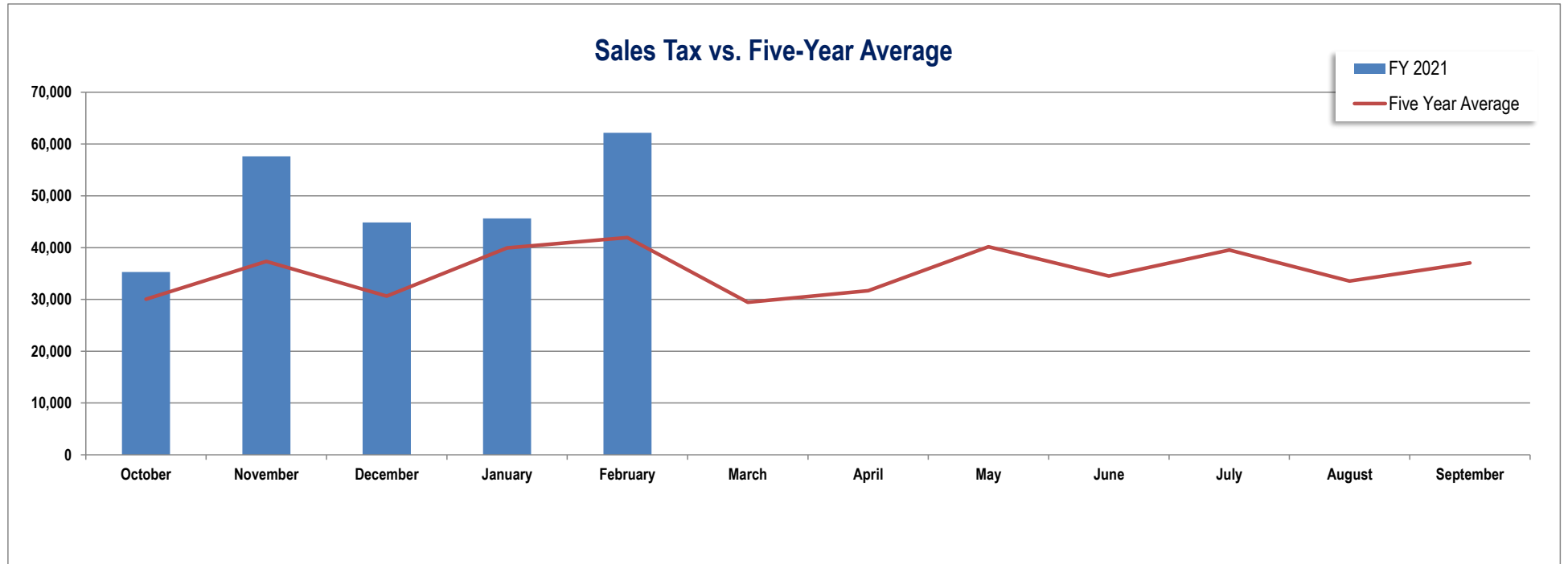
EDC BOND RESERVE FUND

	CURRENT FISCAL YEAR			
	BUDGET	ACTUAL		
	FY 2020-21	MONTH	Y-T-D	Y-T-D
	Original Budget	Feb-21	Feb-21	% Budget
REVENUES				
INVESTMENT INCOME	500	4	\$ 44	
TOTAL REVENUES	\$ 500	\$ 4	\$ 44	
EXPENDITURES				
ADMINISTRATION	\$ -	-	-	
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	
Total Revenues Over (Under) Exp	\$ 500	\$ 4	\$ 44	
Net Change in Fund Balance	\$ 500			\$ -
Fund Balance Oct 1	128,586			
Ending Fund Balance	\$ 129,086			

PRIOR FISCAL YEAR			
BUDGET	FY ACTUAL		
FY 2019-2020	FY 2019-2020		
Original Budget	MONTH Feb-20	Y-T-D Feb-20	Y-T-D % Budget
2,000	154	\$ 814	
\$ 2,000	\$ 154	\$ 814	
	-	-	
\$ -	\$ -	\$ -	
\$ 2,000	\$ 154	\$ 814	
\$ 2,000			
\$ 126,586			
\$ 128,586			

EDC Sales Tax By Month

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
FY2021	35,291	57,626	44,861	45,645	62,176								\$ 245,599
FY2020	45,962	39,056	45,450	36,037	64,105	42,654	37,725	49,804	44,467	40,078	45,748	49,172	\$ 540,258
FY2019	31,048	38,679	39,362	88,360	45,433	36,033	34,603	46,432	38,783	43,510	36,757	47,143	\$ 526,144
FY2018	34,607	38,169	28,985	31,808	54,501	31,672	41,253	43,121	36,295	41,089	39,590	29,697	\$ 450,787
FY2017	29,583	38,719	27,285	29,652	35,265	26,215	29,043	33,374	26,747	33,648	16,530	28,850	\$ 354,908
FY2016	31,046	39,712	32,662	25,293	38,669	29,196	26,505	38,181	27,906	28,195	29,231	30,459	\$ 377,055
FY2015	23,985	31,479	27,515	24,594	35,857	24,104	27,064	39,783	42,821	55,252	48,766	59,232	\$ 440,453
FY2014	21,990	29,867	31,661	22,458	32,594	23,228	26,412	31,319	25,832	23,976	28,866	22,659	\$ 320,861
FY2013	33,617	31,297	23,446	20,135	30,003	20,791	20,318	32,020	21,136	22,435	27,973	26,025	\$ 309,197



MEETING DATE: APRIL 20, 2021

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

SUBJECT

Schedule of Investment Activity for quarter ending March 31, 2021

ORIGINATED BY

Lakeita Sutton, Director of Finance and Information Technology

SUMMARY

In accordance with Public Funds Investment Act (PFIA), investments are reported to the City Council quarterly. The attached report covers the second quarter of FY20–21. Staff will be available to answer questions.

RECOMMENDATION

ATTACHMENTS

1.	MARCH 2021 Investment Report	MARCH 2021 Investment Report.pdf
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CITY OF KENNEDALE, TEXAS

INVESTMENT REPORT

FOR QUARTER ENDING MARCH 31, 2021

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	Jan-21	Feb-21	Mar-21	
01- General Fund	\$ 4,817,452.39	\$ 5,104,318.47	\$ 4,925,278.37	
02- Debt Service Fund	\$ 1,524,954.51	\$ 540,468.19	\$ 565,547.81	
04- Capital Project Fund	\$ 131,524.36	\$ 131,528.32	\$ 148,264.82	
05- Capital Replacement Fund	\$ 55,899.72	\$ 55,552.47	\$ 27,251.50	
07- Storm Drainage Utility Fund	\$ 334,689.82	\$ 327,408.31	\$ 333,032.95	
10- Water/Sewer Fund	\$ 2,313,723.22	\$ 2,019,606.78	\$ 2,210,410.47	
12- Court Security Fund	\$ 23,601.36	\$ 23,671.72	\$ 23,766.10	
13-CIP Tax Note	\$ 2,327,550.18	\$ 2,327,620.18	\$ 2,322,939.47	
14- Park Dedication Fund	\$ 236,897.53	\$ 237,924.67	\$ 259,678.36	
15- Economic Development Fund	\$ 888,681.24	\$ 811,173.61	\$ 854,539.76	
16- Court Technology Fund	\$ 12,844.84	\$ 12,916.24	\$ 13,008.98	
17- Streets Improvement Fund	\$ 163,633.05	\$ 185,212.04	\$ 212,074.03	
18- Juvenile Case Manager Fund	\$ 7,627.35	\$ 7,677.45	\$ 7,731.19	
21- TIF #1 New Hope Fund	\$ 309,393.43	\$ 309,402.74	\$ 309,407.33	
30- Hotel/Motel Tax Fund	\$ 13,339.40	\$ 13,339.80	\$ 18,676.74	
31- Police Seizure	\$ 662.86	\$ 662.88	\$ 662.89	
32- Library Building Fund	\$ (2,224.54)	\$ (2,201.54)	\$ (2,201.54)	
34- LEOSE Fund	\$ 1,957.24	\$ 3,585.83	\$ 3,585.88	
35-Disaster Recovery Fund	\$ 787.30	\$ 787.30	\$ 787.30	
41- Park Rec/Other Donation Fund	\$ 28,785.62	\$ 28,786.49	\$ 28,186.91	
45- Roadway Impact Fee Fund	\$ 320,011.09	\$ 315,471.72	\$ 322,655.83	
61- Water Impact Fee Fund	\$ (82,078.00)	\$ (68,695.00)	\$ (34,886.13)	
62- Sewer Impact Fee Fund	\$ 73,804.04	\$ 82,446.39	\$ 104,821.99	
83- Tree Reforestation Fund	\$ 71,045.74	\$ 71,047.88	\$ 71,048.94	
85- Unclaimed Property Fund	\$ 1,990.24	\$ 1,990.24	\$ 1,990.24	
95- EDC Reserve Fund	\$ 125,708.89	\$ 125,712.67	\$ 125,714.54	
TOTAL ALL FUNDS	\$ 13,702,262.88	\$ 12,667,415.85	\$ 12,853,974.73	

WELLS FARGO ACCOUNTS RECONCILIATION														
Bank Account	December 31, 2020 GL Balance	December 31, 2020 Ending Bank Balance	Add: January Deposits	Less: January Withdrawals	Add: January Interest	Add: February Deposits	Less: February Withdrawals	Add: February Interest	Add: March Deposits	Less: March Withdrawals	Add: March Interest	March 31, 2021 Ending Bank Balance	Ending GL Balance	Unreconciled Difference
Consolidated Cash	\$ 647,922.67	\$ 647,922.67	\$ 1,157,560.82	\$ (1,287,824.90)		\$ 2,931,744.65	\$ (2,614,040.45)		\$ 1,239,351.06	\$ (1,024,898.55)		\$ 1,049,815.30	\$ 1,049,815.30	\$ -
Payroll Clearing	\$ 2,506.84	\$ 2,506.84	\$ 0.13	\$ (2,506.97)	\$ 0.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ -
Section 125 Flex	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Health Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Health Benefit Trust	\$ 36.56	\$ 36.56	\$ 43,083.08	\$ (43,081.81)	\$ 1.27	\$ 44,327.43	\$ (44,326.24)	\$ 1.19	\$ 43,898.52	\$ (43,897.01)	\$ 1.51	\$ 40.53	\$ 40.53	\$ -
TOTAL WELLS FARGO ACCOUNTS	\$ 650,466.07	\$ 650,466.07										1,049,855.83	1,049,855.83	-

TEX STAR INVESTMENTS														
Bank Account	December 31, 2020 GL Balance	December 31, 2020 Ending Bank Balance	Add: January Deposits	Less: January Withdrawals	Add: January Interest	Add: February Deposits	Less: February Withdrawals	Add: February Interest	Add: March Deposits	Less: March Withdrawals	Add: March Interest	March 31, 2021 Ending Bank Balance	Ending GL Balance	Unreconciled Difference
Consolidated Cash	\$ 346,386.90	\$ 346,386.90			\$ 17.14	\$ -	\$ -	\$ 8.88	\$ -	\$ -	\$ 6.33	\$ 346,419.25	\$ 346,419.25	\$ -
TOTAL TEX STAR ACCOUNTS	\$ 346,386.90	\$ 346,386.90										346,419.25	346,419.25	-

TEX POOL INVESTMENTS														
Bank Account	December 31, 2020 GL Balance	December 31, 2020 Ending Bank Balance	Add: January Deposits	Less: January Withdrawals	Add: January Interest	Add: February Deposits	Less: February Withdrawals	Add: February Interest	Add: March Deposits	Less: March Withdrawals	Add: March Interest	March 31, 2021 Ending Bank Balance	Ending GL Balance	Unreconciled Difference
Consolidated Cash	\$ 9,795,406.37	\$ 9,795,406.37	\$ 3,054,966.31	\$ (599,071.02)	\$ 790.65	\$ 807,522.87	\$ (1,598,613.50)	\$ 389.87	\$ 158,662.08	\$ -	\$ 184.05	\$ 11,620,237.68	\$ 11,620,237.68	\$ -
TOTAL TEX POOL ACCOUNTS	\$ 9,795,406.37	\$ 9,795,406.37										11,620,237.68	11,620,237.68	-

	31-Dec-20	31-Mar-21
TOTAL INVESTMENT POOLS	\$ 10,141,793.27	11,966,656.93

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

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: APRIL 20, 2021

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

SUBJECT

Approval of the minutes from the March 16, 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_03.16 City Council Regular Meeting - DRAFT Minutes	2021_03.16 City Council Regular Meeting - DRAFT Minutes.pdf
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**KENNEDALE CITY COUNCIL MINUTES
REGULAR MEETING VIA VIDEOCONFERENCE
MARCH 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

Mayor Johnson called the meeting to order at 5:31 p.m. and immediately opened the Regular Session as both work session items appear on the regular agenda as well.

II. WORK SESSION

A. WORK SESSION REPORTS

1. Presentation of the independent auditor's report (Comprehensive Annual Financial Report (CAFR)) for the fiscal year ended September 30, 2020

There was no discussion at this time.

2. Continued discussion and consider providing 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

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

This item was taken out of order. Following the consideration of all Regular Session items at 7:21 p.m., Mayor Johnson offered a brief recess before convening into closed session from 7:27 p.m. to 8:16 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. PZ Case No. 21-03

IV. REGULAR SESSION

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, Fire Chief James Brown, Police Chief Tommy Williams, Director of Planning and Economic Development Melissa Dailey, Library Director Amanda King, Director of Human Resources and Administrative Services Danielle Clarke, Public Works Director Larry Hoover, Financial Analyst Debby Scott; **Consultants Participating via VideoConference:** Managing Director Danny Martinez and Audit Manager Linda Xie of BKD

- 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

- **Mayor Pro Tem Chad Wandel, Place 5**, did not have any announcements.
- **Gary Mitchell, Place 2**, thanked staff for meeting with Council regarding CIP projects.
- **Linda Rhodes, Place 4**, encouraged anyone receiving the senior or disabled discount on their water bill to check on the current status and noted the new application process.
- **Josh Altom, Place 1**, thanked staff for their efforts to keep Council informed and announced that he met with staff regarding ADA compliance efforts at the Senior Center.

2. Updates from the Mayor

Mayor Brian Johnson presented a proclamation in support of the protection and promotion of the habitats and well-being of Monarch butterflies; and announced that he had attended meetings on the Tarrant County transportation bond package, noting that he believed we could gain support from the railroad company regarding the New Hope Road bridge project as they now advocate for above-grade crossings; and that a cement plant fire will leave the area in short supply of concrete in coming weeks.

3. Updates from the City Manager

City Manager George Campbell stated that staff was in the process of obtaining bids for Senior Center improvements while the facility is closed.

4. Financial Reports for the City

There was no discussion at this time.

E. CONSENT AGENDA

1. Approval of the minutes from the February 16, 2021 regular meeting
2. Approval of the minutes from the February 23, 2021 special meeting
3. Approval of the minutes from the March 9, 2021 special meeting
4. Approval of a Resolution, supporting a grant application for police traffic data and enforcement system
5. Appoint Lakeita Sutton (voting member) and Dennis Brown (alternate) to the Fort Worth Wholesale Water and Wastewater Advisory Committee

Motion Approve. **Action** Approve the Consent Agenda, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passed unanimously.**

F. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider acceptance of independent auditor's report (Comprehensive Annual Financial Report (CAFR)) for the fiscal year ended September 30, 2020

Director of Finance and Information Technology Lakeita Sutton stated that this item provided the outcome of the FY2020 audit, noting that it was a very positive outcome including an end of year General Fund balance that was significantly larger than projected. She added that the external auditors began work in December and had no findings to report for FY2020. There was some discussion of factors leading to the increase in fund balance, CARES Funding, sales and property tax revenue, the lack of salary adjustments for civilian employees, and the lack of step plan implementation for sworn employees.

Danny Martinez, Managing Director of BKD then presented the audit, noting the unmodified opinion and absence of any findings. The presentation included a discussion of areas of emphasis, required communications, financial statement trends, revenues by source, government-wide expenses, pension liability, new Governmental Accounting Standards Board (GASB) standards, and the potential for American Rescue Plan Act (ARPA) funding. The Council stated their appreciation of staff efforts to reduce spending and offer conservative estimates. There was a brief discussion of the decrease in commercial property tax revenue and Sutton stated that staff could request more detailed information from the Tarrant County Tax Office. Mayor Johnson also requested a confidential report to Council regarding sales tax revenue by company. There was also discussion of how the financial anomalies of 2020 had accelerated efforts to rebuild the fund balance, how this might affect the City's bond rating, and the possibility of providing salary adjustments and reenstating the public safety step plans.

Motion Approve. Action Approve acceptance of independent auditor's report (Comprehensive Annual Financial Report (CAFR)) for the fiscal year ended September 30, 2020, and providing direction to the City Manager to bring forward a plan to reinstate compensation adjustments for City employees for the current fiscal year, including step increases for eligible sworn public safety employees and a two-percent base salary increase for eligible non-public safety employees, effective with each employees' eligibility as of October 1, 2020, **Moved By** Altom, **Seconded By** Mayor Pro Tem Wandel.

In response to questions from the Council, Sutton stated her confidence in the ability of the City's budget to support such a salary adjustment plan. In response to questions from the Council, City Manager George Campbell and Fire Chief James Brown discussed issues with employee recruiting and retention, current salaries being below market, the age of the data contained in the salary study, the cost and time required to train and outfit firefighter paramedics, and overtime expenditures.

City Attorney Drew Larkin noted that increasing salaries was not included in this agenda.

In response to a comment by Councilmember Linda Rhodes regarding her view of salary adjustments as premature and too costly as recommended, Campbell asked that the Council weigh the cost of salary increases against the overtime, training, and turnover expenditures currently being experienced. In response to Councilmember Gary Mitchell's suggestion to wait to see what ARPA funding might be received, Campbell stated that it was not recommended to base any salary adjustment decisions based on a one-time revenue source.

It was the consensus among Council to request that staff bring forth a budget amendment including salary adjustments and step plan implementation for consideration at a future meeting.

Motion passed 3-1, with Rhodes voting against.

2. Consider approval of a Resolution identifying and supporting capital transportation projects to be submitted by the City of Kennedale to Tarrant County for consideration of inclusion in a Tarrant County Bond Program expected to be presented to voters at an election in November 2021, certifying funding for the City's participation in such projects, and certifying time for commencement of construction

Mayor Johnson reminded everyone that this was a bond program being developed by the County that only allowed for transportation projects.

Public Works Director Larry Hoover gave a presentation including the four projects proposed by staff for submittal for consideration of inclusion in the County Bond Program, which are:

Little School Road extension, Kennedale Sublett realignment, Collett Sublett Road, and Valley Lane erosion at a total estimated cost of \$20.8 million.

There was some discussion of the inclusion of utilities in these project costs, potential funding sources for the City's matching portion, the potential of replacing the Sublett realignment with Peggy Lane and Trent Street, the County's criteria for a project's ability to improve the flow of the overall traffic system, impact fees related to developments adjacent to these projects, TxDOT considerations, that expenditures made by the City related to these projects before they are put to election would not be reimbursable, the traffic congestion related to school traffic, the safety issue of roads approaching Kennedale Parkway at non-90-degree angles, that the realignment of Kennedale Sublett had been discussed since 2005, why Trent Street and Valley Lane could not be combined into a single project, and potential Certificates of Obligation (CO) issuance not requiring a tax rate increase.

Mayor Johnson asked if anyone had an objection to any of the four projects being submitted. Councilmember Gary Mitchell objected to the extension of Little Road, and the Mayor called for a deciding vote.

Motion Approve. Action Approve inclusion of the Little Road extension in a Tarrant County Bond Program expected to be presented to voters at an election in November 2021, **Motion passed 3-1**, with Mitchell voting against.

Councilmember Linda Rhodes stated her desire to prioritize the projects in the submittal, and Mayor Johnson stated that the Council should send to City Manager George Campbell any priority list that they might wish for him to include in his accompanying letter of support.

Due to the concerns expressed by Council regarding inclusion of the Kennedale Sublett realignment project, Mayor Johnson called for a vote on this item individually as well.

Motion Approve. Action Approve inclusion of the Kennedale Sublett realignment in a Tarrant County Bond Program expected to be presented to voters at an election in November 2021, **Motion passed 3-2**, with Mitchell and Rhodes voting against and Mayor Johnson breaking the tie with a vote in favor.

Motion Approve. Action Approve a Resolution identifying and supporting capital transportation projects (Little School Road extension, Kennedale Sublett realignment, Collett Sublett Road, and Valley Lane erosion) to be submitted by the City of Kennedale to Tarrant County for consideration of inclusion in a Tarrant County Bond Program expected to be presented to voters at an election in November 2021, certifying funding for the City's participation in such projects, and certifying time for commencement of construction, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passed 3-2**, with Mitchell and Rhodes voting against and Mayor Johnson breaking the tie with a vote in favor.

3. Consider adoption of a resolution setting a public hearing to be held during the City Council meeting beginning at 5:30 p.m. on Tuesday, April 20, 2021, to consider amendments to the land use assumptions, capital improvements plan, and associated water, wastewater, and roadway impact fees

Public Works Director Larry Hoover stated that staff was working with Freese and Nichols to update these plans and the related impact fees, and that staff recommends approval. Mayor Johnson requested a preliminary report be distributed to the Council as quickly as possible.

Motion Approve. Action a resolution setting a public hearing to be held during the City Council meeting beginning at 5:30 p.m. on Tuesday, April 20, 2021, to consider amendments to the land use assumptions, capital improvements plan, and associated water, wastewater, and roadway impact fees, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passed unanimously.**

4. Consider approval of the low bidder, Excel 4 Construction, for the Tarrant County Community Development Block grant (CDBG) project for the rehabilitation of water lines in the 400-600 blocks of Third Street

Public Works Director Larry Hoover stated that the Council approved Resolution 569 during their April 21, 2020 meeting approving the funding for this CDBG project; but that project

costs had increased due to lack of right-of-way, thus increasing the City's required matching funds (included in Resolution 569 as \$133,512). Hoover stated that staff recommended awarding the project to Excel 4 Construction including, but not limited to, removal and proper disposal of approximately 273 feet of asbestos cement pipe at a total project cost of \$409,064 (an increase of \$95,552 over the original approved project cost), with the City's matching portion now being \$229,064.

Motion Approve. **Action** Approve the low bidder, Excel 4 Construction, for the Tarrant County Community Development Block grant (CDBG) project for the rehabilitation of water lines in the 400-600 blocks of Third Street using option B at a cost of \$409,064, **Moved By** Mayor Pro Tem Wandel, **Seconded By** Altom. **Motion passed unanimously.**

5. Consider approval of a Resolution adopting policies, procedures, and/or protocols related to City facilities during the novel coronavirus (COVID-19) pandemic

City Manager George Campbell stated that this item was added to the agenda at the request of Council, noting that Resolution 583 outlines the criteria and procedures related to the reopening of City Hall, parks, and other City facilities (not to include the Senior Center, pending renovations) beginning Monday, March 22. Campbell noted that the City Attorney had suggested some slight changes to the policies (in Exhibit A) and that the updated version distributed to the Council via email prior to the meeting was the version that the Council would now consider for approval.

Councilmember Josh Altom proposed the removal of the final bullet point of Exhibit A, regarding continuing to hold public meetings via videoconference. The Mayor proposed offering hybrid meetings that would allow for in-person attendance and virtual attendance for all participants, including Council, staff, and the public. Campbell suggested continuing to meet virtually until the information technology issues were fully resolved for proper access to all for a public meeting.

Motion Approve. **Action** Approval of the amended version of Resolution 583 (as provided to Council via email on Tuesday, March 16), with the removal of the final bullet point on Exhibit A (regarding continuing to hold public meetings virtually), adopting policies, procedures, and/or protocols related to City facilities during the novel coronavirus (COVID-19) pandemic, **Moved By** Altom, **Seconded By** Mayor Pro Tem Wandel. **Motion passed unanimously.**

G. PUBLIC HEARINGS

There were no public hearings on this agenda.

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

V. ADJOURNMENT

Mayor Johnson reconvened the open meeting at 8:17 p.m.

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

Mayor Johnson adjourned the meeting at 8:18 p.m.

APPROVED:

ATTEST:

BRIAN JOHNSON, MAYOR

LESLIE E. GALLOWAY, CITY SECRETARY

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.2.

SUBJECT

Consider adoption of a Resolution amending Resolution 569; approving an updated total project cost of \$409,064 (to include a matching portion by the City of \$244,063); and approving the low bidder, Excel 4 Construction, for the Community Development Block grant (CDBG) project for the rehabilitation of water lines in the 400-600 blocks of Third Street

ORIGINATED BY

Larry Hoover, Public Works Director

SUMMARY

The amount of the City's portion of our current CDBG project (Third Street water line improvements in the 400 to 600 blocks) has increased from \$133,512 (stated in R569) to \$244,063. As Council will recall, this was presented last month and the Council approved the increase in local funding. The County is now, however, requesting a Resolution rather than a simple minute order. Additionally, there is one additional cost update, brought to our attention by Tarrant County staff.

History:

- On April 21, 2020, the Council approved Resolution 569 (including a total project cost of \$313,512, with a matching portion required of the City of \$133,512).
- On March 16, 2021, Council approved, via minute order, award of the bid to Excel Construction and a new construction cost of \$409,064 (with the City's revised matching portion as \$229,064. (This matching amount was incorrect.)
- Since the March 16 meeting, staff has been advised by Tarrant County that engineering fees are paid out of the \$180,000 provided by the County, thus increasing the City's required matching amount by \$14,999. Therefore, the actual match required by the City is \$244,063 (with Tarrant County still providing a total of \$180,000).

Council Consideration is respectfully requested of the attached Resolution that serves to formally award the bid to Excel Construction and to amend the total project cost to \$409,064 and the City's contribution to **\$244,063**.

RECOMMENDATION

Approve

ATTACHMENTS

1.	R 2020_04.20 - CDBG Pledge Amendment	R 2020_04.20 - CDBG Pledge Amendment.pdf
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RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, RECOMMENDING THE AWARD OF A BID FOR THE 46TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT FOR WATERLINE IMPROVEMENTS IN THE 400 TO 600 BLOCKS OF THIRD STREET IN THE CITY OF KENNEDALE, TEXAS; APPROVING FUNDING PARTICIPATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, during the City Council meeting of April 21, 2020, the City Council of the City of Kennedale held a public hearing and approved the 46th Year Community Development Block Grant (CDBG) Project to replace 1,374 linear feet of 12" asbestos-cement waterline and 1,256 linear feet of 2" galvanized waterline with 12" PVC waterline in the 400 to 600 blocks of Third Street, in the City of Kennedale, Texas; and

WHEREAS, the budget for the project approved on April 21, 2020, reflected an estimated engineering and construction cost in the amount of \$313,512.00, with the City of Kennedale pledging funds in the amount of \$133,512.00; and

WHEREAS, during detailed engineering, it was discovered that one lot at the end of Third Street did not provide for the 50 feet of right-of-way necessary to complete the project; and

WHEREAS, in order to avoid extensive time delays, the City has chosen to realign the waterline which requires removing and disposing asbestos cement pipe; and

WHEREAS, the City desires to accept the low bid from Excel 4 Construction in the amount of \$409,064 and approve City funding participation in the amount of \$244,063.

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

SECTION 1. That all matters stated in the preamble of this resolution are true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the City of Kennedale accepts the low bid from Excel 4 Construction in the amount of \$409,064 and requests that Tarrant County award the contract for the waterline improvements in the 400 to 600 blocks of Third Street to Excel 4 Construction.

SECTION 3. That the City of Kennedale pledges to fund \$244,063.00 to Tarrant County for the 46th Year CDBG Project for the Third Street waterline rehabilitation project.

SECTION 4. That this Resolution shall be effective upon its passage.

**PASSED, ADOPTED, AND APPROVED BY THE CITY COUNCIL OF THE CITY
OF KENNEDALE, TEXAS, THIS THE 20TH DAY OF APRIL, 2021.**

APPROVED:

MAYOR, BRIAN JOHNSON

[CITY SEAL]

ATTEST:

CITY SECRETARY, LESLIE E. GALLOWAY

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.3.

SUBJECT

Approval of Amendment One to the Professional Services Agreement with SAFEbuilt Texas, LLC (approved January 20, 2020) amending the scope of services to include Fire Department plan reviews (Exhibit A) and the fee schedule (Exhibit B)

ORIGINATED BY

Melissa Dailey, Director of Planning & Economic Development

SUMMARY

The City contracts with SAFEbuilt Texas, LLC for professional services that include plan review and inspections. The agreement for these services was approved by the Council on January 20, 2020. The Council adopted fee schedule modifications on May 19, 2020 to include permit fees for fire reviews to be paid by applicants.

As larger developments are planned and underway, a need exists for additional professional services by SAFEbuilt to perform fire plan reviews. Attached is the proposed amended scope of services to include Fire Department plan reviews (Exhibit A) and the fee schedule (Exhibit B) to be performed by SAFEbuilt.

RECOMMENDATION

ATTACHMENTS

1.	SAFEbuilt Signed Contract	SAFEbuilt Signed Contract.pdf
2.	Kennedale TX (City) Amend One (FirePR) DRAFT 02.25.20VR1	Kennedale TX (City) Amend One (FirePR) DRAFT 02.25.20VR1.pdf

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN CITY OF KENNEDALE, TEXAS
AND SAFEbuilt TEXAS, LLC**

This Professional Services Agreement ("Agreement") is made and entered into by and between City of Kennedale, Texas, ("Municipality") and SAFEbuilt Texas, LLC, a whole subsidiary of SAFEbuilt, LLC, ("Consultant"). Municipality and Consultant shall be jointly referred to as "Parties".

RECITALS

WHEREAS, Municipality is seeking a consultant to perform the services listed in Exhibit A – List of Services, ("Services"); and

WHEREAS, Consultant is ready, willing, and able to perform Services.

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, Municipality and Consultant agree as follows:

1. SCOPE OF SERVICES

Consultant will perform Services in accordance with codes, amendments and ordinances adopted by the elected body of Municipality. The qualified professionals employed by Consultant will maintain current certifications, certificates, licenses as required for Services that they provide to Municipality. Consultant is not obligated to perform services beyond what is contemplated by this Agreement.

Unless otherwise provided in Exhibit C, Consultant shall provide the Services using hardware and Consultant's standard software package. In the event that Municipality requires that consultant utilize hardware or software specified by or provided by Municipality, Municipality shall provide the information specified in Exhibit C. Consultant shall use reasonable commercial efforts to comply with the requirements of Exhibit C and Municipality, at its sole expense, shall provide such technical support, equipment or other facilities as Consultant may reasonably request to permit Consultant to comply with the requirements of Exhibit C.

2. CHANGES TO SCOPE OF SERVICES

Any changes to Services between Municipality and Consultant shall be made in writing. Both Parties shall determine a mutually agreed upon solution to alter Services levels and a transitional timeframe that is mutually beneficial to both Parties. No changes shall be binding absent a written Agreement or Amendment executed by both Parties.

3. FEE STRUCTURE

In consideration of Consultant providing services, Municipality shall pay Consultant for Services performed in accordance with Exhibit B – Fee Schedule for Services.

4. INVOICE & PAYMENT STRUCTURE

Consultant will invoice Municipality as SAFEbuilt, LLC, on a monthly basis and provide all necessary supporting documentation. All payments are due to Consultant within 30 days of Consultant's invoice date. Payments owed to Consultant but not made within sixty (60) days of invoice date shall bear simple interest at the rate of one and one-half percent (1.5%) per month. If payment is not received within ninety (90) days of invoice date, Services will be discontinued until all invoices and interest are paid in full. Municipality may request, and Consultant shall provide, additional information before approving the invoice. When additional information is requested, Municipality will identify specific disputed item(s) and give specific reasons for any request. Undisputed portions of any invoice shall be due within 30 days of Consultants invoice date, if additional information is requested, Municipality will submit payment within thirty (30) days of resolution of the dispute.

5. TERM

The initial term of this Agreement shall be twelve (12) months, subsequently, Agreement shall automatically renew for twelve (12) month terms; unless prior notification is delivered to either Party thirty (30) days in advance of the renewal date of this Agreement. In the absence of written documentation, this Agreement will continue in force until such time as either Party notifies the other of their desire to terminate this Agreement.

6. TERMINATION

Either Party may terminate this Agreement, or any part of this Agreement upon ninety (90) days written notice, with or without cause and with no penalty. In case of such termination, Consultant shall only be entitled to receive payment for work completed up to and including the date of termination within thirty (30) days of the termination.

All structures that have been permitted, a fee collected, and not yet expired at the time of termination may be completed through final inspection by Consultant if approved by Municipality. Consultant's obligation is met upon completion of final inspection or permit expiration, provided that the time period to reach such completion and finalization does not exceed ninety (90) days. Alternately, Municipality may exercise the option to negotiate a refund for permits where a fee has been collected but inspections have not been completed. The refund will be prorated according to percent of completed construction as determined by Consultant and mutually agreed upon by all Parties. No refund will be given for completed work.

7. FISCAL NON-APPROPRIATION CLAUSE

Financial obligations of Municipality payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of Municipality, and other applicable law. Upon the failure to appropriate such funds, this Agreement shall be terminated.

8. MUNICIPALITY OBLIGATIONS

Municipality shall timely provide all data information, plans, specifications and other documentation reasonably required by Consultant to perform Services. Municipality grants Consultant full privilege, non-exclusive, non-transferable license to use all such materials as reasonably required to perform Service.

9. PERFORMANCE STANDARDS

Consultant shall perform the Services using that degree of care, skill, and professionalism ordinarily exercised under similar circumstances by members of the same profession practicing or performing the substantially same or similar services. Consultant represents to Municipality that Consultant retains employees that possess the skills, knowledge, and abilities to competently, timely, and professionally perform Services in accordance with this Agreement. Municipality's sole remedy and Consultant's sole obligation in the event of failure to perform Services in accordance with the terms of this Section shall be re-performance of the Services by Consultant.

10. INDEPENDENT CONTRACTOR

Consultant is an independent contractor, and neither Consultant, nor any employee or agent thereof, shall be deemed for any reason to be an employee or agent of Municipality. As Consultant is an independent contractor, Municipality shall have no liability or responsibility for any direct payment of any salaries, wages, payroll taxes, or any and all other forms or types of compensation or benefits to any personnel performing services for Municipality under this Agreement. Consultant shall be solely responsible for all compensation, benefits, insurance and employment-related rights of any person providing Services hereunder during the course of or arising or accruing as a result of any employment, whether past or present, with Consultant, as well as all legal costs including attorney's fees incurred in the defense of any conflict or legal action resulting from such employment or related to the corporate amenities of such employment.

Consultant and Municipality agree that Consultant will be free to contract for similar service to be performed for other employers while under contract with Municipality. Consultant is not an agent or employee of Municipality and is not entitled to participate in any pension plan, insurance, bonus or similar benefits Municipality provides for its employees. Consultant shall determine all conditions of employment including hours, wages, working conditions, discipline, hiring and discharge or any other condition of employment. Consultant employees are not subject to the direction and control of Municipality. Any provision in this Agreement that may appear to give Municipality the right to direct Consultant as to the details of doing the work or to exercise a measure of control over the work means that Consultant will follow the direction of the Municipality as to end results of the work only.

11. ASSIGNMENT

Neither party shall assign all or part of its rights, duties, obligations, responsibilities, nor benefits set forth in this Agreement to another entity without the written approval of both Parties; consent shall not be unreasonably withheld. Notwithstanding the preceding, Consultant may assign this Agreement to its parent, subsidiaries or sister companies (Affiliates) without notice to Municipality. Consultant may subcontract any or all of the services to its Affiliates without notice to Municipality. Consultant may subcontract any or all of the services to other third parties provided that Consultant gives Municipality prior written notice of the persons or entities with which Consultant has subcontracted. Consultant remains responsible for any Affiliate's or subcontractor's performance or failure to perform. Affiliates and subcontractors will be subject to the same performance criteria expected of Consultant. Performances clauses will be included in agreements with all subcontractors to assure quality levels and agreed upon schedules are met.

12. INDEMNIFICATION

To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Municipality, its elected and appointed officials, employees and volunteers and others working on behalf of Municipality, from and against any and all third-party claims, demands, suits, costs (including reasonable attorney's fees, costs of court, and other legal costs), expenses, and liabilities ("Claims") alleging personal injury, including bodily injury or death, or property damage, but only to the extent that any such Claims are caused by the negligence of Consultant or any officer, employee, representative, or agent of Consultant. Consultant shall have no obligations under this Section to the extent that any Claim arises as a result of Consultants compliance with law, ordinances, rules, regulations, resolution, executive orders or other instructions received from Municipality.

To the fullest extent permitted by law and without waiver of sovereign immunity, Municipality shall indemnify and hold harmless Consultant, its officers, employees, representatives, and agents, from and against any and all Claims alleging personal injury, including bodily injury or death, or property damage, but only to the extent that such Claims are caused by (a) the negligence of, or material breach of any obligation under this Agreement by, Municipality or any officer, employee, representative, or agent of Municipality or (b) Consultant's compliance with law, ordinances, rules, regulations, resolutions, executive orders or other instructions received from Municipality. If either Party becomes aware of any incident likely to give rise to a Claim under the above indemnities, it shall notify the other and both Parties shall cooperate fully in investigating the incident.

13. LIMITS OF LIABILITY

EXCEPT ONLY AS MAY BE EXPRESSLY SET FORTH HEREIN, CONSULTANT EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES OR ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ERROR-FREE OPERATION, PERFORMANCE, ACCURACY, OR INFRINGEMENT. IN NO EVENT SHALL CONSULTANT OR MUNICIPALITY BE LIABLE TO ONE ANOTHER FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, EXEMPLARY, OR SPECIAL DAMAGES INCLUDING WITHOUT LIMITATION, DAMAGES FOR LOST PROFITS, LOST REVENUES, LOST DATA OR OTHER INFORMATION, OR LOST BUSINESS OPPORTUNITY, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, INDEMNITY, NEGLIGENCE,

WARRANTY, STRICT LIABILITY, OR TORT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND NOTWITHSTANDING THE FAILURE OF ESSENTIAL PURPOSE OF ANY REMEDY OTHER THAN WITH RESPECT TO PAYMENT OF OBLIGATIONS FOR SERVICES. IN NO EVENT SHALL THE LIABILITY OF MUNICIPALITY OR CONSULTANT UNDER THIS AGREEMENT FROM ANY CAUSE OF ACTION WHATSOEVER (REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT OR UNDER ANY OTHER LEGAL THEORY, AND WHETHER ARISING BY NEGLIGENCE, INTENDED CONDUCT, OR OTHERWISE) EXCEED THE LESSOR OF THE AMOUNT OF FEES PAID TO CONSULTANT PURSUANT TO THIS AGREEMENT, OR THE AVAILABLE LIMITS OF INSURANCE UNDER THE POLICIES OF INSURANCE SPECIFIED IN THIS AGREEMENT.

14. INSURANCE

- A. Consultant shall procure and maintain and shall cause any subcontractor of Consultant to procure and maintain throughout the term of this Agreement, the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to Municipality. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.
- B. Worker's compensation insurance to cover obligations imposed by applicable law for any employee engaged in the performance of work under this Agreement, and Employer's Liability insurance with minimum limits of one million dollars (\$1,000,000) bodily injury each accident, one million dollars (\$1,000,000) bodily injury by disease – policy limit, and one million dollars (\$1,000,000) bodily injury by disease – each employee.
- C. Commercial general liability insurance with minimum combined single limits of one million dollars (\$1,000,000) each occurrence and two million dollars (\$2,000,000) general aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, independent Consultant's, and products. The policy shall contain a severability of interest provision and shall be endorsed to include Municipality and Municipality's officers, employees, and consultants as additional insureds.
- D. Professional liability insurance with minimum limits of five million dollars (\$5,000,000) each claim and five million dollars (\$5,000,000) general aggregate.
- E. Automobile Liability: If performance of this Agreement requires use of motor vehicles licensed for highway use, Automobile Liability Coverage is required that shall cover all owned, non-owned, and hired automobiles with a limit of not less than \$1,000,000 combined single limit each accident.
- F. Municipality shall be named as an additional insured on Consultant's insurance coverage.
- G. Prior to commencement of Services, Consultant shall submit certificates of insurance or other proof of insurance acceptable to Municipality.

15. THIRD PARTY RELIANCE

This Agreement is intended for the mutual benefit of Parties hereto and no third-party rights are intended or implied.

16. OWNERSHIP OF DOCUMENTS

Except as expressly provided in this Agreement, Municipality shall retain ownership of all work product and deliverables created by Consultant pursuant to this Agreement and all records, documents, notes, data and other materials required for or resulting from the performance of Services hereunder shall not be used by Consultant for any purpose other than the performance of Services hereunder without the express prior written consent of Municipality. All such records, documents, notes, data and other materials shall become the exclusive property of Municipality when Consultant has been compensated for the same as set forth herein, and Municipality shall thereafter retain sole and exclusive rights to receive and use such materials in such manner and for such purposes as determined by it. Notwithstanding the preceding, Consultant may use the work product, deliverables, applications, records, documents and other materials required for or resulting from the Services, all solely in anonymized form, for purposes of (i) benchmarking of Municipality's and others performance relative to that of other groups of customers served by Consultant; (ii) sales and

marketing of existing and future Consultant services; (iii) monitoring Service performance and making improvements to the Services. For the avoidance of doubt, Municipality data will be provided to third parties only on an anonymized basis and only as part of a larger body of anonymized data. If this Agreement expires or is terminated for any reason, all records, documents, notes, data and other materials maintained or stored in Consultant's secure proprietary software pertaining to Municipality will, within 30 days of termination, be exported into a CSV file by Consultant and become property of Municipality. Notwithstanding the preceding, Consultant shall own all rights and title to any Consultant provided software and any improvements or derivative works thereof.

Upon reasonable prior written notice, Municipality and its duly authorized representatives shall have access to any books, documents, papers and records of Consultant that are related to this Agreement for the purposes of audit or examination, other than Consultant's financial records, and may make excerpts and transcriptions of the same at the cost and expense of Municipality.

17. CONSULTANT ACCESS TO RECORDS

Parties acknowledge that Consultant requires access to records in order for Consultant to perform its obligations under this Agreement. Accordingly, Municipality will either provide to Consultant on a daily basis such data from the records as Consultant may reasonably request (in an agreed electronic format) or grant Consultant access to its records and record management systems so that Consultant may download such data. Data provided to or downloaded by Consultant pursuant to this Section shall be used by Consultant solely in accordance with the terms of this Agreement.

18. CONFIDENTIALITY

Consultant shall not disclose, directly or indirectly, any confidential information or trade secrets of Municipality without the prior written consent of Municipality or pursuant to a lawful court order directing such disclosure.

19. CONSULTANT PERSONNEL

Consultant shall employ a sufficient number of experienced and knowledgeable employees to perform Services in a timely, polite, courteous and prompt manner. Consultant shall determine appropriate staffing levels and shall promptly inform Municipality of any reasonably anticipated or known employment-related actions which may affect the performance of Services. Additional staffing resources shall be made available to Municipality when assigned employee(s) is unavailable.

20. DISCRIMINATION & ADA COMPLIANCE

Consultant will not discriminate against any employee or applicant for employment because of race, color, religion, age, sex, disability, national origin or any other category protected by applicable federal or state law. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of Equal Opportunity laws. Consultant shall comply with the appropriate provisions of the Americans with Disabilities Act (the "ADA"), as enacted and as from time to time amended, and any other applicable federal regulations. A signed certificate confirming compliance with the ADA may be requested by Municipality at any time during the term of this Agreement.

21. PROHIBITION AGAINST EMPLOYING ILLEGAL ALIENS

Consultant is registered with and is authorized to use and uses the federal work authorization program commonly known as E-Verify. Consultant shall not knowingly employ or contract with an illegal alien to perform work under this Agreement and will verify immigration status to confirm employment eligibility. Consultant shall not enter into an agreement with a subcontractor that fails to certify to Consultant that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this

Agreement. Consultant is prohibited from using the E-Verify program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

22. NOTICES

Any notice under this Agreement shall be in writing and shall be deemed delivered when presented in person, or sent, pre-paid, certified mail, return receipt requested, or delivered by electronic mail to the following addresses:

If to Municipality:	If to Consultant:
Melissa Dailey, Development Services Director City of Kennedale 405 Municipal Drive Kennedale, Texas 76060-2249 Email: mdailey@cityofkennedale.com	Joe DeRosa, CRO SAFEbuilt, LLC 3755 Precision Drive, Suite 140 Loveland, CO 80538 Email: jderosa@safebuilt.com

23. FORCE MAJEURE

Any delay or nonperformance of any provision of this Agreement by either Party (with the exception of payment obligations) which is caused by events beyond the reasonable control of such party, shall not constitute a breach of this Agreement, and the time for performance of such provision, if any, shall be deemed to be extended for a period equal to the duration of the conditions preventing such performance.

24. DISPUTE RESOLUTION

In the event a dispute arises out of or relates to this Agreement, or the breach thereof, and if said dispute cannot be settled through negotiation, Parties agree first to try in good faith to settle the dispute by mediation, before resorting to litigation or some other dispute resolution procedure. The cost thereof shall be borne equally by each Party. Any mediation must be held in Tarrant County, Texas.

25. ATTORNEY'S FEES

If it becomes necessary to take legal action to interpret or enforce the terms of this Agreement, the prevailing party in such action shall be entitled to recover from the non-prevailing party, the prevailing party's reasonable attorney's fees and costs of court.

26. AUTHORITY TO EXECUTE

The person or persons executing this Agreement represent and warrant that they are fully authorized to sign and so execute this Agreement and to bind their respective entities to the performance of its obligations hereunder.

27. TEXAS GOVERNMENT CODE/PROHIBITION OF BOYCOTT ISRAEL

Consultant verifies that it does not Boycott Israel and agrees that during the term of this Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001/2271.001, as amended.

28. GOVERNING LAW AND VENUE

The substantive laws of the State of Texas (and not its conflicts of law principles) govern all matters arising out of, or relating to, this Agreement and all of the transactions it contemplates, including without limitation its validity, interpretation, construction, performance and enforcement. Mandatory and exclusive venue for any action concerning this Agreement shall be in a court of competent jurisdiction in Tarrant County, Texas.

29. COUNTERPARTS

This Agreement and any amendments may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. For purposes of executing this Agreement, scanned signatures shall be as valid as the original.

30. ELECTRONIC REPRESENTATIONS AND RECORDS

Parties hereby agree to regard electronic representations of original signatures as legally sufficient for executing this Agreement and scanned signatures emailed by PDF or otherwise shall be as valid as the original. Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

31. WAIVER

Failure to enforce any provision of this Agreement shall not be deemed a waiver of that provision. Waiver of any right or power arising out of this Agreement shall not be deemed waiver of any other right or power.

32. ENTIRE AGREEMENT

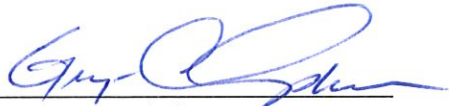
This Agreement, along with attached exhibits, constitutes the complete, entire and final agreement of the Parties hereto with respect to the subject matter hereof, and shall supersede any and all previous communications, representations, whether oral or written, with respect to the subject matter hereof. Invalidation of any of the provisions of this Agreement or any paragraph sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement.

IN WITNESS HEREOF, the undersigned have caused this Agreement to be executed in their respective names on the dates hereinafter enumerated.



Thomas P. Wilkas, CFO
SAFEbuilt Texas, LLC

1/30/20
Date



George Campbell, City Manager
City of Kennedale, Texas

1/22/20

EXHIBIT A – LIST OF SERVICES

1. LIST OF SERVICES

Building, Electrical, Plumbing, and Mechanical Inspection Services

- ✓ Consultant utilizes an educational, informative approach to improve the customer's experience.
- ✓ Perform code compliant inspections to determine that construction complies with approved plans
- ✓ Meet or exceed agreed upon performance metrics regarding inspections
- ✓ Provide onsite inspection consultations to citizens and contractors while performing inspections
- ✓ Return calls and emails from permit holders in reference to code and inspection concerns
- ✓ Identify and document any areas of non-compliance
- ✓ Leave a copy of the inspection ticket and discuss inspection results with site personnel

Plan Review Services

- ✓ Provide plan review services electronically or in the traditional paper format
- ✓ Review plans for compliance with adopted building codes, local amendments or ordinances
- ✓ Be available for pre-submittal meetings by appointment
- ✓ Coordinate plan review tracking, reporting, and interaction with applicable departments
- ✓ Provide feedback to keep plan review process on schedule
- ✓ Communicate plan review findings and recommendations in writing
- ✓ Return a set of finalized plans and all supporting documentation
- ✓ Provide review of plan revisions and remain available to applicant after the review is complete

Reporting Services

- ✓ Consultant will work with Municipality to develop a mutually agreeable reporting schedule and format

2. MUNICIPAL OBLIGATIONS

- ✓ Municipality will issue permits and collect all fees
- ✓ Municipality will provide Consultant with a list of requested inspections and supporting documents
- ✓ Municipality will intake plans and related documents for pick up by Consultant or submit electronically

3. TIME OF PERFORMANCE

- ✓ Perform Services during normal business hours excluding Municipal holidays
- ✓ Inspectors will be dispatched daily or as-needed
- ✓ Consultants representative(s) will be available by cell phone and email

Deliverables			
INSPECTION SERVICES	Perform inspections received from the Municipality prior to 4:00 pm next business day		
PRE-SUBMITTAL MEETINGS	Provide pre-submittal meetings to applicants by appointment		
PLAN REVIEW TURNAROUND TIMES	Provide comments within the following timeframes: Day 1 = first full business day after receipt of plans and all supporting documents		
	<u>Project Type:</u>	<u>First Comments</u>	<u>Second Comments</u>
	✓ Single-family within	5 business days	5 business days or less
	✓ Multi-family within	10 business days	5 business days or less
	✓ Small commercial within (under \$2M in valuation)	10 business days	5 business days or less
	✓ Large commercial within	20 business days	10 business days or less

EXHIBIT B – FEE SCHEDULE FOR SERVICES

1. FEE SCHEDULE

✓ Consultant fees for Services provided pursuant to this Agreement will be as follows:

Commercial Construction Plan Review	
Project Valuation	Fee
\$1.00 to \$10,000	\$40.00
\$10,001 to \$25,000	\$61.63 for the first \$10,000 plus \$4.76 for each additional \$1,000; or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$133.03 for the first \$25,000 plus \$3.43 for each additional \$1,000; or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$218.88 for the first \$50,000 plus \$2.38 for each additional \$1,000; or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$337.88 for the first \$100,000 plus \$1.90 for each additional \$1,000; or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,099.46 for the first \$500,000 plus \$1.62 for each additional \$1,000; or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$1,906.98 for the first \$1,000,000 plus \$1.07 for each additional \$1,000; or fraction thereof
Commercial Construction Inspection	
Project Valuation	Fee
\$1.00 to \$10,000	\$70.00
\$10,001 to \$25,000	\$99.67 for the first \$10,000 plus \$7.70 for each additional \$1,000; or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$215.19 for the first \$25,000 plus \$5.56 for each additional \$1,000; or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$354.06 for the first \$50,000 plus \$3.85 for each additional \$1,000; or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$546.56 for the first \$100,000 plus \$3.03 for each additional \$1,000; or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,778.56 for the first \$500,000 plus \$2.61 for each additional \$1,000; or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$3,084.81 for the first \$1,000,000 plus \$1.73 for each additional \$1,000; or fraction thereof
One & Two Family Residential Construction Plan Review and Inspection	
Square Footage	Fee
0 to 1500 square feet	\$750.00
1501 to 10,000 square feet	\$750.00 for the first 1500 square feet plus \$0.33 for each additional square foot up to and including 10,000 square feet
Over 10,000 square feet	\$3,700.00 for the first 10,000 square feet plus \$0.13 for each additional square foot over 10,000 square feet
Multi-Family Construction Plan Review and Inspection	
75% of Municipal Permit Fee	
Swimming Pool Plan Review and Inspection	
\$350.00 per pool	
Trade Permit Inspection	
Service Description	Fee
Trade Permits	\$70.00 per stop (address, building or unit)

EXHIBIT C – MUNICIPAL SPECIFIED OR PROVIDED SOFTWARE

1. Consultant shall provide Services pursuant to this Agreement using hardware and Consultant's standard software package, unless otherwise provided below. In the event that Municipality requires that Consultant utilize hardware and/or software specified by and provided by Municipality, Consultant shall use reasonable commercial efforts to comply with Municipal requirements.
2. When Municipality requires that Consultant utilize hardware and/or software specified by and provided by Municipality. Municipality, at its sole expense, shall provide such technical support, equipment or other facilities as Consultant may reasonably request to permit Consultant to comply with Municipal requirements.

Municipality will provide the following information to Consultant.

- ✓ Municipal technology point of contact information including name, title, email and phone number
- ✓ List of technology services, devices and software that the Municipality will provide may include:
 - Client network access
 - Internet access
 - Proprietary or commercial software and access
 - Computer workstations/laptops
 - Mobile devices
 - Printers/printing services
 - Data access
 - List of reports and outputs

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AMENDMENT ONE
PROFESSIONAL SERVICES AGREEMENT
BETWEEN CITY OF KENNEDALE, TEXAS
AND SAFEbuilt TEXAS, LLC

Amendment to the Professional Services Agreement effective January 30, 2020, between City of Kennedale, Texas, (Municipality) and SAFEbuilt Texas, LLC, (Consultant). Municipality and the Consultant shall be jointly referred to as the "Parties".

Amendment Effective Date: This Amendment shall be effective on the latest date fully executed by both Parties.

RECITALS AND REPRESENTATIONS

Municipality and Consultant entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery effective January 30, 2020; and

Parties hereto now desire to amend the Agreement as set forth herein; and

NOW, THEREFORE

Agreement, Exhibit A - List of Services and Exhibit B – Fee Schedule for Services is hereby amended by adding the following service and associated fee as set forth below; and

1. Consultant will provide code compliant Fire Plan Review Services:
 - ✓ Provide fire suppression, sprinkler, alarm system, fire access and hazmat storage plan review
 - ✓ Accept and perform plan review electronically, as well as in traditional paper format
 - ✓ Review plans for compliance adopted fire codes, applicable local amendments and ordinances
 - ✓ Coordinate plan review with applicable departments including local fire districts/authorities
 - ✓ Perform review using qualified professionals and customized checklists
 - ✓ Meet or exceed agreed upon plan review turnaround
 - ✓ Address substantial issues by comment and corrections in writing to the design professional(s)
 - ✓ Return a set of finalized plans and all supporting documentation
 - ✓ Review all revisions and be available for consultation after review is completed
2. Fire Plan Review Services will be provided at the following rates:

Fire Code Plan Review Services for Commercial and Multi-Family Construction	
Review of Fire Alarm Systems and Fire Sprinkler Systems	
Fire System Valuation (each)	Fee
Less than \$6,250	\$250.00
\$6,250 to \$250,000	\$375.00
\$250,001 to \$500,000	\$531.25
\$500,001 to \$1,000,000	\$687.50
\$1,000,001 to 3,000,000	\$1,000.00
\$3,000,001 to \$6,000,000	\$1,500.00
\$6,000,001 and up	\$1,500.00 for the first \$600,000 plus \$0.48 for each additional \$1,000; or fraction thereof

The original Agreement, Exhibits and terms shall remain in effect, to the extent not modified by Amendment.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.

George Campbell, City Manager Date
City of Kennedale, Texas

Thomas P. Wilkas, CFO Date
SAFEbuilt Texas, LLC

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.E.4.

SUBJECT

Adoption of a Resolution finding that Oncor Electric Delivery Company LLC's application for approval to amend its distribution cost recovery factor (DCRF) to increase distribution rates within the City should be denied; authorizing participation with OCSC; authorizing the hiring of legal counsel and consulting services; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; and requiring notice of this resolution to the company and legal counsel

ORIGINATED BY

George Campbell, City Manager

SUMMARY

On April 8, 2021, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF") to Increase Distribution Rates with each of the Cities in their service area. In the filing, the Company asserts that it is seeking an increase in total distribution revenue requirement by approximately \$97,826,277. The attached Resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor ("OCSC") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. The deadline for action by the City is June 7, 2021.

Purpose of the Resolution:

The purpose of the Resolution is to deny the DCRF application proposed by Oncor. Action must be taken within 60 days of the filing, which will be June 7, 2021.

Explanation of "Be It Resolved" Paragraphs:

1. This section authorizes the City to participate with OCSC as a party in the Company's DCRF filing, PUC Docket No. 51996.
2. This section authorizes the hiring of Lloyd Gosselink and consultants to review the filing, negotiate with the Company, and make recommendations to the City regarding reasonable rates. Additionally, it authorizes OCSC to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.
3. This paragraph finds that the Company's application is unreasonable and should be denied.
4. This section states that the Company's current rates shall not be changed.
5. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by OCSC will submit monthly invoices that will be forwarded to Oncor for reimbursement.
6. This section recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
7. This section provides that Oncor and counsel for OCSC will be notified of the City's action by sending a copy of the approved and signed Resolution to counsel.

RECOMMENDATION

Approve

ATTACHMENTS

1.	R 2020_04.20 - Oncor Rate Case Denial	R 2020_04.20 - Oncor Rate Case Denial.pdf
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RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF KENNEDALE, TEXAS, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH OCSC; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Kennedale, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company") with an interest in the rates and charges of Oncor; and

WHEREAS, the Steering Committee of Cities Served by Oncor ("OCSC") is a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area in matters before the Public Utility Commission ("Commission") and the courts; and

WHEREAS, on or about April 8, 2021, Oncor filed with the Commission an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), Commission Docket No. 51996, seeking to increase its total distribution revenue requirement by approximately \$97,826,277; and

WHEREAS, the City of Kennedale will cooperate with OCSC in coordinating their review of Oncor's DCRF filing with designated attorneys and consultants, prepare a common response, negotiate with the Company, and direct any necessary litigation, to resolve issues in the Company's filing; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if Oncor's Application is granted; and

WHEREAS, working with the OCSC to review the rates charged by Oncor allows members to accomplish more collectively than each city could do acting alone; and

WHEREAS, OCSC's members and attorneys recommend that members who have retained original jurisdiction over electric utility rates deny Oncor's DCRF.

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

SECTION 1. That the City is authorized to participate with OCSC in Commission Docket No. 51996.

SECTION 2. That, subject to the right to terminate employment at any time, the City of Kennedale, Texas, hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal Oncor's DCRF application.

SECTION 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits should be denied.

SECTION 4. That the Company should continue to charge its existing rates to customers within the City.

SECTION 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of the adoption of this Resolution, and within 30 days of presenting monthly bills to Oncor thereafter.

SECTION 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 7. That a copy of this Resolution shall be sent to J. Michael Sherburne, Vice President – Regulatory, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202; to Tab R. Urbantke, Hunton Andrews Kurth LLP, 1445 Ross Avenue, Suite 3700, Dallas, Texas 7520; and to Thomas Brocato, General Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, TX 78767-1725, or tbrocato@lglawfirm.com.

PASSED, ADOPTED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE 20TH DAY OF APRIL, 2021.

APPROVED:

MAYOR BRIAN JOHNSON


ATTEST:

CITY SECRETARY LESLIE E. GALLOWAY

APPROVED AS TO FORM:

CITY ATTORNEY DREW LARKIN

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.F.1.

SUBJECT

Consider adoption of an Ordinance, amending the FY2020-2021 Budget

ORIGINATED BY

George Campbell, City Manager
Lakeita Sutton, Director of Finance and Information Technology

SUMMARY

Section 6.02 of the *Home Rule Charter* states "During the fiscal year, the City Council shall have the power to make budget adjustments. Expenditures that could not, by reasonable thought and attention, have been included in the original budget, may be authorized by the City Council. All such authorizations by the City Council shall be filed as amendments to the original budget, including the reasons for such amendments".

The budget amendment being presented serves to forward encumbrances from the previous fiscal year and to present actual fund balances derived from the FY 19-20 audit. The audit revealed anticipated savings and some unexpected revenue from Sales Tax and Property Tax. The ending fund balance in the General Fund (Fund 01) for FY 19-20 was \$2.4M, which is a significant improvement from the budgeted fund balance of \$940,257, and brings the FY 19-20 ending fund balance percentage to approximately 32%. City policy requires a fund balance percentage of 18-25%.

Revenue projections are being updated using YTD performance and prior year trends and proposed expenditure projections include renovations to the Senior Center that have been delayed for some time.

Finally, the amendment will reinstate the public safety step plans and non-public safety placement that allows a compensation position that is more commensurate to market salaries for all employees. A market salary study, completed in 2019, disclosed that the City was in a challenging position to reach market salary levels. During FY 19-20 public safety employees were placed in their correct steps and non-sworn employee salaries were adjusted to 80% of market. However, after the City was approached by S&P regarding the need to improve fund balance percentages, building the fund balance was a top priority, with significant efforts being made to maintain the City's current AA-rating. Consequently, while the compensation plans that were implemented in FY 19-20 remained in place, the FY 20-21 budget provided insufficient funding to award the level of pay earned pursuant to those plans.

With the improved fund balance condition revealed in the FY 19-20 audit and the mid-year budget analysis for the current year, staff proposes to continue with compensation adjustments in order to remain competitive with hiring and retention efforts. The compensation adjustments for which consideration is requested will include the upgrading of public safety step plans by 10%, achieving an estimated 100% of market salaries, and the upgrading of non-sworn salaries to achieve an estimated 90% of market.

The compensation adjustments scenarios are being presented as requested at the March regular City Council meeting, and in an effort to honor the City's commitment to incrementally adjust employees' pay through the salary range related to their job titles. In prior years, it has often not been possible to increase salaries at a pace that meets market competitiveness. For that reason, turnover, loss of institutional knowledge, and lack of strategic planning has been an ongoing obstacle. The opportunity to gain an advantage as it relates to employee compensation and retention now presents itself, and this budget amendment proposes that Council consider two scenarios to achieve this milestone.

Two Appendix A's are included for consideration. The Ordinance will implement the adjustments outlined in either of

the Appendix A options that is the most desirable for the Council's goals and objectives for salaries and fund balance position for FY 20-21.

Appendix A (Scenario 1) – Includes the public safety and non-sworn adjustments outlined above with the normal monthly salary adjustments beginning May 1, 2021. Each employee would also receive a one-time salary supplement equal to their pay eligibility during the period of October 1, 2020 thru April 30, 2021 in consideration for work to be performed after May 1, 2021. This Appendix shows an increase in total FY 20-21 budgeted compensation expenditures in the amount of \$793,169. The projected general fund, fund balance position at the end of the year would then still be 20.3%

Appendix A (Scenario 2) – Includes the public safety and civilian adjustments outlined above with the salary adjustments beginning May 1, 2021. This Appendix shows an increase in total FY 20-21 budgeted compensation expenditures in the amount of \$361,698. The projected general fund, fund balance position at the end of the fiscal year would then still be 26.3%

Each Appendix provided lists additional detail on the affected line item, category, and/or fund included within the FY 20-21 Proposed Budget Amendment.

RECOMMENDATION

ATTACHMENTS

1.	O 2020_04.20 - Budget Amendment S1	O 2020_04.20 - Budget Amendment S1.pdf
2.	O 2020_04.20 - Budget Amendment S2	O 2020_04.20 - Budget Amendment S2.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS, AMENDING THE FISCAL YEAR 2020-2021 ADOPTED BUDGET OF THE CITY OF KENNEDALE, TEXAS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas Fiscal Year 2020-2021 Budget was adopted within the time and in the manner required by State law; and

WHEREAS, the City Council of the City of Kennedale, Texas, hereby finds and determines that it is prudent to amend specific line items due to the occurrence of unforeseen situations that have impacted those line items; and

WHEREAS, the City Council of the City of Kennedale, Texas, further finds that the amendments, as set forth in the attached Exhibit "A," will serve the public interest and are necessary to support City operations, including expenditures to adequately fund the compensation adjustments for which employees were and are eligible and which were earned but temporarily withheld pending a mid-year review of budget performance for FY 2020-2021 and pending the final result of the FY 2019-2020 Comprehensive Annual Financial Report; and

WHEREAS, the City Council of the City of Kennedale, Texas, finds and determines that the change in the Fiscal Year 2020-2021 Budget for the stated municipal purpose serves the best interests of the taxpayers, is necessary, and warrants action at this time.

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

SECTION 1.

That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.

That the City of Kennedale, Texas, Fiscal Year 2020-2021 Budget is hereby amended to fund the projects and expenditures represented by the line items as stated in the attached Exhibit "A", including paying each employee a one-time salary supplement equal to their pay eligibility during the period of October 1, 2020 thru April 30, 2021 in consideration for work to be performed after May 1, 2021. These amendments to the original Adopted Budget of the City of Kennedale, Texas, for the Fiscal Year 2020-2021 shall be attached to and made part of the original Adopted Budget by the City Secretary and shall be filed in accordance with State law.

SECTION 3.

That this Ordinance shall be cumulative of all other Ordinances of the City affecting the Fiscal Year 2020-2021 Budget of the City and shall not repeal any of the provisions of such Ordinances except in those instances where provisions of those Ordinances are in direct conflict with the provisions of this Ordinance; whether such Ordinances are codified or uncoded, and all other provisions of the Ordinances of the City of Kennedale, Texas, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 4.

That if any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5.

That the City Secretary of the City of Kennedale, Texas, is hereby directed to engross and enroll this Ordinance in the Ordinance Records of the City and to properly record this Ordinance in accordance with the City Charter.

SECTION 6.

That this Ordinance shall take effect from and after its date of passage, in accordance with law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE 20th DAY OF APRIL, 2021.

APPROVED:

MAYOR BRIAN JOHNSON

ATTEST:

[CITY SEAL]

CITY SECRETARY LESLIE E. GALLOWAY

ORDINANCE NO. _____
EXHIBIT "A"

Exhibit "A"

CITY OF KENNEDALE (04/20/2021)

Budget Amendment: Fiscal Year 2020-2021

GENERAL FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
REVENUE						
01-4001-00-00	PROPERTY TAX		\$ 4,574,418	\$ 4,753,157	\$ 178,739	New projection based on YTD performance
01-4081-00-00	SALES TAX		\$ 1,316,904	\$ 1,459,132	\$ 142,228	New projection based on YTD performance
01-4155-00-00	BUILDING PERMITS		\$ 63,210	\$ 112,575	\$ 49,365	New projection based on YTD performance
01-4193-00-00	PLAN REVIEW FEES		\$ 8,300	\$ 49,815	\$ 41,515	New projection based on YTD performance
01-4401-00-00	INVESTMENT INCOME		\$ 24,017	\$ 12,000	\$ (12,017)	New projection based on YTD performance
01-4281-00-00	FINES / FORFEITS - FROM 2006		\$ 83,000	\$ 40,000	\$ (43,000)	New projection based on YTD performance
Total Amendment to General Fund Revenue				\$	\$ 356,830	

GENERAL FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
01-5403-16-00	BUILDING MAINTENANCE	SENIOR CITIZEN CENTER	\$ 17,950	\$ 67,950	\$ 50,000	Senior Center Renovation
	PERSONNEL COSTS	ALL GEN FUND DEPARTMENTS	\$ 5,268,111	\$ 6,008,165	\$ 740,054	Compensation Adjustments
Total Amendment to General Fund Expenditures				\$	\$ 790,054	

STORM WATER FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
	PERSONNEL COSTS		\$ 43,440	\$ 47,155	\$ 3,715	Compensation Adjustments
Total Amendment to Storm Water Fund Expenditures				\$	\$ 3,715	

WATER SEWER FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
	PERSONNEL COSTS		\$ 21,471	\$ 23,325	\$ 1,854	Compensation Adjustments
Total Amendment to Water Sewer Fund Expenditures				\$	\$ 1,854	

STREET FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
	PERSONNEL COSTS		\$ 546,046	\$ 593,592	\$ 47,546	Compensation Adjustments
Total Amendment to Street Fund Expenditures				\$	\$ 47,546	

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS, AMENDING THE FISCAL YEAR 2020-2021 ADOPTED BUDGET OF THE CITY OF KENNEDALE, TEXAS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas Fiscal Year 2020-2021 Budget was adopted within the time and in the manner required by State law; and

WHEREAS, the City Council of the City of Kennedale, Texas, hereby finds and determines that it is prudent to amend specific line items due to the occurrence of unforeseen situations that have impacted those line items; and

WHEREAS, the City Council of the City of Kennedale, Texas, further finds that the amendments, as set forth in the attached Exhibit "A," will serve the public interest and are necessary to support City operations; and

WHEREAS, the City Council of the City of Kennedale, Texas, finds and determines that the change in the Fiscal Year 2020-2021 Budget for the stated municipal purpose serves the best interests of the taxpayers, is necessary, and warrants action at this time.

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

SECTION 1.

That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.

That the City of Kennedale, Texas, Fiscal Year 2020-2021 Budget is hereby amended to fund the projects and expenditures represented by the line items as stated in the attached Exhibit "A". These amendments to the original Adopted Budget of the City of Kennedale, Texas, for the Fiscal Year 2020-2021 shall be attached to and made part of the original Adopted Budget by the City Secretary and shall be filed in accordance with State law.

SECTION 3.

That this Ordinance shall be cumulative of all other Ordinances of the City affecting the Fiscal Year 2020-2021 Budget of the City and shall not repeal any of the provisions of such Ordinances except in those instances where provisions of those Ordinances are in direct conflict with the provisions of this Ordinance; whether such Ordinances are

codified or uncodified, and all other provisions of the Ordinances of the City of Kennedale, Texas, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

SECTION 4.

That if any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5.

That the City Secretary of the City of Kennedale, Texas, is hereby directed to engross and enroll this Ordinance in the Ordinance Records of the City and to properly record this Ordinance in accordance with the City Charter.

SECTION 6.

That this Ordinance shall take effect from and after its date of passage, in accordance with law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE 20th DAY OF APRIL, 2021.

APPROVED:

MAYOR BRIAN JOHNSON

[CITY SEAL]

ATTEST:

CITY SECRETARY LESLIE E. GALLOWAY

ORDINANCE NO. _____
EXHIBIT "A"

CITY OF KENNEDALE (04/20/2021)						Exhibit "A"
Budget Amendment: Fiscal Year 2020-2021						
GENERAL FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
REVENUE						
01-4001-00-00	PROPERTY TAX		\$ 4,574,418	\$ 4,753,157	\$ 178,739	New projection based on YTD performance
01-4081-00-00	SALES TAX		\$ 1,316,904	\$ 1,459,132	\$ 142,228	New projection based on YTD performance
01-4155-00-00	BUILDING PERMITS		\$ 63,210	\$ 112,575	\$ 49,365	New projection based on YTD performance
01-4193-00-00	PLAN REVIEW FEES		\$ 8,300	\$ 49,815	\$ 41,515	New projection based on YTD performance
01-4401-00-00	INVESTMENT INCOME		\$ 24,017	\$ 12,000	\$ (12,017)	New projection based on YTD performance
01-4281-00-00	FINES / FORFEITS - FROM 2006		\$ 83,000	\$ 40,000	\$ (43,000)	New projection based on YTD performance
			Total Amendment to General Fund Revenue		\$ 356,830	
GENERAL FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
01-5403-16-00	BUILDING MAINTENANCE	SENIOR CITIZEN CENTER	\$ 17,950	\$ 67,950	\$ 50,000	Senior Center Renovation
	PERSONNEL COSTS	ALL GEN FUND DEPARTMENTS	\$ 5,268,111	\$ 5,607,345	\$ 339,234	Compensation Adjustments
			Total Amendment to General Fund Expenditures		\$ 389,234	
STORM WATER FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
	PERSONNEL COSTS		\$ 43,440	\$ 45,011	\$ 1,571	Compensation Adjustments
			Total Amendment to Storm Water Fund Expenditures		\$ 1,571	
WATER SEWER FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
	PERSONNEL COSTS		\$ 21,471	\$ 22,255	\$ 784	Compensation Adjustments
			Total Amendment to Water Sewer Fund Expenditures		\$ 784	
STREET FUND	LINE ITEM	DEPARTMENT	ORIGINAL BUDGET	AMENDED BUDGET	DIFFERENCE	EXPLANATION
EXPENDITURES						
	PERSONNEL COSTS		\$ 546,046	\$ 566,154	\$ 20,109	Compensation Adjustments
			Total Amendment to Street Fund Expenditures		\$ 20,109	

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.F.2.

SUBJECT

Consider approval of a bid in the amount of \$254,040.49, submitted by Southwest Ambulance for the purchase of a new ambulance

ORIGINATED BY

James Brown, Fire Chief

SUMMARY

Following direction from the Council during a special meeting on February 23, staff has obtained bids for replacement of the aging frontline Mobile Intensive Care Unit (ambulance). Following meetings with three vendors, staff engaged in an evaluation process based on quality, reliability, serviceability, and cost. Southwest Ambulance, located in Kennedale, best met these requirements. Staff is now respectfully requesting the Council's approval of a bid (attached) in the amount of \$254,040.49, submitted by Southwest Ambulance for the purchase of a new ambulance. This purchase will be funded with the sale of Certificates of Obligation (CO), as directed by Council, scheduled to be sold in August of this year.

As discussed previously, the current frontline apparatus will replace the second line once this new vehicle is in service. Staff will be available to answer any questions from the Council.

RECOMMENDATION

Approve

ATTACHMENTS

1.	Sales Agreement and Customizations	20210416140413652.pdf
----	------------------------------------	-----------------------



SALES AGREEMENT

PLEASE ENTER MY ORDER FOR THE FOLLOWING:

NEW ☒ REMOUNT ☐ PREOWNED

YEAR **2021** MAKE/MODEL **RAM 5500** (Color: **RED**)

TO BE DELIVERED ON/ABOUT: _____

OTHER _____

VIN _____

VEHICLE DESCRIPTION	
2021 GEN-T 171 RAM 5500 4x2 Ambulances	\$ 263,425.00
PRICE INCLUDES: Graphics Stryker Power Load SCBA BRACKETS	
VEHICLE INVENTORY TAX: .00230992	\$ 608.49
TAX: 6.25%	
TITLE APPLICATION FEE:	
REGISTRATION:	
STATE INSPECTION:	\$ 7.00
DELIVERY FEE:	
TOTAL	
LOCAL APPRECIATION DISCOUNT	-10000
GPC/FIN CODE:	
BALANCE DUE	\$ 254,040.49

DATE: 03/03/2021

CITY OF KENNEDALE FIRE DEPARTMENT

420 Corry A Edwards Dr

CITY/STATE/ZIP: Kennedale TX 76060

CONTACT: James Brown

PHONE:

FAX:

EMAIL:

TRADE IN INFORMATION:

MAKE

MODEL:

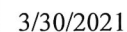
MILEAGE:

USED VEHICLE ALLOWANCE:

The front of this order comprise the entire agreement affecting this purchase and no other agreement or understanding of any other nature has been made or entered into, or will be recognized. I have read the matter printed and agree to it as part of this order the same as if it were printed above my signature I certify that I am 18 years or older and hereby acknowledge receipt of a copy of this order. I authorize Southwest Ambulance Sales hereby expressly disclaims all warranties either express or implied, including any implied warranty or merchantability or fitness for a particular purpose and Southwest Ambulance Sales neither assumes nor authorizes any other person to assume to it any liability in connection with the sale of the vehicle.

PURCHASER:

SALESMAN: Bobby Davis



254040.49

Lonseal Loncoin Floor	630
Power Door Locks	1232
Stainless Steel Wheel Simulators	500
Running Boards	843
LED Dome Lights (11)@ 180.00 each	1980
Inverter	1880
Hot weather Package AC	3535
Radio console with map pockets	413
Air Horns	2240
Dometic Refrigerated Drawer	1225
Liquid Springs Suspension	12870
30 Amp Auto Eject Shoreline	1225
M9 LED Light Package	4400
LED Scene/Load Lights (6) @ \$459 each	2754
Danhard Auxillary AC unde squad bench	7385
Cabinets with CPR seat & 2nd Action Area	938
Crowned Roof	9500
Aluminum Cabinets	9500
	63050

Stryker Power Load System	25600
2-SCBA Brackets	1050.49
Anti Theft Switch	800
Graphics	6000
UV Light in Return Air vent	675
Life Defender Latches on all cabinets	2750
EVS PRO4 Seatbelts	2675
HDPE Shelves with 10 Dividers	714
ITC 10mm LED Luna Strip Light	400
	40664.49

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.F.3.

SUBJECT

Consider adoption of a Resolution setting a public hearing to be held during the City Council meeting beginning at 5:30 p.m. on Tuesday, June 15, 2021, to consider amendments to the land use assumptions, capital improvements plan, and associated water, wastewater, and roadway impact fees

ORIGINATED BY

Larry Hoover, Public Works Director

SUMMARY

Staff has been working with Freese and Nichols (FNI) to review and update the impact fees associated with roadways, water, and wastewater. As a part of this process, several amendments will be proposed to land use assumptions and the capital improvements plan. Staff and FNI made presentations to and received input from the Capital Improvements Advisory Committee on November 12, 2020 and February 11, 2021. These presentations are available at www.cityofkennedale.com/pw.

The Council adopted a Resolution during the March 16 meeting setting a public hearing date for this item for April 20, 2021. However, 30-day notice of the hearing is required to be published in the newspaper of record, which was not possible following last month's meeting. Therefore, staff is now presenting the attached resolution establishing a new date for the public hearing for the next regular meeting on Tuesday, June 15, 2021.

Proposed Schedule for Action:

April 20, 2021: City Council adopts a Resolution for a public hearing date of Tuesday, June 15, 2021 at 5:30 p.m.

June 8, 2021: Last day for the CIAC to submit a recommendation to the City Council

June 15, 2021: Public hearing during the regular City Council meeting for Land Use Assumptions (LUA), Capital Improvements Plan (CIP), and Impact Fee Ordinance

RECOMMENDATION

Approve

ATTACHMENTS

1.	R 2020_04.20 - Hearing on Land Use Assumptions CIP Impact Fees	R 2020_04.20 - Hearing on Land Use Assumptions CIP Impact Fees.pdf
2.	DRAFT Impact Fee Report - Complete	DRAFT Impact Fee Report - Complete.pdf

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING TO BE HELD DURING THE CITY COUNCIL MEETING BEGINNING AT 5:30 P.M. ON TUESDAY, JUNE 15, 2021, TO CONSIDER AMENDMENTS TO THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND ASSOCIATED WATER, WASTEWATER, AND ROADWAY IMPACT FEES.

WHEREAS, in accordance with Chapter 395 of the Texas Local Government Code, a public hearing is required to consider amendments to land use assumptions, capital improvements plan, and associated impact fees for water, wastewater, and roadway facilities; and

WHEREAS, the City of Kennedale is considering amendments to land use assumptions, capital improvements plan, and associated impact fees for water, wastewater, and roadway facilities.

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

SECTION 1.

A public hearing will be held at 5:30 p.m. on Tuesday, June 15, 2021, in the City Council Chambers at 405 Municipal Drive, Kennedale, Texas, for the purpose of considering amendments to the land use assumptions and capital improvements plan for water, wastewater, and roadway facilities for which an impact fee may be imposed. All interested persons are encouraged to attend the public hearing and express their opinions on the proposed amendments.

SECTION 2.

This resolution shall become effective immediately upon its passage and approval.

PASSED, ADOPTED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THIS THE 20TH DAY OF APRIL, 2021.

APPROVED:

MAYOR, BRIAN JOHNSON

[CITY SEAL]

ATTEST:

CITY SECRETARY, LESLIE E. GALLOWAY



CITY OF KENNEDALE

ROADWAY, WATER, AND WASTEWATER REPORT

DRAFT IMPACT FEE UPDATE - (2020 – 2030)

PREPARED BY:
FREESE AND NICHOLS, INC.
4055 INTERNATIONAL PLAZA, SUITE 200
FORT WORTH, TEXAS 76109
817-735-7300



DRAFT

Roadway, Water & Wastewater Impact Fee Study

Prepared for:

City of Kennedale

2/4/2021



Prepared by:

FREESE AND NICHOLS, INC.
4055 International Plaza, Suite 200
Fort Worth, Texas 76109
817-735-7300

DRAFT

WATER & WASTEWATER IMPACT FEE STUDY

Prepared for:

City of Kennedale

DRAFT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **MAZEN H. KAWASMI**, P.E., TEXAS NO. **106100** ON **February 4, 2021**. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
FREESE AND NICHOLS, INC.
TEXAS REGISTERED ENGINEERING
FIRM F- 2144

DRAFT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **ANDREW S. FRANKO**, P.E., TEXAS NO. **115651** ON **February 4, 2021**. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
FREESE AND NICHOLS, INC.
TEXAS REGISTERED ENGINEERING
FIRM F- 2144

DRAFT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **NICHOLAS J. MCCORMICK**, P.E., TEXAS NO. **135767** ON **February 4, 2021**. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
FREESE AND NICHOLS, INC.
TEXAS REGISTERED ENGINEERING
FIRM F- 2144

DRAFT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **NAMOO A. HAN**, P.E., TEXAS NO. **137262** ON **February 4, 2021**. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
FREESE AND NICHOLS, INC.
TEXAS REGISTERED ENGINEERING
FIRM F- 2144

Prepared by:

FREESE AND NICHOLS, INC.
4055 International Plaza, Suite 200
Fort Worth, Texas 76109
817-735-7300

KEN20128

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EXECUTIVE SUMMARY

1.0 Background

Chapter 395 of the Texas Local Government Code (TLGC) requires an impact fee analysis before impact fees can be created and assessed. Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.” In September 2001, Senate Bill 243 amended Chapter 395, thus creating the current procedure for implementing impact fees.

2.0 Land Use Assumptions

To assist the City of Kennedale in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. Growth and development projections were formulated based on assumptions pertaining to the type, location, quantity and timing of various future land uses within the community. The 2020 population is estimated to be approximately 7,670. The projected 2030 population is approximately 10,820. The 2020 employment is estimated to be approximately 4,612. The projected 2030 employment is approximately 5,864.

3.0 Roadway Impact Fee Analysis

The updated roadway component of the program is predicated on ten-year growth, as identified in the Land Use Assumptions report, and capacity necessitated by growth from the corresponding capital improvements plan (CIP). As a starting point towards the development of the CIP, the 2016 roadway component was evaluated for excess capacity using current traffic volume data. Traffic volume data used in the analysis was captured in March 2020 and prior to the Covid-19 pandemic and ensuing lockdown. The analysis revealed previously identified projects from the 2016 program to retain excess capacity and therefor can be considered in this 2020 update. Three additional projects were added to the program providing 18,817 vehicle-miles of net capacity and totaling \$45.9M. Ten-year growth (2,479 vehicle-miles) is forecasted to consume 17.3% of capacity provided, resulting in a 10-year cost attributable to growth of \$6.23M. Considering a 50% credit to the CIP, the credited cost attributable to ten-year growth is \$3.11M. **The resultant cost per service unit is \$1,256.00.** The updated cost per service unit dropped slightly from that calculated in 2016 at \$1,269.00.

- The updated credited cost per service unit for roads: \$1,256.00

A Land Use Equivalency table, used to derive impact fee calculations and based travel characteristics by land use type, was updated with recently published trip generation data and derived trip length data to result in an updated service unit equivalency and used for calculating impact fees dependent on development proposals in Kennedale.

4.0 Water and Wastewater Impact Fee Analysis

The water and wastewater impact fee analysis involves determining the utilization of existing and proposed projects required, as defined by the capital improvement plan, to serve new development over the next 10 years. The total projected costs include the projected 10-year capital costs, the projected financing costs for the capital improvements, and the consultant costs for preparing and updating the Impact Fee Study. The financing costs are based on the compound interest paid over a 20-year bond. The interest rate assumed for the impact fee calculations was 3.0%. The calculated maximum allowable impact fees are as follows:

- Maximum allowable water impact fee with 50% credit = \$1,522
- Maximum allowable wastewater impact fee with 50% credit = \$1,837
- Total combined allowable impact fee with 50% credit = \$3,359

In addition to the maximum allowable impact fees calculated above, as a wholesale customer, the City of Kennedale must also include Fort Worth's water and wastewater impact fees where applicable.

The City's maximum allowable water and wastewater impact fees including Fort Worth's water and wastewater impact fee are summarized in **Table 4-15**, for development occurring in the Oak Crest Area. For development occurring outside of the Oak Crest Area, **Table 4-16** summarizes maximum allowable impact fees including Fort Worth's water impact fee only.

5.0 Conclusion

Chapter 395 authorizes the assessment and collection of impact fees in Texas for roadway, water, and wastewater related capital improvements. This study was conducted to fulfill the requirements of Chapter 395 in updating roadway, water, and wastewater impact fee for the City of Kennedale. The maximum allowable impact fee per service unit for the roadway, water, and wastewater systems are summarized below in **Table ES-1**.

Table ES-1 Maximum Allowable Impact Fee Per Service Unit Summary

Impact Fee Type	Service Unit	Maximum Allowable Impact Fee Per Service Unit
Roadway	Vehicle-Miles	\$1,256
Water ¹	3/4-inch Meter	\$1,522
Wastewater ¹	3/4-inch Meter	\$1,837
Total		\$4,615

¹City of Kennedale's impact fee costs, not including Fort Worth's impact fees pass through.

1.0 BACKGROUND

Chapter 395 of the Texas Local Government Code (TLGC) requires an impact fee analysis before impact fees can be created and assessed. Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.” In September 2001, Senate Bill 243 amended Chapter 395 thus creating the current procedure for implementing impact fees. Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the capital improvement plan (CIP)
- Projected interest charges and other financing costs for projects identified in the CIP

Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:

- Construction, acquisition, or expansion of public facilities or assets other than those identified in the impact fee CIP
- Repair, operation, or maintenance of existing or new capital improvements
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development
- Administrative and operating costs of the political subdivision
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above

The City of Kennedale, Texas authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis update on the City's roadway, water, and wastewater systems. The City's impact fees have most recently been updated in 2016. The purpose of this report is to address the methodology used in the development and calculation of roadway, water, and wastewater impact fees for the City of Kennedale. The methodology used herein satisfies the requirements of the Texas Local Government Code Section 395 for the establishment of impact fees.

Initially authorized by the Texas Legislature in 1987, roadway impact fees have undergone several technical and administrative changes, most notably since 2001. These include:

- Expansion of the service area structure for roadway facilities from three to six miles;
- A credit for the portion of ad valorem tax revenues generated by improvements over the program period, or the credit equal to 50% of the total projected cost of implementing the capital improvements plan;
- A city's share of costs on the federal or Texas highway system, including matching funds and costs related to utility line relocation, the establishment of curbs and gutters, sidewalks, drainage appurtenances, and rights-of-way;
- Increase in the time period of update of impact fee land use assumptions and capital improvements plan from a three to a five year period;
- Changes in compliance requirements related to annual reporting;
- For system updates, consolidation of the land use assumptions, capital improvements plan, and impact fee hearings; and
- The exemption of school districts and federal housing from paying impact fees.

As part of the impact fee update, FNI conducted meetings with the City's appointed Capital Improvements Advisory Committee (CIAC) and City Council. The CIAC's role includes recommending a growth rate for impact fee calculations, reviewing and recommending land use assumptions and impact fee CIP, and recommending an impact fee collection rate to the City Council.

Table 1-1 provides a list of abbreviations used in this report.

Table 1-1: List of Abbreviations

Abbreviation	Full Nomenclature
AWWA	American Water Works Association
CIP	Capital Improvements Plan
CIAC	Capital Improvements Advisory Committee
DU	Dwelling Units
ESRI	Environmental Science Research Institute
ETJ	Extra-Territorial Jurisdiction
EST	Elevated Storage Tank
FNI	Freese and Nichols, Inc.
GFA	Gross Floor Area
gpcd	Gallons per Capita per Day
gpm	Gallons per Minute
GST	Ground Storage Tank
in	Inches
ITE	Institute of Transportation Engineers
LOS	Level of Service
MG	Million Gallons
MGD	Million Gallons per Day
NCTCOG	North Central Texas Council of Governments
psi	Pounds per Square Inch
s.f.	Square Feet
TAC	Texas Administrative Code
TCEQ	Texas Commission on Environmental Quality
TDP	Thoroughfare Development Plan
TLGC	Texas Local Government Code
TSZ	Traffic Survey Zone
Veh-mi	Vehicle miles

2.0 LAND USE ASSUMPTIONS

Population and land use assumptions are important elements in the analysis of roadway, water, and wastewater systems. To assist the City of Kennedale in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. Growth and future development projections were formulated based on assumptions pertaining to the type, location, quantity, and timing of various future land uses within the community. These land use assumptions, which include population and employment projections, will become the basis for the preparation of impact fee capital improvement plans for roadway, water, and wastewater facilities.

2.1 SERVICE AREAS

Chapter 395 requires that service areas be defined for impact fees to ensure that facility improvements are located in close proximity to areas generating needs. Legislative requirements stipulate that roadway service areas be limited to a 6-mile maximum and must be located within the current city limits. Transportation service areas are different from water and wastewater systems, which can include the city limits and its extra-territorial jurisdiction (ETJ) or other defined service area. This is primarily because roadway systems are "open" to both local and regional (non-city) use as opposed to a defined level of utilization from residents within a water and wastewater system. The result is that new development can only be assessed an impact fee based on the cost of necessary capital improvements within that service area. Legislative requirements stipulate that water and wastewater service areas can extend to the entire city limits and ETJ. An analysis including the ETJ was conducted in order to consider provision of water and wastewater service areas.

Figure 2-1 illustrates the roadway service area for the Kennedale Impact Fee study. The roadway service area is confined to the city limits with a maximum diameter of 6-miles per Chapter 395. The City's single roadway service area was retained in this update with revisions made to include any annexations. **Figure 2-2** illustrates the water service area for the Kennedale Impact Fee study. **Figure 2-3** illustrates the wastewater service area for the Kennedale Impact Fee study. The water and wastewater service areas are bounded by the existing city limits and ETJ.







2.2 POPULATION

Population estimates were used to provide a historical baseline for population growth within the City of Kennedale. Using the City's historical growth trends and data, the 2020 base year population estimate for the City of Kennedale and future growth rate were derived. This "benchmark" information provides a starting basis of data for the ten-year growth assumptions.

2.2.1 Historical Population and Growth Rate Summary

A review of population statistics from a variety of sources was conducted to examine Kennedale's recent growth rate. Data from the US Census Bureau, North Central Texas Council of Governments (NCTCOG) population estimates and employment data, and building permit data provided by City staff were reviewed to determine potential growth rates.

One method of predicting future growth is looking at past growth. Past growth trends from NCTCOG and US Census Bureau population estimates show the City has experienced low to moderate growth over the past decade. NCTCOG population estimates result in an annual growth rate of approximately 1.1% - 1.5%, while the U.S. Census Bureau population estimates result in an annual growth rate of approximately 2.8% - 3.2%. At the time of this study, the 2020 U.S. Census information was not available. **Table 2-1** presents the historical population data for the City of Kennedale.

Table 2-1: Historical Population

Year	NCTCOG Population ¹	NCTCOG Growth Rate	U.S. Census Bureau Population ²	U.S. Census Bureau Growth Rate	Residential Building Permit
2009	6,450	--	--	--	--
2010	6,763	4.85%	6,763	--	--
2011	6,780	0.25%	6,895	1.95%	15
2012	6,790	0.15%	7,047	2.20%	31
2013	6,820	0.44%	7,239	2.72%	58
2014	6,870	0.73%	7,390	2.09%	48
2015	7,130	3.78%	7,704	4.25%	110
2016	7,290	2.24%	7,890	2.41%	76
2017	7,420	1.78%	8,308	5.30%	58
2018	7,420	0.00%	8,457	1.79%	71
2019	7,650	3.10%	8,645	2.22%	95
2020	7,670	0.26%	--	--	15
10-Year Average Growth Rate		1.27%	--	2.77%	--
5-Year Average Growth Rate		1.48%	--	3.19%	--
3-Year Average Growth Rate		1.12%	--	3.10%	--

¹Source: North Central Texas Council of Governments

²Source: U.S. Census Bureau

2.2.2 Planned Developments

In addition to reviewing the historical population growth rates, City staff also provided information for several potential near-term developments. **Table 2-2** presents the projected population for the potential near-term developments. FNI reviewed the development information to determine the impacts to the City's population growth rates based on when the potential developments would occur. **Table 2-3** presents the compound annual growth rate if all the developments were built within a certain timeframe.

Table 2-2: Potential Near-Term Development Population Projections

Planned Development	Dwelling Type	Dwelling Units	Projected Population ¹
Emerald Crest (Bowman Springs and Corry A Edwards)	Single Family	10	30
Magnolia Hills (Kennedale Sublett and Treepoint)	Single Family	92	276
5869 Eden Rd	Single Family	24	72
Village at Hammack Creek (Kennedale Parkway and Kennedale Sublett)	Apartments	116	290
Kennedale Square (1109-1121 N. Little School Rd)	Townhomes	119	298
Kennedale Parkway & Bowman Springs	Small Single Family	16	48
6820 Oak Crest W	Tiny Houses	6	15
500 Mansfield Cardinal	Townhomes	25	63
509 and 3375 S New Hope Rd	Single Family	300	900
Total		708	1,992

¹Assumed 2.5 persons per dwelling unit for Apartments, Townhomes, Small Single Family, and Tiny Houses developments; Assumed 3.0 persons per dwelling unit for Single Family developments.

Table 2-3: Population Growth Rates Due to Potential Planned Developments

Development Timeframe	Compound Annual Growth Rate
All Planned Development Occurs in 5-Years (2025)	4.73%
All Planned Development Occurs in 7-Years (2027)	3.35%
All Planned Development Occurs in 10-Years (2030)	2.34%

2.2.3 Population Projections

The 2020 NCTCOG population estimate of 7,670 was utilized for the base 2020 population for the Impact Fee study.

Through discussions with City staff, the City has received a significant increase in potential development requests and is expecting to begin growing at a greater rate than it historically has. Based on an analysis of the growth rates due to the potential developments and discussions with City staff, a 3.5% annual population growth rate was determined to be an appropriate assumption for the 10-year study period.

This rate was presented to and recommended by the CIAC on November 12, 2020. This growth rate results in a projected 2030 population of 10,820. **Table 2-4** summarizes the population projections for the city limits and ETJ.

Table 2-4: Population Projections

Year	Growth Rate	Population
2020	3.50%	7,670
2030		10,820
2040		15,263

2.3 EMPLOYMENT

2.3.1 Employment Projections

The employment projections were calculated using data provided from NCTCOG. The NCTCOG data provided a breakdown of employment by traffic survey zones (TSZ) for 2018 and 2045. To be consistent, a straight-line interpolation was calculated to derive the 2020, 2030, and 2040 employment estimates. Also, because the TSZs do not follow city limits and the ETJ in some locations, adjustments were made based on existing land uses and the percentage of each TSZ located within the city limits and the ETJ. Employment for each TSZ was broken down into basic, retail, and service uses as defined by the North American Industry Classification (NAIC) code. **Table 2-5** summarizes the employment projections for the city limits and ETJ.

Table 2-5: Employment Projections

Year	Basic	Retail	Service	Total Employment
2020	1,210	607	2,795	4,612
2030	1,271	1,346	3,247	5,864
2040	1,331	2,089	3,699	7,119

2.4 SUMMARY

Projected growth has been characterized in two forms: population and employment. The following assumptions were made as a basis from which ten-year projections could be initiated. The ten-year projections can be initiated based on the assumption that the City will be able to finance the necessary improvements to accommodate continued growth.

FNI utilized TSZ data and input from City staff to provide an accurate depiction of how the population and employment is distributed throughout the City. The roadway service area is confined to the city limits and

therefore the population and employment projections utilized for the roadway impact fee analysis differ from the projections utilized for the water and wastewater impact fee analysis. FNI determined the proportion of the projected population and employment growth that would occur inside of the city limits utilizing the TSZ data. **Figure 2-4** presents the population projections by TSZ within the roadway service area. **Figure 2-5** presents the employment projections by TSZ within the roadway service area. **Table 2-6** summarizes the population and employment projections within the roadway service area for the impact fee study period.

Table 2-6: Roadway Service Area Population and Employment Projections

Roadway Service Area	Demographic	2020	2030	10-Year Growth	Percent Change
1	Population	7,670	10,400	2,730	36%
	<i>Dwelling Units*</i>	2,600	3,525	925	36%
	Total Employment	4,612	5,511	899	19%
	<i>Basic Employment</i>	1,210	1,214	4	<1%
	<i>Retail Employment</i>	607	1,223	616	101%
	<i>Service Employment</i>	2,795	3,074	279	10%

*Assumes 2.95 people per dwelling unit based on U.S. Census data.

Figure 2-6 presents the population projections by TSZ within the water and wastewater service area. **Figure 2-7** presents the employment projections by TSZ within the water and wastewater service area. **Table 2-7** summarizes the population and employment projections within the water and wastewater service area for the impact fee study period.

Table 2-7: Water/Wastewater Service Area Population and Employment Projections

Demographic	2020	2030	10-Year Growth	Percent Change
Population	7,670	10,820	3,150	41%
Total Employment	4,612	5,864	1,252	27%



0 2.0

SCALE IN FEET

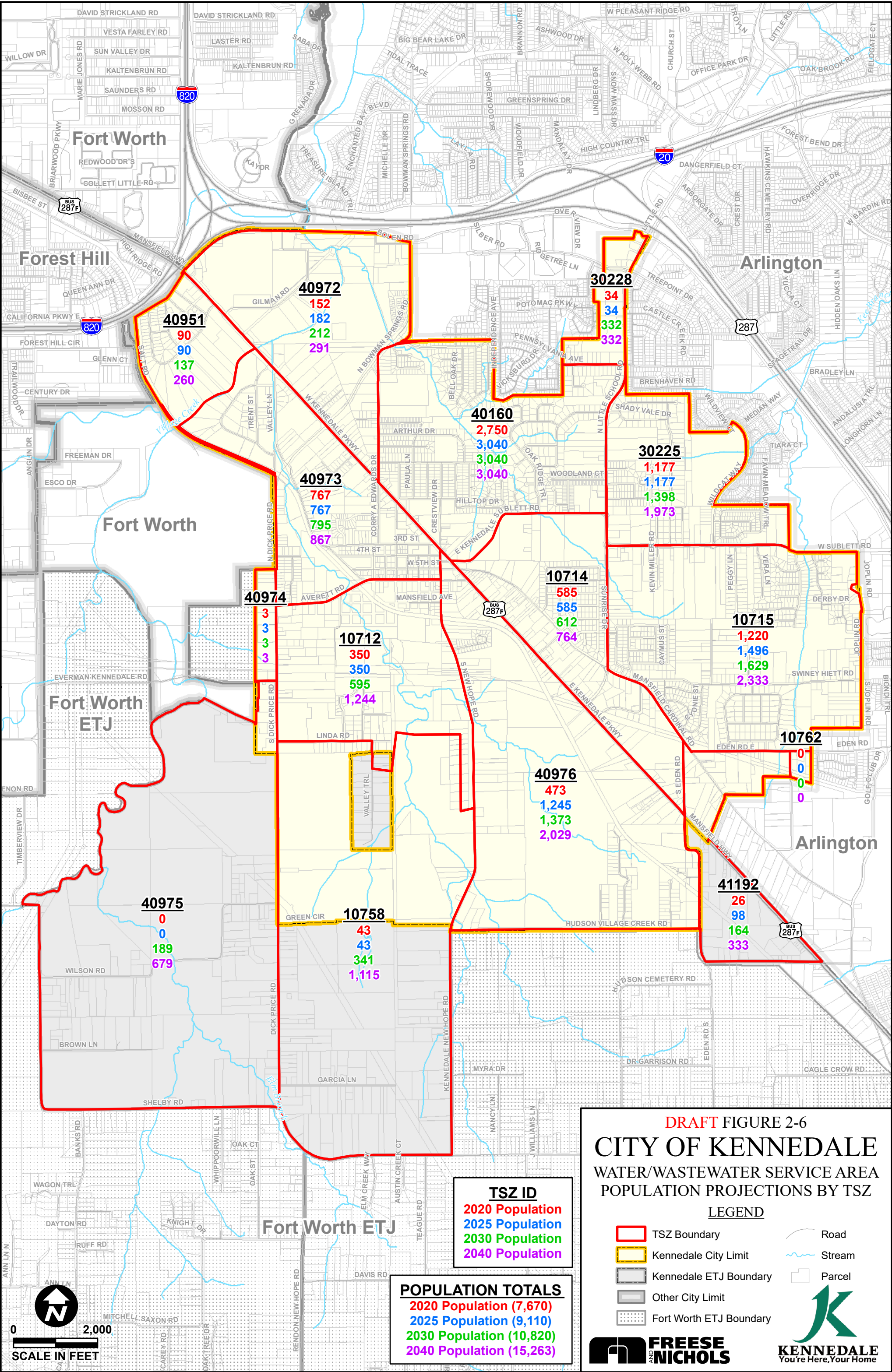


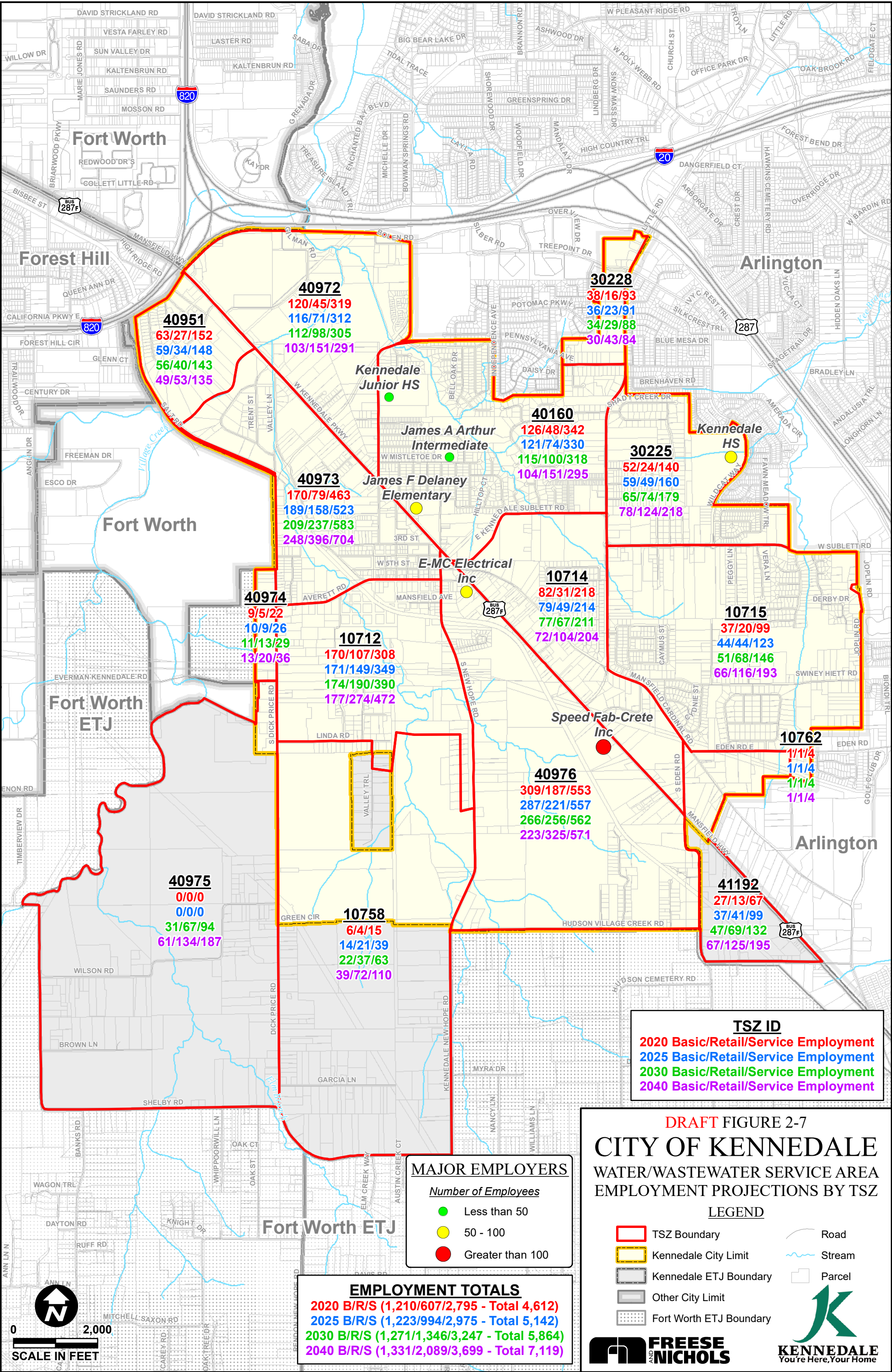
DRAFT FIGURE 2-5
CITY OF KENNEDALE
ROADWAY SERVICE AREA
EMPLOYMENT PROJECTIONS BY TSZ

LEGEND

-
-  TSZ Boundary
 Kennedale City Limit
 Kennedale ETJ Boundary
 Other City Limit
 Fort Worth ETJ Boundary
 Road
 Stream
 Parcel
- 







3.0 ROADWAY IMPACT FEE ANALYSIS

Chapter 395 of the TLGC prescribes the process which Texas cities must follow in the update of impact fees. Statutory requirements mandate that impact fees be updated (at least) every five years. This analysis of roadways serves as the second generational update to the initial system adopted in 2016.

Land use assumptions serve as the basis from which travel demands over the ten-year planning period are developed. This analysis is based on data contained in the “Land Use Assumption” chapter of this report, which was presented to the Impact Fee Capital Improvements Advisory Committee (CIAC) in November 2020.

As a funding mechanism for roadway improvements, impact fees allow cities to recover the costs associated with new or facility expansion in order to serve future development. Legislatively, roadway impact fees may consider arterial and collector status roads on the City’s official Thoroughfare Plan. Statutory requirements mandate that impact fees be based on a specific list of improvements identified in the program and only the cost attributed (and necessitated) by new growth over a ten-year period may be considered. As projects in the program are completed, planned costs are updated with actual costs to more accurately reflect the capital expenditure of the program. Additionally, new capital improvement projects may be added to the system.

3.1 METHODOLOGY

To update roadway impact fees for the City of Kennedale, a series of work tasks were undertaken. These tasks are described below.

1. Meetings were held with the City of Kennedale Staff and the Capital Improvement Advisory Committee (CIAC) to discuss the methodology to be used in the update.
2. The existing roadway service area structure was amended to account for new city annexations.
3. Vehicle-miles of travel in the PM peak hour retained as the service unit measure for roadway impact fee calculations.
4. A roadway conditions inventory was conducted to update lane geometries, roadway classifications and segment lengths, as necessary, of facilities in the impact fee program. Using updated traffic volumes collected in early March 2020 – prior to the COVID-19 pandemic - any service area deficiencies were identified within the network.

5. Projected growth (service units) by service area over the ten-year planning period was determined using the 2020 Land Use Assumptions detailed in **Section 2** of this report in conjunction with the revised Land Use Equivalency Table. Projected growth between the years 2020 and 2030 of population and employment are detailed in the land use assumptions report.

6. The previous roadway impact fee capital improvements program (IFCIP) was reviewed to ensure excess capacity remained in the program as well as to incorporate revised growth figures for the service area. Potential project additions were identified by City Staff based on growth needs and the city's anticipated future bond program.

7. Roadway cost data of construction, engineering, and right-of-way for impact fee projects were updated and compiled by service area based on data provided by the City. For recently completed projects, actual costs were incorporated into the system database.

8. The cost of capacity provided, maximum cost per service unit, and cost attributable to new development was calculated for the Roadway service area.

9. The Land Use Equivalency Table (service unit generation for specific land uses) was updated to incorporate new trip rate and trip length data. Trip rate data was also updated to use data from the updated *Trip Generation, Tenth Edition* by the Institute of Transportation Engineers (ITE). Trip length statistics of the city were obtained from the North Central Texas Council of Governments (NCTCOG) travel demand model.

10. A report was prepared to document the procedures and findings of the analysis.

3.2 SERVICE AREAS

Chapter 395 requires that service areas be defined for roadway impact fees to ensure that facility improvements are located in close proximity to areas generating needs. Legislative requirements stipulate that roadway service areas be limited to a six-mile maximum and must be located within the current city limits. Transportation service areas are different from water and wastewater systems, which can include the city limits and its extra-territorial jurisdiction (ETJ) or other defined service area. This is primarily because roadway systems are "open" to both local and regional (non-city) use as opposed to a defined level of utilization from residents within a water and wastewater system. The result is that new development can only be assessed an impact fee based on the cost of necessary capital improvements within that service area.

The City of Kennedale's single roadway service area, illustrated in **Figure 2-1**, was retained in this update with revisions made to include annexations.

3.3 ROADWAY IMPACT FEE SERVICE UNITS

Service units establish a relationship between roadway projects and demand placed on the street system by development, as well as the ability to calculate and assess impact fees for specific development proposals. As defined in Chapter 395, "Service unit means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions."

To determine the roadway impact fee for a particular development, the service unit must accurately identify the impact that the development will have on the major roadway system (i.e., arterial and collector roads) serving the development. This impact is a combination of the number of new trips generated by the development, the particular peaking characteristics of the land-use(s) within the development, and the length of each new trip on the transportation system.

The service unit must also reflect the capacity, which is provided by the roadway system, and the demand placed on the system during the time in which peak, or design, conditions are present on the system. Transportation facilities are designed and constructed to accommodate volumes expected to occur during the peak hours (design hours). These volumes typically occur during the peak hours as motorists travel to and from work.

The vehicle-mile during the PM peak hour serves as the service unit for impact fees in Kennedale. This service unit establishes a more precise measure of capacity, utilization and intensity of land development through the use of published trip generation data. It also recognizes legislative requirements with regards to trip length.

3.3.1 Service Units

Service units create a link between supply (roadway projects) and demand (development). Both can be expressed as a combination of the number of vehicles traveling during the peak hour and the distance traveled by these vehicles in miles.

A. Service Unit Supply

For roadway capital project improvements, the number of service units provided during the peak hour is simply the product of the capacity of the roadway in one hour and the length of the product. For example:

Given a four lane divided roadway project with a 600 vehicle per hour per lane capacity and a length of two miles, the number of service units provided is:

$$600 \text{ vehicles per hour per lane} \times 4 \text{ lanes} \times 2 \text{ miles} = 4,800 \text{ vehicles-miles}$$

B. Service Unit Demand

The demand placed on the system can be expressed in a similar manner. For example, a development generating 100 vehicle trips in the PM peak hour with an average trip length of two miles would generate:

$$100 \text{ vehicle-trips} \times 2 \text{ miles/trip} = 200 \text{ vehicle-miles}$$

Similarly, demand placed on the existing roadway network is calculated in the same manner with a known traffic volume (peak hour roadway counts collected in March 2020) on a street and a given segment length.

3.4 SERVICE UNITS FOR NEW DEVELOPMENT

An important objective in the development of the impact fee system is the development of a specific service unit equivalency for individual developments. The vehicle-miles generated by a new development are a function of the trip generation and average trip length characteristics of that development. The following describes the process used to develop the vehicle-equivalency table, which relates land use types and sizes to the resulting vehicle-miles of demand created by that development.

3.4.1 Trip Generation

Trip generation information for the PM peak hour was updated from the 2016 Impact Fee Report based on new data published in the Tenth Edition of *Trip Generation* by the Institute of Transportation Engineers (ITE). *Trip Generation* is a reference publication that contains travel characteristics of over 100 land uses across the nation and is based on empirical data gathered from over 3,200 studies that were reported to the Institute by public agencies, developers, and consulting firms. In general, the trip rates for land uses decreased from those published in the Ninth Edition of *Trip Generation*.

A. Pass-by and Diverted Trips Adjustments

The actual "traffic impact" of a specific site for impact fee purposes is based on the amount of traffic added to the street system. To accurately estimate new trips generated by a new development, adjustments must be made to trip generation rates and equations to account for pass-by and diverted trips. The added traffic is adjusted so that each development is assigned only for a portion of trips associated with that particular development, reducing the possibility of over-counting by counting only primary trips generated.

Pass-by trips are those trips that are already on a particular route for a different purpose and simply stop at a particular development on that route. For example, a stop at a convenience store on the way home from the office is a pass-by trip for the convenience store. A pass-by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees of a convenience store.

A diverted trip is a similar situation, except that a diversion is made from the regular route to make an interim stop. For example, a trip from work to home using Little School Road would be a diverted trip if the travel path were changed to Wildcat Way for the purpose of stopping at the high school. On a system-wide basis, this trip places a slightly additional burden on the street system but in many cases, this burden is minimal.

Trip generation rates were reduced by the percentages presented in **Table 3-1** in an effort to isolate the primary trip purpose. Adjustments were based on studies conducted by ITE and other published studies.

Table 3-1: Trip Reduction Estimates (PM Peak Hour)

ITE Land Use	ITE Code	Dev. Unit	Ave. Trip Rate	Pass By Rate	Diverted Trips	Ave. Trip Rate w/ Deductions
Residential						
Single-Family Detached Housing	210	Dwelling Units	0.99	0%	0%	0.99
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.56	0%	0%	0.56
Multifamily Housing (Mid-Rise)	221	Dwelling Units	0.44	0%	0%	0.44
Mid-Rise Residential with 1st-Floor Commercial	231	Dwelling Units	0.36	0%	0%	0.36
Senior Adult Housing - Detached	251	Dwelling Units	0.3	0%	0%	0.30
Continuing Care Retirement Community	255	Dwelling Units	0.16	0%	0%	0.16
Others Not Specified		Dwelling Units	0.99	0%	0%	0.99
Office						
General Office Building	710	1,000 Sq Ft GFA	1.15	0%	0%	1.15
Corporate Headquarters Building	714	1,000 Sq Ft GFA	0.6	0%	0%	0.60
Medical-Dental Office Building	720	1,000 Sq Ft GFA	3.46	0%	0%	3.46
United States Post Office	732	1,000 Sq Ft GFA	11.21	70%	0%	3.36
Research and Development Center	760	1,000 Sq Ft GFA	0.49	0%	0%	0.49
Business Park	770	1,000 Sq Ft GFA	0.42	0%	0%	0.42
Others Not Specified		1,000 Sq Ft GFA	1.15	0%	0%	1.15
Retail / Commercial						
Hotel	310	Rooms	0.6	0%	0%	0.60
Movie Theater	444	Screens	14.6	0%	0%	14.60
Building Materials and Lumber Store	812	1,000 Sq Ft GFA	2.06	25%	0%	1.55
Free-Standing Discount Superstore	813	1,000 Sq Ft GFA	4.33	28%	0%	3.12
Variety Store	814	1,000 Sq Ft GFA	6.84	25%	0%	5.13
Hardware/Paint Store	816	1,000 Sq Ft GFA	2.68	26%	28%	1.23
Nursery (Garden Center)	817	1,000 Sq Ft GFA	6.94	25%	0%	5.21
Nursery (Wholesale)	818	1,000 Sq Ft GFA	5.18	25%	0%	3.89
Shopping Center	820	1,000 Sq Ft GLA	3.81	34%	26%	1.52
Automobile Sales (Used)	841	1,000 Sq Ft GFA	3.75	0%	0%	3.75
Automobile Parts Sales	843	1,000 Sq Ft GFA	4.91	43%	13%	2.16
Tire Store	848	1,000 Sq Ft GFA	3.98	28%	10%	2.47
Tire Superstore	849	1,000 Sq Ft GFA	2.11	28%	10%	1.31
Supermarket	850	1,000 Sq Ft GFA	9.24	36%	38%	2.40
Convenience Market w/ Gasoline Pumps	853	1,000 Sq Ft GFA	49.29	63%	26%	5.42
Discount Club	857	1,000 Sq Ft GFA	4.18	30%	0%	2.93
Home Improvement Superstore	862	1,000 Sq Ft GFA	2.33	48%	24%	0.65
Electronic Superstore	863	1,000 Sq Ft GFA	4.26	40%	33%	1.15
Toy/Children's Superstore	864	1,000 Sq Ft GFA	5	30%	0%	3.50
Apparel Store	876	1,000 Sq Ft GFA	4.12	30%	0%	2.88
Arts and Crafts Store	879	1,000 Sq Ft GFA	6.21	30%	0%	4.35
Pharmacy/Drugstore w/ Drive-Through Window	881	1,000 Sq Ft GFA	10.29	49%	13%	3.91
Furniture Store	890	1,000 Sq Ft GFA	0.52	53%	31%	0.08
Drive-in Bank	912	Drive-in Lanes	27.15	47%	26%	7.33
Quality Restaurant	931	1,000 Sq Ft GFA	7.8	44%	27%	2.26
High-Turnover (Sit-Down) Restaurant	932	1,000 Sq Ft GFA	9.77	43%	26%	3.03
Fast-Food Restaurant w/ Drive-Through Window	934	1,000 Sq Ft GFA	32.67	50%	23%	8.82
Quick Lubrication Vehicle Shop	941	Service Positions	4.85	25%	0%	3.64
Automobile Care Center	942	1,000 Sq Ft GFA	3.11	0%	0%	3.11
Others Not Specified		1,000 Sq Ft GLA	3.81	34%	26%	1.52
Light Industrial						
General Light Industrial	110	1,000 Sq Ft GFA	0.63	0%	0%	0.63
Industrial Park	130	1,000 Sq Ft GFA	0.40	0%	0%	0.40
Manufacturing	140	1,000 Sq Ft GFA	0.67	0%	0%	0.67
Mini-Warehouse	151	1,000 Sq Ft GFA	0.19	0%	0%	0.19
Utility	170	1,000 Sq Ft GFA	0.17	0%	0%	0.17
Others Not Specified		1,000 Sq Ft GFA	0.63	0%	0%	0.63
Institutional						
Private School (K-8)	534	Students	0.12	0%	0%	0.12
Church	560	1,000 Sq Ft GFA	0.09	0%	0%	0.09
Day Care Center	565	Students	2.27	75%	0%	0.57
Others Not Specified		1,000 Sq Ft GFA	0.09	0%	0%	0.09

B. Trip Length

Trip lengths (in miles) are used in conjunction with site trip generation to estimate vehicle-miles of travel. Trip length data was based on travel statistics generated in the 1994 North Central Texas Council of Governments (NCTCOG) Workplace Survey. **Table 3-2** summarizes the derived average trip lengths for major land use categories. These trip lengths represent the average distance that a vehicle will travel between an origin and destination of which either the origin or destination contains the land-use category identified below.

C. Origin and Destination Adjustments

Trip lengths were adjusted to “localize” trip activity to the local network by removing a percentage of travel occurring on the federal system. Modeled network statistics from NCTCOG indicate that 33% of travel generated from within the city use non-federal facilities. This is down from 35% in the 2016 Impact Fee Study. Localization calculations are detailed in **Appendix E**.

Additionally, the assessment of an individual development's impact fee is based on the premise that each vehicle-trip has an origin and a destination and that the development end should pay for one-half of the cost necessary to complete each trip. To prevent the potential of double charging, trip lengths were divided by two to reflect half of the vehicle trip associated with development. **Table 3-2** illustrates the adjusted trip length.

Finally, with the total size of the City of Kennedale being approximately 3.0 miles from edge to edge, trip lengths were also reviewed to ensure none exceeded the trip length possible within the City's limits.

Table 3-2: Trip Lengths and Adjustments

ITE Land Use	ITE Code	Modeled Trip Length	Localized Trip Length (33%)	Ave. Trip Length
Residential				
Single-Family Detached Housing	210	10.33	3.41	1.70
Multifamily Housing (Low-Rise)	220	10.33	3.41	1.70
Multifamily Housing (Mid-Rise)	221	10.33	3.41	1.70
Mid-Rise Residential with 1st-Floor Commercial	231	10.33	3.41	1.70
Senior Adult Housing - Detached	251	8.05	2.66	1.33
Continuing Care Retirement Community	255	8.05	2.66	1.33
Others Not Specified		10.33	3.41	1.70
Office				
General Office Building	710	10.33	3.41	1.70
Corporate Headquarters Building	714	11.88	3.92	1.96
Medical-Dental Office Building	720	9.64	3.18	1.59
United States Post Office	732	8.01	2.64	1.32
Research and Development Center	760	11.88	3.92	1.96
Business Park	770	11.88	3.92	1.96
Others Not Specified		10.33	3.41	1.70
Retail / Commercial				
Hotel	310	4.15	1.37	0.68
Movie Theater	444	3.30	1.09	0.54
Building Materials and Lumber Store	812	1.61	0.53	0.27
Free-Standing Discount Superstore	813	3.80	1.25	0.63
Variety Store	814	3.10	1.02	0.51
Hardware/Paint Store	816	1.61	0.53	0.27
Nursery (Garden Center)	817	3.10	1.02	0.51
Nursery (Wholesale)	818	2.63	0.87	0.43
Shopping Center	820	4.12	1.36	0.68
Automobile Sales (Used)	841	4.47	1.48	0.74
Automobile Parts Sales	843	2.30	0.76	0.38
Tire Store	848	4.12	1.36	0.68
Tire Superstore	849	4.12	1.36	0.68
Supermarket	850	2.10	0.69	0.35
Convenience Market w/ Gasoline Pumps	853	1.80	0.59	0.30
Discount Club	857	2.30	0.76	0.38
Home Improvement Superstore	862	3.90	1.29	0.64
Electronic Superstore	863	3.90	1.29	0.64
Toy/Children's Superstore	864	4.30	1.42	0.71
Apparel Store	876	3.10	1.02	0.51
Arts and Crafts Store	879	2.30	0.76	0.38
Pharmacy/Drugstore w/ Drive-Through Window	881	1.50	0.50	0.25
Furniture Store	890	4.80	1.58	0.79
Drive-in Bank	912	2.50	0.83	0.41
Quality Restaurant	931	3.75	1.24	0.62
High-Turnover (Sit-Down) Restaurant	932	3.80	1.25	0.63
Fast-Food Restaurant w/ Drive-Through Window	934	4.30	1.42	0.71
Quick Lubrication Vehicle Shop	941	2.86	0.94	0.47
Automobile Care Center	942	4.50	1.49	0.74
Others Not Specified		4.12	1.36	0.68
Light Industrial				
General Light Industrial	110	9.95	3.28	1.64
Industrial Park	130	9.95	3.28	1.64
Manufacturing	140	10.28	3.39	1.70
Mini-Warehouse	151	6.34	2.09	1.05
Utility	170	9.95	3.28	1.64
Others Not Specified		9.95	3.28	1.64
Institutional				
Private School (K-8)	534	4.00	1.32	0.66
Church	560	4.12	1.36	0.68
Day Care Center	565	4.20	1.39	0.69
Others Not Specified		4.12	1.36	0.68

D. Service Unit Equivalency Table

The result of combining the trip generation and trip length information is an equivalency table which establishes the service unit rate for various land uses. These service unit rates are based on an appropriate development unit for each land use. For example, a dwelling unit is the basis for residential uses, while 1,000 gross square feet of floor area is the basis for office, commercial, and retail uses.

Separate rates have been established for specific land uses within the broader categories of residential, commercial, industrial, and institutional to reflect the differences between land uses within the categories. However, even with these specific land use types, information is not available for every conceivable land use so limitations do exist. The updated equivalency table is illustrated in **Table 3-3**.

Service units for respective land uses were primarily affected by reduced trip rates in the updated Tenth Edition of *Trip Generation*. Also contributing to the change in service units was the increased proportion of travel on federal facilities.

Table 3-3: Land Use Vehicle-Mile Equivalency

ITE Land Use	ITE Code	Dev. Unit	Ave. Trip Rate w/ Deductions	Ave. Trip Length	Veh-Mi Per Dev Unit
Residential					
Single-Family Detached Housing	210	Dwelling Units	0.99	1.70	1.69
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.56	1.70	0.95
Multifamily Housing (Mid-Rise)	221	Dwelling Units	0.44	1.70	0.75
Mid-Rise Residential with 1st-Floor Commercial	231	Dwelling Units	0.36	1.70	0.61
Senior Adult Housing - Detached	251	Dwelling Units	0.30	1.33	0.40
Continuing Care Retirement Community	255	Dwelling Units	0.16	1.33	0.21
Others Not Specified		Dwelling Units	0.99	1.70	1.69
Office					
General Office Building	710	1,000 Sq Ft GFA	1.15	1.70	1.96
Corporate Headquarters Building	714	1,000 Sq Ft GFA	0.60	1.96	1.18
Medical-Dental Office Building	720	1,000 Sq Ft GFA	3.46	1.59	5.50
United States Post Office	732	1,000 Sq Ft GFA	3.36	1.32	4.44
Research and Development Center	760	1,000 Sq Ft GFA	0.49	1.96	0.96
Business Park	770	1,000 Sq Ft GFA	0.42	1.96	0.82
Others Not Specified		1,000 Sq Ft GFA	1.15	1.70	1.96
Retail / Commercial					
Hotel	310	Rooms	0.60	0.68	0.41
Movie Theater	444	Screens	14.60	0.54	7.95
Building Materials and Lumber Store	812	1,000 Sq Ft GFA	1.55	0.27	0.41
Free-Standing Discount Superstore	813	1,000 Sq Ft GFA	3.12	0.63	1.95
Variety Store	814	1,000 Sq Ft GFA	5.13	0.51	2.62
Hardware/Paint Store	816	1,000 Sq Ft GFA	1.23	0.27	0.33
Nursery (Garden Center)	817	1,000 Sq Ft GFA	5.21	0.51	2.66
Nursery (Wholesale)	818	1,000 Sq Ft GFA	3.89	0.43	1.69
Shopping Center	820	1,000 Sq Ft GLA	1.52	0.68	1.04
Automobile Sales (Used)	841	1,000 Sq Ft GFA	3.75	0.74	2.77
Automobile Parts Sales	843	1,000 Sq Ft GFA	2.16	0.38	0.82
Tire Store	848	1,000 Sq Ft GFA	2.47	0.68	1.68
Tire Superstore	849	1,000 Sq Ft GFA	1.31	0.68	0.89
Supermarket	850	1,000 Sq Ft GFA	2.40	0.35	0.83
Convenience Market w/ Gasoline Pumps	853	1,000 Sq Ft GFA	5.42	0.30	1.61
Discount Club	857	1,000 Sq Ft GFA	2.93	0.38	1.11
Home Improvement Superstore	862	1,000 Sq Ft GFA	0.65	0.64	0.42
Electronic Superstore	863	1,000 Sq Ft GFA	1.15	0.64	0.74
Toy/Children's Superstore	864	1,000 Sq Ft GFA	3.50	0.71	2.48
Apparel Store	876	1,000 Sq Ft GFA	2.88	0.51	1.48
Arts and Crafts Store	879	1,000 Sq Ft GFA	4.35	0.38	1.65
Pharmacy/Drugstore w/ Drive-Through Window	881	1,000 Sq Ft GFA	3.91	0.25	0.97
Furniture Store	890	1,000 Sq Ft GFA	0.08	0.79	0.07
Drive-in Bank	912	Drive-in Lanes	7.33	0.41	3.02
Quality Restaurant	931	1,000 Sq Ft GFA	2.26	0.62	1.40
High-Turnover (Sit-Down) Restaurant	932	1,000 Sq Ft GFA	3.03	0.63	1.90
Fast-Food Restaurant w/ Drive-Through Window	934	1,000 Sq Ft GFA	8.82	0.71	6.26
Quick Lubrication Vehicle Shop	941	Service Positions	3.64	0.47	1.72
Automobile Care Center	942	1,000 Sq Ft GFA	3.11	0.74	2.31
Others Not Specified		1,000 Sq Ft GLA	1.52	0.68	1.04
Light Industrial					
General Light Industrial	110	1,000 Sq Ft GFA	0.63	1.64	1.03
Industrial Park	130	1,000 Sq Ft GFA	0.40	1.64	0.66
Manufacturing	140	1,000 Sq Ft GFA	0.67	1.70	1.14
Mini-Warehouse	151	1,000 Sq Ft GFA	0.19	1.05	0.20
Utility	170	1,000 Sq Ft GFA	0.17	1.64	0.28
Others Not Specified		1,000 Sq Ft GFA	0.63	1.64	1.03
Institutional					
Private School (K-8)	534	Students	0.12	0.66	0.08
Church	560	1,000 Sq Ft GFA	0.09	0.68	0.06
Day Care Center	565	Students	0.57	0.69	0.39
Others Not Specified		1,000 Sq Ft GFA	0.09	0.68	0.06

3.5 EXISTING CONDITIONS ANALYSIS

An inventory of the collector and arterial roadway facilities was conducted to determine capacity provided by the existing roadway system, the demand currently placed on the system, and the potential existence of deficiencies on the system. Data for the inventory was obtained from the thoroughfare plan included in the 2012 Comprehensive Plan and peak hour traffic volume count data.

The roadways were divided into segments based on changes in lane configuration, major intersections, or area development that may influence roadway characteristics. For individual segment assessment, lane capacities were assigned to each segment based on roadway functional class and type of cross-section as shown in **Table 3-4**. Roadway hourly volume capacities are based on general carrying capacity values and reflect level-of-service “D” operation, which is typically identified as the minimum acceptable traffic operational condition by cities.

Table 3-4: Roadway Facility Vehicle Lane Capacities

Roadway Facility	Designation	Hourly Vehicle Capacity per Lane-Mile of Roadway Facility
Undivided Collector	UC	500
Divided Collector	DC	525
Undivided Arterial	UA	625
Divided Arterial	DA	675
Special Arterial *	SA	675

*Roadway with continuous two-way left turn lane

3.5.1 Existing Volumes

Current directional PM peak hour volumes were obtained from traffic counts collected in early March 2020, prior to the effects of lockdown due to Covid-19. These traffic counts were collected on major roadways throughout the city. For segments not counted, existing volumes were used or estimates were developed based on data from adjoining roadway counts.

This data was compiled for roadway segments throughout the city and entered into the roadway database for use in calculations. A summary of volumes by roadway segment is included in the **Appendix A** as part of the existing capital improvements database.

3.5.2 Vehicle-Miles of Existing Capacity (Supply)

An analysis of the total capacity for each service area was performed. For each roadway segment, the existing vehicle-miles of capacity supplied were calculated using the following:

$$\text{Vehicle-Miles of Capacity} = \text{Link capacity per peak hour per lane} \times \text{No. of Lanes} \times \text{Length of segment (miles)}$$

A summary of the current capacity available on the roadway system is shown in **Table 3-5**. It is important to note that the roadway capacity depicted in **Table 3-5** is system-wide for all roadways and not restricted to those roadways proposed in the impact fee capital improvements plan. For a detailed listing of vehicle-miles of capacity by roadway segment, refer to **Appendix A**.

3.5.3 Vehicle-Miles of Existing Demand

The level of current usage in terms of vehicle-miles was calculated for each roadway segment. The vehicle-miles of existing demand were calculated by the following equation:

Vehicle-Miles of Demand = PM peak hour volume x Length of segment (miles)

Table 3-5 also lists total vehicle-miles of demand. **Appendix A** includes a detailed listing of vehicle-miles of demand by directional roadway segment.

3.5.4 Vehicle Miles of Existing Excess Capacity or Deficiencies

For each roadway segment, the existing vehicle-miles of excess capacity and/or deficiencies were calculated. Each direction was evaluated to determine if vehicle demands exceeded the available capacity. If demand exceeded capacity in one or both directions, the deficiency is deducted from the supply associated with the impact fee capital improvement plan. A summary of peak hour excess capacity and deficiencies is also shown in **Table 3-5**. A detailed listing of existing excess capacity and deficiencies by roadway segment is also located in the **Appendix A**.

Table 3-5: Peak Hour Vehicle-Miles of Existing Capacity, Demand, Excess Capacity and Deficiencies

Service Area	Capacity	Demand	Excess Capacity	Existing Deficiencies
1	26,072	7,557	18,817	302
Total	26,072	7,557	18,817	302

3.6 PROJECTED CONDITIONS ANALYSIS

Chapter 395 requires a description of all capital improvements or facility expansions and their costs necessitated by and attributable to new development within the service area. This section describes the projected growth, vehicle-miles of new demand, capital improvements program, vehicle-miles of new capacity supplied, and costs of the roadway improvements.

The projected growth for the roadway service area is represented by the increase in the number of new vehicle-miles generated over the 10-year planning period. The basis for the calculation of new demand is the population and employment projections that were detailed in **Section 2** of this report. Estimates of population and employment were prepared for the years 2020 and 2030.

3.6.1 Projected Growth

Population data was provided in terms of the number of dwelling units and persons. Employment data was broken into three classes of employees that include basic, retail, and service, comprising a variety of

employment groupings. Basic employment generally encompasses the industrial and manufacturing uses, retail employment includes commercial and retail uses, and service employment generally encompasses government and office uses. A summary of the projected growth is summarized in **Table 3-6** and **Table 3-7**.

Table 3-6: Projected Population 10-Year Growth Summary

Service Area	2020	2030	Net Growth
1	7,670	10,400	2,730
Total Population	7,670	10,400	2,730

Table 3-7: Projected Employment 10-Year Growth Summary

Service Area	2020				2030				Net Growth			
	Basic	Retail	Service	Total	Basic	Retail	Service	Total	Basic	Retail	Service	Total
1	1,210	607	2,795	4,612	1,214	1,223	3,074	5,551	4	616	279	899
Total Jobs	1,210	607	2,795	4,612	1,214	1,223	3,074	5,551	4	616	279	899

3.6.2 Projected Vehicle-Miles of New Demand

Projected vehicle-miles of demand were calculated based on the net growth expected to occur over the 10-year planning period, and on the associated service unit generation for each of the population and employment data components (basic, service and retail). Separate calculations were performed for each data component and were then aggregated for each service area. Vehicle-miles of demand for population growth were based on dwelling units (residential). Vehicle-miles of demand for employment were based on the number of employees and then converted to square footage of building space using estimates of square footage per employee for industrial, office, and retail uses.

The 10-year projected vehicle-miles of demand by service area are summarized in **Table 3-8**. **Appendix B** details the derivation of the projected demand calculations.

Table 3-8: 10-Year Projected Service Units of Demand

Service Area	Projected 10-Year Growth (Vehicle-Miles)
1	2,479
Total	2,479

3.7 CAPITAL IMPROVEMENTS PLAN

The impact fee capital improvements plan is aimed at facilitating long-term growth in Kennedale. Considerations in the development of the impact fee CIP include: community growth (land use assumptions), the Comprehensive Plan, financial considerations, project achievability, the Thoroughfare Plan, and City Staff input.

3.7.1 Eligible Projects

Legislative mandate stipulates that the impact fee CIP contain only those roadways which are included on the City's official Thoroughfare Plan that are classified as *arterial* or *collector* status facilities. A review of the Thoroughfare Plan (adopted March 2012) identified projects which were eligible for consideration by impact fees. Roadways not in the Thoroughfare Plan but are desired to be included in the Impact Fee CIP must be added to the Thoroughfare Plan through an amendment. Impact fee legislation also allows for the recoupment of costs for previously constructed facilities. Only costs incurred by the City may be considered for impact fees. Roadways constructed with private funding cannot be included for impact fee consideration. Additionally, state facilities are eligible for inclusion to the impact fee system, however, only costs incurred by the City may be eligible for consideration.

3.7.2 Eligible Costs

In general, those costs associated with the design, right-of-way acquisition, and construction and financing of all items necessary to implement the roadway projects identified in the capital improvements plan are eligible. It is important to note that upon completion of the capital improvements identified in the CIP, the city must recalculate the impact fee using the *actual* costs and make refunds if the actual cost is less than the impact fee paid by greater than 10 percent. To prevent this situation, conservative estimates of project cost are considered.

Chapter 395.012 identifies roadway costs eligible for impact fee recovery. The law states that:

“An impact fee may be imposed only to pay the cost of constructing capital improvements for facility expansions, including and limited to the construction contract price, surveying and engineering fees, land acquisition costs, including land purchases, court awards and costs, attorney fees, and expert witness fees; and fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision.”

“Projected interest charges and other finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes, or other obligations issued by or on behalf of the political subdivision to finance the capital improvements or facility expansions identified in the capital improvements plan and are not used to reimburse bond funds expended for facilities that are not identified in the capital improvements plan.”

The following details the individual cost components of the impact fee CIP.

Construction: Construction costs include those costs which are normally associated with construction, including: paving, dirt work (including sub-grade preparation, embankment fill and excavation), clearing and grubbing, retaining walls or other slope protection measures, and general drainage items which are necessary in order to build the roadway and allow the roadway to fulfill its vehicle carrying capability. Individual items may include; bridges, culverts, inlets and storm sewers, junction boxes, man holes, curbs and/or gutters, and channel linings and other erosion protection appurtenances. Other items included in cost estimates may include: sidewalks, traffic control devices at select locations (initial cost only), and minimal sodding/landscaping.

Engineering: These are the costs associated with the design and surveying necessary to construct the roadway. Because the law specifically references fees, it has generally been understood that in-house City design and surveying cannot be included. Only those services that are contracted out can be included and it may be necessary to use outside design and surveying firms to perform the work. For planned projects, a percentage based on typical engineering contracts was used to estimate these fees.

Right-of-Way: Any land acquisition cost estimated to be necessary to construct a roadway can be included in the cost estimate. For planning purposes, only the additional amount of land needed to bring a roadway right-of-way to thoroughfare standard was considered. For example, if a 120’

right-of-way for an arterial road was needed and 80' of right-of-way currently existed, only 40' would be considered in the acquisition cost.

The cost for right-of-way may vary based on location of project and will be based on data from the most current County Appraisal District data.

Debt Service: Predicted interest charges and finance costs may be included in determining the amount of impact fees only if the impact fees are used for the payment of principle and interest on bonds, notes, or other obligations issued by the city to finance capital improvements identified in the impact fee capital improvements plans. They cannot be used to reimburse bond funds for other facilities.

Previous Assessments: The cost for any previous assessments collected by the City on projects identified on the impact fee CIP must be removed from system consideration.

Study Updates: The fees paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan who is not an employee of the political subdivision can be included in the impact fees.

Only the cost necessitated by new development will be considered for impact fee consideration. For example, if only 60% of the capacity provided by the impact fee CIP is needed over the ten-year window, then only 60% of the cost associated with those facilities will be considered.

3.7.3 Capital Improvements Plan

During the study process, several projects were added or updated in the capital improvement projects listing from the 2016 impact fee program. These project changes are listed below:

- Removal of Kennedale Sublett Road, from approximately 450' east of Vera Lane to the east edge of City limit,
- Addition of Swiney Hiatt Road from Mansfield Cardinal Road to Joplin Road, broken into 3 parts based on current conditions of roadway, and
- Addition of Collett Sublett Road from Kennedale Sublett Road to Eden Road.

The updated CIP consist of 15 project segments. Only those segments of projects lying within the city limits were included in the roadway impact fee capital improvements plan.

Project costs were updated based on estimates from previous bid tabs provided by the City. Project costs were updated for engineering, right-of-way, construction, and debt service. Additionally, impact fee study update costs were included to the project costs. For recently completed projects, actual costs were input to meet legislative mandates. The cost for the revised IFCIP program totals approximately \$45.9 million.

Figure 3-1 and **Table 3-9** illustrate and list the capital improvement projects and their associated total cost for the impact fee system.

DRAFT FIGURE 3-1

CITY OF KENNEDALE
ROADWAY IMPACT FEE ELIGIBLE
CAPITAL IMPROVEMENTS PLAN
LEGEND

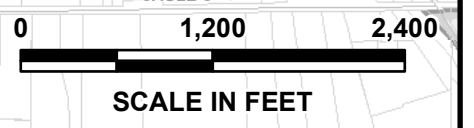
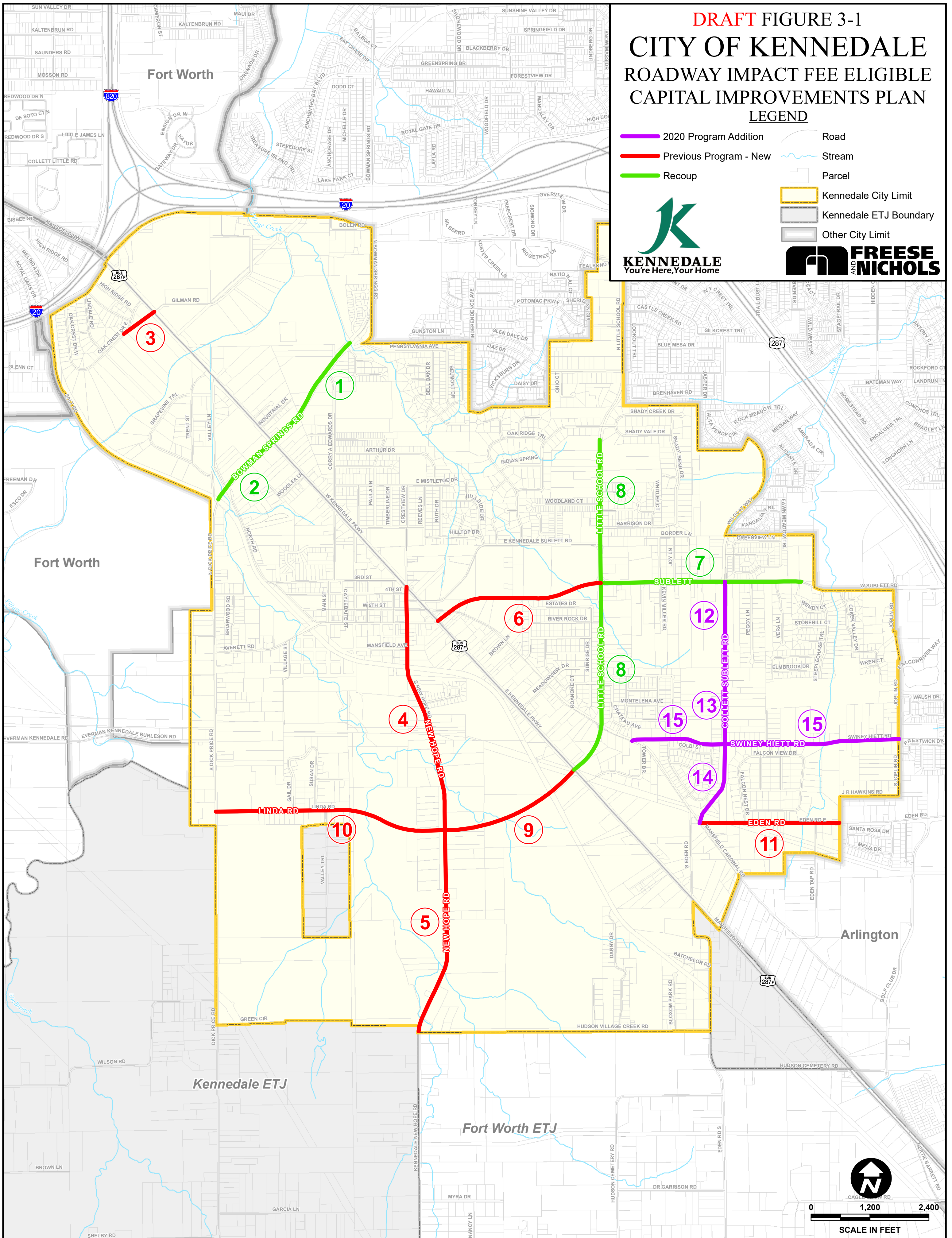
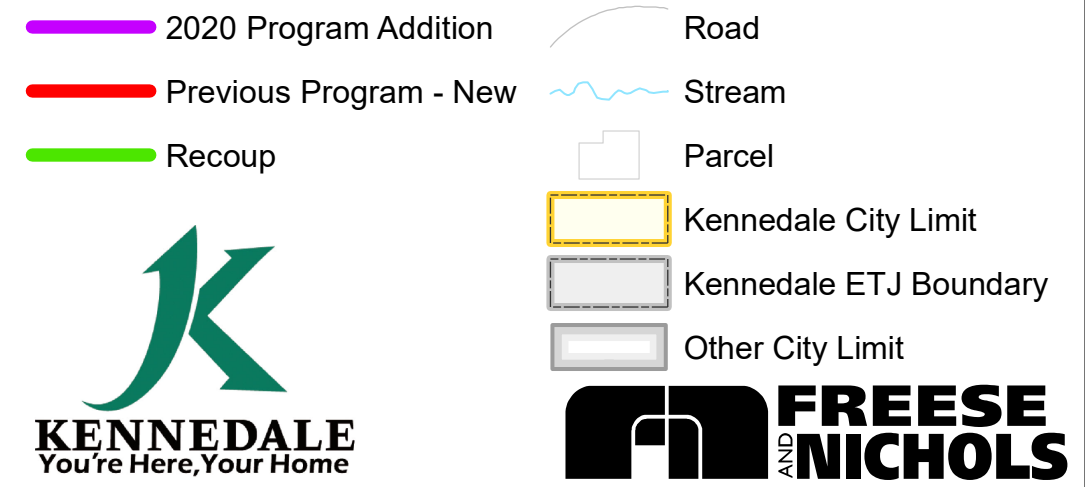


Table 3-9: Roadway Impact Fee Project Listing

CIP Proj Number	Project Status	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Project Cost
1	R	Bowman Springs Rd	City Limit	Bus. US 287	0.49	5	SA	\$3,249,246
2	R	Dick Price Rd	Bus. US 287	SP RR	0.31	2	DA	\$1,105,156
3	N	Oak Crest Dr	W of Kennedale St	Kennedale Pkwy	0.14	2	UC	\$383,395
4	N	New Hope Rd	Bus. US 287	S of SP RR	0.56	2	DC	\$2,353,240
5	N	New Hope Rd	S of SP RR	Hudson Village	1.68	4	DA	\$7,700,382
6	N	Sublett Rd	Bus. US 287	Little School Rd	0.66	4	DC	\$2,846,874
7	R	Sublett Rd	Little School Rd	E of Vera Ln	0.77	2	DA	\$3,642,228
8	R	Little School Rd	S of Pennsylvania Ave	Bus. US 287	1.31	2	DA	\$5,330,961
9	N	Little School Rd	Bus. US 287	New Hope Rd	0.57	4	DA	\$5,490,020
10	N	Little School Rd	New Hope Rd	Dick Price Rd	0.91	4	DA	\$3,880,292
11	N	Eden	Mansfield Cardinal	City Limit	0.53	4	DC	\$1,805,965
12	N	Collett Sublett	Kennedale Sublett	existing Collett Sublett	0.32	2	DC	\$1,544,982
13	N	Collett Sublett	existing Collett Sublett	Swiney Hiatt Rd	0.30	2	DC	\$1,240,163
14	N	Collett Sublett	Swiney Hiatt Rd	Eden Rd	0.34	2	DC	\$1,627,436
15	N	Swiney Hiatt Rd	Mansfield Cardinal	Joplin Rd	1.03	2	UC	\$3,628,217
Sub-total SA 1					9.91			\$45,828,556
Totals:					9.91			\$45,828,556

Totals:	Engineering Cost	\$3,663,786
	Right-of-Way Cost	\$3,955,689
	Construction Cost	\$25,754,232
	Finance Cost	\$12,454,849

TOTAL NET COST	\$45,828,556
Future Impact Fee Update Cost	\$80,000

TOTAL IMPLEMENTATION COST	\$45,908,556
---------------------------	--------------

3.7.4 Projected Vehicle-Miles Capacity Available for New Growth

The vehicle-miles of new capacity supply were calculated similar to the vehicle-miles of existing capacity supplied. The equation used was:

$$\text{Vehicle-Miles of New Capacity} = \text{Link capacity per peak hour per lane} \times \text{No. of Lanes} \times \text{Length of segment (miles)}$$

Vehicle-miles of new supply provided by the CIP are listed in **Table 3-10**. While the project has not been built, there are system deficiencies (by service area) that have been removed from the total supply to properly account for new “net” availability. **Table 3-10** also depicts net availability of supply by the CIP.

Appendix C details capacity calculations provided by the CIP program.

Table 3-10: Vehicle-Miles of New Capacity Supplied

Service Area	Veh-Miles of New Capacity Supplied	Veh-Miles of Existing Utilization	Veh-Miles of Deficiencies	Veh-Miles of Net Capacity Supplied
1	18,269	3,666	302	14,301
Total	18,269	3,666	302	14,301

A comparison of net capacity provided by the proposed CIP relative to 10-year needs is listed below in **Table 3-11**. An analysis reveals an adequately matched overall impact fee CIP program to address growth attributable to new development.

Table 3-11: Projected Demand and Net Capacity Provided by the Proposed CIP

Service Area	Net Capacity Supplied by CIP (veh-mi)	Projected 10-Year Growth (Vehicle-Miles)	Pcnt. Of CIP Attributable to New Dev. (10-Yr.)
1	14,301	2,479	17.3%
Total	14,301	2,479	17.3%

3.7.5 Cost of Roadway Improvements

The total IFCIP cost, including study update costs, with 50% credit and cost of net capacity supplied to implement the roadway improvements plan projects by service area is shown in **Table 3-12**. Individual project costs were developed for engineering, right-of-way, and construction as found in the **Appendix F**. If traffic exists on proposed CIP project roadways or there are any deficiencies present in each respective service area, the total system cost is adjusted to reflect the net capacity being made available by the

impact fee program. In other words, only the unused portion of the CIP and its associated costs are considered eligible. A detailed listing by project segment in each service area can be found in **Appendix**

D. Appendix E details system costs by service area.

Table 3-12: Summary of Roadway Improvements Plan Cost Analysis

Service Area	Total Cost of Proposed IFCIP Projects	Credited Cost of Proposed IFCIP Projects (with 50% CIP Credit)	Credited Cost of Net Capacity Supplied (with 50% CIP Credit)	Credited Cost to Meet Existing Utilization (with 50% CIP Credit)
1	\$45,908,556	\$22,954,278	\$17,968,632	\$4,985,647
Total	\$45,908,556	\$22,954,278	\$17,968,632	\$4,985,647

3.8 CALCULATION OF IMPACT FEES

This section discusses the calculation of the cost per service unit and the calculation of roadway impact fees. The roadway impact fee will vary based on the particular land use, service area, and size of the development. Examples are included to better illustrate the method by which the roadway impact fees are calculated.

3.8.1 Cost per Service Unit

The cost per service unit is calculated by dividing the cost of the CIP necessitated and attributable to new demand (net cost) by the projected service units of growth over the 10-year planning period.

3.8.2 Cost Attributable to New Development

Generally, the cost per service unit varies by service area because of; the net capacity being provided by the proposed projects, variations in cost of CIP and, the number of service units necessitated by new growth in each impact fee service area. Where net capacity supplied is greater than demand, the cost per service unit is simply the cost of the net capacity divided by the number of service units provided. In this case, only the portion of the CIP necessitated by new development is used in the calculation. If net capacity supplied is *less* than projected new demand, then the cost per service unit is calculated by dividing the total cost of net supply by the portion of new demand attributable and necessary by development. The result is generally a decrease in the cost per service unit, because such cost is spread over the larger number of service units of growth. This is shown in **Table 3-13** in Columns A-C calculating the cost attributable to new development through the percent of CIP capacity attributable calculated in **Table 3-11**.

Table 3-13: Roadway Improvements Plan Cost Attributable to New Development

Service Area	A	B	C = A x B
	Credited Cost of Net Capacity Supplied (Table 3-12)	% Of CIP Attributable to New Development (Table 3-11)	CIP Cost Attributable to New Development
1	\$17,968,632	17.3%	\$3,115,174
Total	\$17,968,632	17.3%	\$3,115,174

Maximum Cost per Service Unit Calculation

Table 3-14 lists the results of the cost per service unit calculation by service area. The base cost per service unit reflects the true burden to the City for the implementation of the roadway capital improvements program. As per state law, a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing the capital improvements plan must be given. Opting for the 50% credit, the maximum collection rate after credit reflects the maximum amount per service unit that can be charged to be in compliance with the state statute. **Appendix F** details the maximum fee per service unit calculation for each service area.

Table 3-14: Cost per Service Unit Summary

Service Area	A	B	C	D = B / A	E = C / A
	Projected 10-Year Growth (Vehicle-Miles)	Full Cost Attributable to New Development	Credited Cost Attributable to New Development	Full Cost per Service Unit	Maximum Allowable Cost per Service Unit (After Credit)
1	2,479	\$6,230,348	\$3,115,174	\$2,512	\$1,256
Total	2,479	\$6,230,348	\$3,115,174	--	--

3.9 CALCULATION OF ROADWAY IMPACT FEES

The calculation of roadway impact fees for new development involves a two-step process. *Step One* is the calculation of the total number of service units that will be generated by the development. *Step Two* is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

$$\begin{array}{ccccc} \text{No. of Development} & & \text{Vehicle-miles} & & \text{Development's} \\ \text{Units} & \times & \text{per development unit} & = & \text{Vehicle-miles} \end{array}$$

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

$$\begin{array}{ccccc} \text{Development's} & & \text{Fee per} & & \text{Impact Fee due} \\ \text{Vehicle-miles} & \times & \text{vehicle-mile} & = & \text{from Development} \end{array}$$

Examples: The following fees would be assessed to new developments in Kennedale if the cost per service unit were \$1,256.00

Single-Family Dwelling

$$1 \text{ dwelling unit} \times 1.69 \text{ vehicle-miles/dwelling unit} = 1.69 \text{ vehicle-miles}$$

$$1.69 \text{ vehicle-miles} \times \$1,256.00/\text{vehicle-mile} = \$2122.64$$

20,000 square foot (s.f.) Office Building

$$20 (1,000 \text{ s.f. units}) \times 1.96 \text{ vehicle-miles}/1,000 \text{ s.f. units} = 39.20 \text{ vehicle-miles}$$

$$39.20 \text{ vehicle-miles} \times \$1,256.00/\text{vehicle-mile} = \$49,235.20$$

100,000 s.f. Retail Center

$$100 (1,000 \text{ s.f. units}) \times 1.04 \text{ vehicle-miles}/1,000 \text{ s.f. units} = 104.00 \text{ vehicle-miles}$$

$$104.00 \text{ vehicle-miles} \times \$1,256.00/\text{vehicle-mile} = \$130,624.00$$

4.0 WATER AND WASTEWATER IMPACT FEE ANALYSIS

The water and wastewater impact fee analysis involves determining the eligible proportion of total projected costs to serve new development and the projected number of service units attributed to new development over the next 10 years. The total projected costs include the projected 10-year capital costs, the projected financing cost for the capital improvements, and the consultant cost for preparing and updating the Impact Fee Study.

The water and wastewater impact fee CIPs were developed for the City of Kennedale to provide high quality water and wastewater service based on the growth patterns detailed in the land use assumptions. The eligible existing and future improvements will provide the required capacity and reliability to meet projected water demands and wastewater flows through 2030 and are sized to 2040 conditions. The water and wastewater projects required to meet growth in the 10-year period were used in the impact fee analysis and calculation.

4.1 HISTORICAL WATER DEMANDS AND WASTEWATER FLOWS

The design criteria used to project water demands and wastewater flows were developed based on historical usage data. Historical water demands from 2006 through 2020 were provided by the City for the development of projected water usage rates and peaking factors. **Table 4-1** presents the historical water demands including overall per capita demands and peaking factors. The projected overall per capita usage rate is 140 gallons per capita day (gpcd), the projected maximum day to average day peaking factor is 2.20 and the projected peak hour to maximum day peaking factor is 2.00 for all planning periods. **Table 4-2** presents the design criteria used to develop the projected water demands.

Table 4-1: Historical Water Demands

Year	Population	Average Day Usage (MGD)	Overall Average Day Per Capita Usage (gpcd)	Max Day Usage (MGD)	Average Day to Max Day Peaking Factor
2006	6,150	0.89	145	1.74	1.96
2007	6,350	0.76	120	1.72	2.26
2008	6,450	0.90	140	1.83	2.03
2009	6,450	0.87	135	1.78	2.05
2010	6,763	1.03	152	1.91	1.85
2011	6,780	1.15	170	2.55	2.22
2012	6,790	1.06	156	2.94	2.77
2013	6,820	1.00	147	2.36	2.36
2014	6,870	0.97	141	2.14	2.21
2015	7,420	1.01	136	2.47	2.45
2016	7,290	0.96	132	2.02	2.10
2017	7,420	0.98	132	1.88	1.92
2018 ¹	7,420	1.00	135	2.45	2.45
2019	7,650	0.83	108	2.17	2.61
2020 ²	7,670	0.84	110	1.47	1.75
2006 - 2020 Average			137	--	2.20
2014 - 2020 Average			128	--	2.21

¹Data not available from 6/1/2018 - 8/31/2018²Data available through 8/20/2020**Table 4-2: Water Design Criteria**

Overall Average Day Per Capita Usage (gpcd)	Maximum Day to Average Day Peaking Factor	Peak Hour to Maximum Day Peaking Factor
140	2.20	2.00

Historical wastewater flows from 2015 through 2020 were provided by the City for the development of projected wastewater flow rates and peaking factors. **Table 4-3** presents the historical wastewater flows including per capita flows and peaking factors. The projected wastewater overall per capita rate is 90 gpcd, and the projected peak wet weather peaking factor is 4.0 for all planning periods. **Table 4-4** presents the design criteria used to develop the projected wastewater flows.

Table 4-3: Historical Wastewater Flows

Year	Population	Average Day Flow (MGD)	Overall Average Day Per Capita Flow (gpcd)	Peak Day Flow (MGD)	Peak Day to Average Day Peaking Factor
2015	7,130	0.51	71	1.93	3.82
2016	7,290	0.49	68	1.32	2.67
2017 ¹	7,420	0.45	60	1.23	2.75
2018	7,420	0.54	73	2.25	4.15
2019	7,650	0.58	76	1.75	2.99
2020 ²	7,670	0.60	79	2.22	3.67
		Average	71	--	3.34
		Max	79	--	4.15

¹Data not available from 5/16/2017 - 8/8/2017²Data available through 8/20/2020**Table 4-4: Wastewater Design Criteria**

Overall Average Day Per Capita Production (gpcd)	Peak Day to Average Day Peaking Factor
90	4.0

4.2 WATER DEMAND AND WASTEWATER FLOW PROJECTIONS

The population and employment data was used to develop future water demands and wastewater flows based on the design criteria from **Section 4.1**. **Table 4-5** presents the projected water demands, and **Table 4-6** presents the projected wastewater flows for the City of Kennedale.

Table 4-5: Projected Water Demands

Year	Population	Average Day Demand (MGD)	Maximum Day Demand (MGD)	Peak Hour Demand (MGD)
2020	7,670	1.07	2.35	4.70
2030	10,820	1.51	3.32	6.64
2040	15,263	2.14	4.71	9.42

Table 4-6: Projected Wastewater Flows

Year	Population	Average Day Flow (MGD)	Peak Day Flow (MGD)
2020	7,670	0.69	2.76
2030	10,820	0.97	3.88
2040	15,263	1.37	5.48

4.3 TCEQ REQUIREMENTS

The City is required to meet all rules and regulations for public water systems established by the Texas Commission on Environmental Quality (TCEQ) in Title 30 Texas Administrative Code (30 TAC), Chapter 290. These requirements are based on the number of connections served by the City. The City operates its existing water distribution system on a single pressure plane. The estimated number of current connections is 3,452 , based on data available on TCEQ's public water supply database. **Table 4-7** presents the existing and 10-year projected water system connections for the City.

Table 4-7: Projected Water System Service Connections

Year	Population	Connections
2020	7,670	3,452 ¹
2030	10,820	4,874

¹From TCEQ Drinking Water Watch website

4.3.1 Elevated Storage

The City is required to meet the TCEQ elevated storage capacity requirement of 100 gallons per connection. If the City has an elevated storage capacity of at least 200 gallons per connection, the TCEQ service pumping requirements aren't as stringent. The City's distribution system currently has a 1.00 MG elevated storage tank (EST) at Well Site #3, and a 0.72 MG standpipe at Well Site #2. Approximately 23% of the standpipe can be utilized as elevated storage. The City currently has 1.16 MG of elevated storage and can serve a total of 5,800 connections. Based on the number of existing connections in the system and the 200 gallons per connection requirement, the existing elevated storage can serve approximately 2,348 additional connections before additional elevated storage is required. Based on this evaluation, the City will satisfy the TCEQ criteria through the 2030 planning year without any elevated storage improvements.

4.3.2 Total Storage

The City is required to meet the TCEQ total storage capacity requirement of 200 gallons per connection. The City currently has existing ground storage tanks (GST) at Well Sites 1, 3, and 4, sized at 750,000, 350,000, and 500,000 gallons, respectively. Including the aforementioned 1.16 MG of elevated storage and the remaining 77% of the standpipe capacity, the City has a total storage capacity of 3.32 MG and can serve a total of 16,600 connections. The City can serve a total of 16,600 connections or approximately

13,148 additional connections before additional storage is required. Based on this evaluation, the City will satisfy the TCEQ criteria through the 2030 planning year without any ground storage improvements.

4.3.3 Pumping

The City is required to meet the TCEQ service pumping capacity requirements established in 30 TAC §290.45(b)(2)(F) and summarized in **Table 4-8**. The City currently operates three pump stations for conveying supply from the City of Fort Worth and the City of Arlington with a firm pumping capacity of 7.63 MGD. Since the City currently has greater than 200 gallons/connection of elevated storage, two pumps with 0.6 gpm per connection is required. The City can serve a total of 8,831 connections or approximately 5,379 additional connections before additional pumping is required. Based on this evaluation, the City will satisfy the TCEQ criteria through the 2030 planning year without any pumping improvements.

Table 4-8: Service Pumping Capacity Requirements

Elevated Storage Capacity	Service Pumping Capacity Requirement ⁽¹⁾
> 200 gallons per connection	Two service pumps with a minimum combined capacity of 0.6 gpm per connection
< 200 gallons per connection	The lesser of (a) or (b):
	(a) Total pumping capacity of 2.0 gpm per connection
	(b) Total pumping capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service

⁽¹⁾ According to 30TAC §290.45(b)(2)(F)

Table 4-9 presents a summary of the TCEQ minimum requirements for the existing system. **Table 4-10** presents a summary of the TCEQ minimum requirements for the projected 10-year system.

Table 4-9: TCEQ Requirements: Existing System (2020)

Facility	Basis	Minimum Capacity Requirement	Existing Capacity	Meets Criteria?
Total Storage (MG)	200 gal/connection	0.69	3.32	Yes
Elevated Storage (MG)	200 gal/connection	0.69	1.16	Yes
Pumping Capacity (MGD)	0.6 gpm/connection	2.99	7.63	Yes

Table 4-10: TCEQ Requirements: Projected 10-Year System (2030)

Facility	Basis	Minimum Capacity Requirement	Existing Capacity	Meets Criteria?
Total Storage (MG)	200 gal/connection	0.97	3.32	Yes
Elevated Storage (MG)	200 gal/connection	0.97	1.16	Yes
Pumping Capacity (MGD)	0.6 gpm/connection	4.21	7.63	Yes

4.4 DESIGN CRITERIA

In addition to the required TCEQ criteria, criteria were developed for sizing water transmission lines, elevated storage tanks, ground storage tanks and pump stations for the distribution system. Hydraulic analyses were performed for the existing and future water systems for three operating conditions: average day, maximum day and peak hour demands. The TCEQ required minimum pressure within a distribution system is 35 pounds per square inch (psi) under normal peak hour operating conditions. Additionally, FNI analyzed the water system for elevated headloss gradient values and pipeline velocities. Typically, headloss gradient values in water lines should not exceed 5 feet/1000 feet, and velocities should not exceed 7 feet/second.

For the wastewater system, criteria were developed for sizing wastewater interceptors. Hydraulic analyses were performed for the existing and future collection systems under peak wet weather flow conditions. The collection system was evaluated using a d/D ratio, where d represents the depth of flow through a pipe, and D is the diameter of that pipe. The d/D ratio indicates the wastewater line is projected to experience surcharging due to insufficient capacity or backwater effects to the extent that water levels rise within the manholes. A d/D ratio of less than 1.0 indicates the line is not surcharged and has available capacity. A d/D ratio equal to or greater than 1.0 indicates that the line has surcharged, and water levels are projected to rise within the manholes.

4.5 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

Proposed water distribution and wastewater collection systems projects were developed utilizing the City's updated water and wastewater models and the growth patterns developed for the land use assumptions. A summary of the costs for each of the projects required for the 10-year period used in the impact fee analysis for both the water and wastewater systems are shown in **Tables 4-11 and 4-12**, respectively.

The 2020 percent utilization is the portion of a project's capacity required to serve existing development. It is not included in the impact fee eligible analysis and cost calculation. The 2030 percent utilization is the portion of the project's capacity that will be required to serve the projected growth in the City's service area by 2030. The 2020-2030 percent utilization is the portion of the project's capacity required to serve development from 2020 to 2030. The portion of a project's total cost that is used to serve development projected to occur from 2020 through 2030 is calculated as the total actual cost multiplied by the 2020-2030 percent utilization. Only this portion of the cost is used in the impact fee analysis.

As an example, for project #2 in the water CIP (12-inch Water Line Replacement South of Interstate 20 Phase II), existing development utilizes approximately 20% of the proposed 12-inch water line's capacity. Hydraulic analysis results indicate that development will utilize approximately 45% of the proposed 12-inch water line's capacity in 2030. Therefore, development that is projected to occur over the next 10-years will utilize approximately 25% of the proposed 12-inch water line's capacity.

The 10-year water system impact fee eligible projects are shown on **Figure 4-1**. The 10-year wastewater system impact fee eligible projects are shown on **Figure 4-1**. Detailed cost estimates for the water and wastewater projects are included in **Appendices G** and **H**, respectively.

Table 4-11: Cost Allocation for Water Impact Fee Calculation

Proj. No.	Description of Project	Percent Utilization			Capital Cost	Costs Based on 2020 Dollars		
		2020*	2030	10-Year 2020-2030		Current Development	10-Year 2020-2030	Beyond 2030
EXISTING								
A	16-inch Water Line from Gail Drive to North Little School Road	60%	80%	20%	\$753,255	\$451,953	\$150,651	\$150,651
B	12-inch Bowman Springs Road Water Line	15%	50%	35%	\$303,243	\$45,486	\$106,135	\$151,622
C	12-inch Swiney Hiatt Road Water Line	30%	60%	30%	\$18,477	\$5,543	\$5,543	\$7,391
D	2014 Water/Wastewater Master Plan (Water Portion)	60%	100%	40%	\$49,874	\$29,924	\$19,950	\$0
E	2020 Impact Fee Study (Water Portion)	0%	100%	100%	\$33,333	\$0	\$33,333	\$0
EXISTING TOTAL					\$1,158,182	\$532,906	\$315,612	\$309,664
PROPOSED								
1	12-inch Water Line South of Interstate 20 Phase I	0%	45%	45%	\$733,700	\$0	\$330,165	\$403,535
2	12-inch Water Line Replacement South of Interstate 20 Phase II	20%	45%	25%	\$963,900	\$192,780	\$240,975	\$530,145
3	16-inch South Eden Road Water Line	0%	45%	45%	\$515,900	\$0	\$232,155	\$283,745
4	12-inch Dick Price Road and Linda Road Water Line	0%	30%	30%	\$1,177,500	\$0	\$353,250	\$824,250
5	12-inch Dick Price Road Water Line Replacement North of Shady Lane	35%	75%	40%	\$390,100	\$136,535	\$156,040	\$97,525
6	12-inch Water Line from Dick Price Road to South New Hope Road	0%	30%	30%	\$1,158,400	\$0	\$347,520	\$810,880
7	12-inch Hudson Creek and Highway 287 Water Line	0%	50%	50%	\$1,818,400	\$0	\$909,200	\$909,200
8	12-inch Water Line Replacement from Wildcat Way to Swiney Hiatt Road	45%	80%	35%	\$2,002,200	\$900,990	\$700,770	\$400,440
9	12-inch South New Hope Road Water Line Replacement	25%	55%	30%	\$442,200	\$110,550	\$132,660	\$198,990
10	Offsite Water Line Improvements - Arlington Supply at Eden Road	0%	15%	15%	\$1,031,300	\$0	\$154,695	\$876,605
PROPOSED TOTAL					\$10,233,600	\$1,340,855	\$3,557,430	\$5,335,315
Total Water Capital Improvements Cost					\$11,391,782	\$1,873,761	\$3,873,042	\$5,644,979

*Utilization in 2020 on proposed projects indicates a portion of the project that will be used to address deficiencies within the existing system and therefore not eligible for impact fee cost recovery for future growth.

Table 4-12: Cost Allocation for Wastewater Impact Fee Calculation

Proj. No.	Description of Project	Percent Utilization			Capital Cost	Costs Based on 2020 Dollars		
		2020*	2030	10-Year 2020-2030		Current Development	10-Year 2020-2030	Beyond 2030
EXISTING								
A	2014 Water/Wastewater Master Plan (Wastewater Portion)	60%	100%	40%	\$49,874	\$29,924	\$19,950	\$0
B	2020 Impact Fee Study (Wastewater Portion)	0%	100%	100%	\$33,333	\$0	\$33,333	\$0
C	8-inch Wastewater Line Replacement along Dick Price Road	30%	70%	40%	\$111,263	\$33,379	\$44,505	\$33,379
EXISTING TOTAL					\$194,470	\$63,303	\$97,788	\$33,379
PROPOSED								
1	15-inch Wastewater Interceptor Replacement along North Road and Valley Lane	25%	70%	45%	\$1,896,100	\$474,025	\$853,245	\$568,830
2	18-inch Wastewater Interceptor Replacement in Basin B	30%	75%	45%	\$978,500	\$293,550	\$440,325	\$244,625
3	24-inch Wastewater Interceptor Replacement to Arlington Interstate 20 Interconnect	45%	85%	40%	\$1,889,300	\$850,185	\$755,720	\$283,395
4	15-inch Wastewater Interceptor Replacement in Basin C	50%	90%	40%	\$1,070,700	\$535,350	\$428,280	\$107,070
5	12-inch Wastewater Interceptor Replacement along South New Hope Road	30%	80%	50%	\$1,038,700	\$311,610	\$519,350	\$207,740
6	8-inch Wastewater Line Extension in Basin B-1	0%	65%	65%	\$422,900	\$0	\$274,885	\$148,015
7	10/12-inch Wastewater Line Extension in Basin B-2 Phase I	0%	45%	45%	\$875,300	\$0	\$393,885	\$481,415
8	10-inch Wastewater Line Extension in Basin B-2 Phase II	0%	50%	50%	\$857,900	\$0	\$428,950	\$428,950
9	8-inch Wastewater Line Extension along Oak Crest Drive	0%	30%	30%	\$195,500	\$0	\$58,650	\$136,850
10	8-inch Wastewater Line Extension along Highway 287	0%	70%	70%	\$508,500	\$0	\$355,950	\$152,550
PROPOSED TOTAL					\$9,733,400	\$2,464,720	\$4,509,240	\$2,759,440
Total Wastewater Capital Improvements Cost					\$9,927,870	\$2,528,023	\$4,607,028	\$2,792,819

*Utilization in 2020 on Proposed Projects indicates a portion of the project that will be used to address deficiencies within the existing system and therefore not eligible for impact fee cost recovery for future growth.

D 2014 Water/Wastewater Master Plan Study (Water Portion)

E 2020 Impact Fee Study (Water Portion)

Proposed Impact Fee Eligible Improvements

- Water Line

Existing Impact Fee Eligible Improvements

- Water Line

Existing Water System

- Water Well
- Elevated Storage Tank
- Ground Storage Tank

8" and Smaller Water Line

10" and Larger Water Line

Road

Stream

10-ft Contour

Parcel

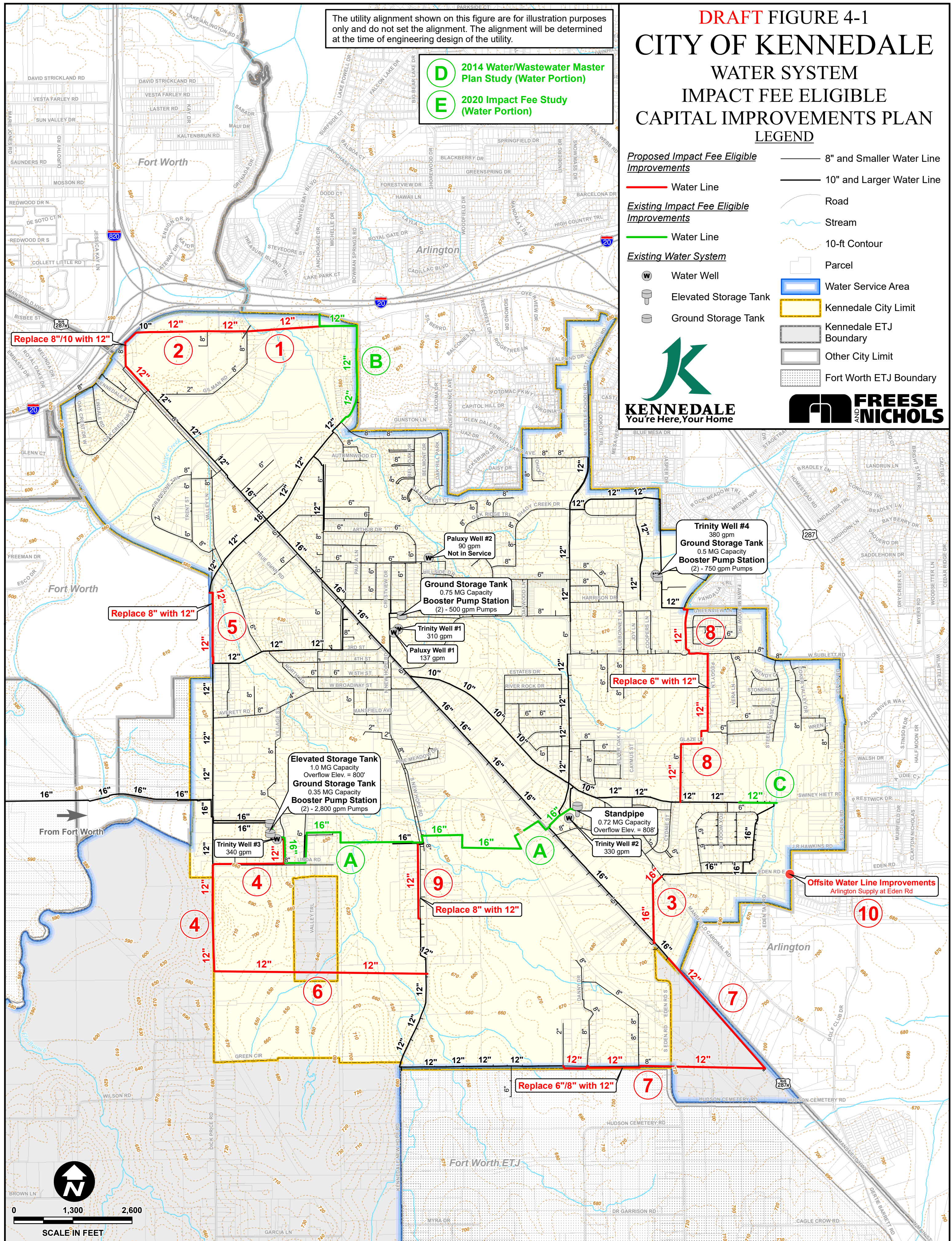
Water Service Area

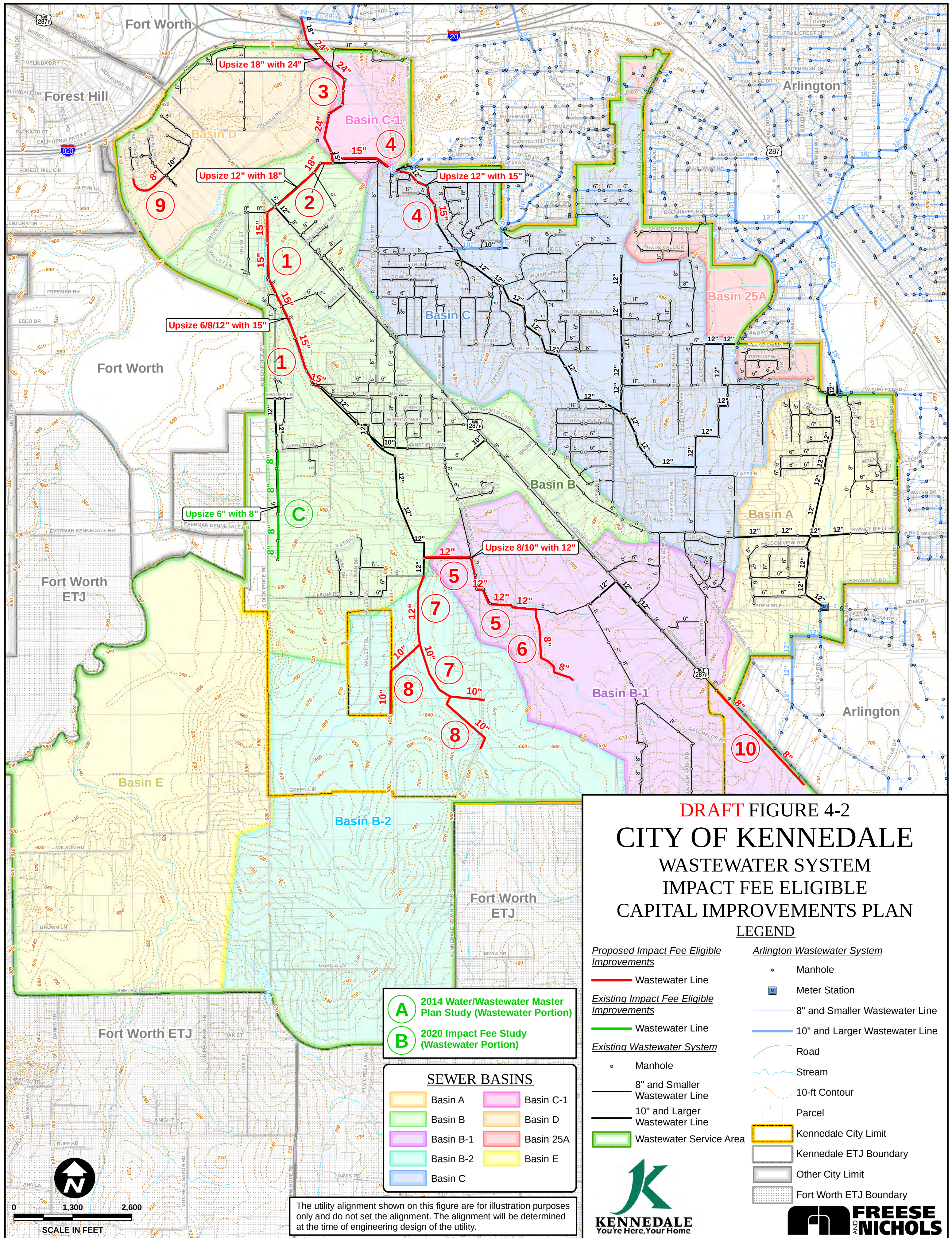
Kennedale City Limit

Kennedale ETJ Boundary

Other City Limit

Fort Worth ETJ Boundary





DRAFT FIGURE 4-2
CITY OF KENNEDALE
WASTEWATER SYSTEM
IMPACT FEE ELIGIBLE
CAPITAL IMPROVEMENTS PLAN
LEGEND

- Proposed Impact Fee Eligible Improvements**

 - Wastewater Line

Existing Impact Fee Eligible Improvements

 - Wastewater Line

Existing Wastewater System

 - Manhole
 - 8" and Smaller Wastewater Line
 - 10" and Larger Wastewater Line
 - Wastewater Service Area
- Arlington Wastewater System**

 - Manhole
 - Meter Station
 - 8" and Smaller Wastewater Line
 - 10" and Larger Wastewater Line
 - Road
 - Stream
 - 10-ft Contour
 - Parcel
 - Kennedale City Limit
 - Kennedale ETJ Boundary
 - Other City Limit
 - Fort Worth ETJ Boundary

A 2014 Water/Wastewater Master Plan Study (Wastewater Portion)

B 2020 Impact Fee Study (Wastewater Portion)

SEWER BASINS

Basin A	Basin C-1
Basin B	Basin D
Basin B-1	Basin 25A
Basin B-2	Basin E
Basin C	

The utility alignment shown on this figure are for illustration purposes only and do not set the alignment. The alignment will be determined at the time of engineering design of the utility.

4.6 SERVICE UNITS

The maximum allowable impact fee is calculated by dividing the cost of capital improvements required (minus a credit) by the total number of service units attributed to new development during the impact fee eligibility period. A water service unit is defined as the service unit equivalent (SUE) to a water connection for a single-family residence. The City does not directly meter wastewater flows and bills for wastewater services are based on the customer's water consumption. Therefore, a wastewater service unit is defined as the wastewater service provided to a customer with a water connection for a single-family residence.

The service equivalent associated with multi-family residential, public, commercial, and industrial connections is converted to service units based upon the capacity of the meter used to provide service. The number of service units required to represent each meter size is based on the maximum rated capacity of the meters as shown from American Water Works Association (AWWA) Standards C700, C701, C702, and C703. The service unit equivalent for each meter size used in Kennedale is listed in **Table 4-13**.

Table 4-13: Service Unit Equivalency Table

Meter Size	Safe Maximum Operating Flow* (gpm)	Service Unit Equivalents
5/8"	20	0.67
3/4"	30	1.00
1"	50	1.67
1 1/2"	100	3.33
2"	160	5.33
3"	350	11.67
4"	600	20.00
6"	1,250	41.67
8"	1,800	60.00
10"	2,900	96.67

*Safe maximum operating capacity is based on AWWA standards C700, C701, C702, and C703

Table 4-14 shows the water and wastewater service units for 2020 and the projected service units for 2030. The base meter size for single family homes in Kennedale is assumed to be a 3/4-inch water meter. Larger meters represent public, commercial, and industrial water use. The City provided current meter data that included the meter size and type of each active water meter. The growth in water meters was projected using the land use assumptions from **Section 2.0**. The growth in service units was determined by subtracting the existing service units from the projected 2030 service units and results in a growth of 1,628 water and wastewater service units over the 10-year impact fee eligible period.

Table 4-14: Projected Water and Wastewater Service Units for 2020-2030

Meter Size	Existing Meters	Existing Service Units	2030 Projected Meters	2030 Projected Service Units	Projected Growth in Service Units
5/8"	0	0	0	0	0
3/4"	2,772	2,772	3,910	3,910	1,138
1"	370	618	522	872	254
1 1/2"	18	60	23	77	17
2"	42	224	53	282	58
3"	44	513	56	654	141
4"	3	60	4	80	20
6"	0	0	0	0	0
8"	0	0	0	0	0
10"	0	0	0	0	0
Total	3,249	4,247	4,568	5,875	1,628

4.7 MAXIMUM IMPACT FEE CALCULATION

Chapter 395 of the TLGC states that the maximum allowable impact fee may not exceed the amount determined by dividing the cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period less a credit to account for water and wastewater revenues used to finance capital improvement plans. The credit can either be determined through a detailed financial credit analysis process or by assuming 50% of the impact fee eligible cost. The City chose to assume 50% of the impact fee eligible cost for this study.

The total projected costs include the projected capital improvement costs to serve 10-year development, financing costs and the consultant cost for preparing and updating the capital improvements plan. The financing costs are based on the compound interest paid over a 20-year bond for future projects only. The interest rate assumed for the impact fee calculations is 3.0%.

Maximum Allowable Water Impact Fee:

Capital Improvement Costs	\$ 3,873,042
Financing Costs (3.0%)	\$ 1,085,583
Total Eligible Costs	\$ 4,958,625
Total Water Impact Fee Credit (50%)	\$ 2,479,313

The total eligible cost associated with the existing and proposed water system improvements to meet projected growth over the next ten years is \$4,958,625. The increase in the number of service units due to growth over the next ten years is projected as 1,628 SUEs.

$$\begin{aligned}
 \text{Maximum Allowable Water Impact Fee with 50\% Credit} &= \frac{\text{Total Eligible Costs} - \text{Credit}}{\text{10-year growth in SUEs}} \\
 &= \frac{\$ 4,958,625 - \$ 2,479,313}{1,628 \text{ SUE}} \\
 &= \mathbf{\$ 1,522 / SUE}
 \end{aligned}$$

Maximum Allowable Wastewater Impact Fee:

Capital Improvement Costs	\$ 4,607,028
Financing Costs (3.0%)	\$ 1,376,037
Total Eligible Costs	\$ 5,983,065
Total Wastewater Impact Fee Credit (50%)	\$ 2,991,533

The total eligible cost associated with the existing and proposed wastewater system improvements to meet projected growth over the next ten years is \$5,983,065. The increase in the number of service units due to growth over the next ten years is projected as 1,628 SUEs.

$$\begin{aligned}
 \text{Maximum Allowable Wastewater Impact Fee with 50\% Credit} &= \frac{\text{Total Eligible Costs} - \text{Credit}}{\text{10-year growth in SUEs}} \\
 &= \frac{\$ 5,983,065 - \$ 2,991,533}{1,628 \text{ SUE}} \\
 &= \mathbf{\$ 1,837 / SUE}
 \end{aligned}$$

The combined maximum allowable water and wastewater impact fee is \$3,359 for a 3/4-inch meter.

In addition to the maximum allowable impact fees calculated above, as a wholesale customer, the City of Kennedale must also include Fort Worth's water and wastewater impact fees where applicable. The inclusion of a portion of Fort Worth's current water impact fee for a 3/4-inch meter is required as part of the water wholesale agreement between Kennedale and Fort Worth. For purposes of calculating Fort Worth's portion of the impact fee, the ratio is the greater of the most recent prior annual ratio or the

most recent 3 year average ratio. City staff provided the fractional ratio of 18%, resulting in a Fort Worth water impact fee of \$475. This ratio is subject to change on an annual basis and needs to be evaluated at the time of impact fee assessment.

The inclusion of Fort Worth's current wastewater impact fee of \$1,566 (for a 3/4-inch meter) is required as part of the wastewater wholesale agreement between the City and Fort Worth. The majority of the City's wastewater flow is conveyed to the Arlington. The only portion of the City's wastewater flow that is conveyed to Fort Worth is the Oak Crest Area in the northwest corner of the City, north of Village Creek (see **Figure 4-2**, Basin D). Only development that occurs in this area is required to pay the Fort Worth's wastewater impact fee. The City's maximum allowable water and wastewater impact fees plus Fort Worth's water and wastewater impact fee are summarized in **Table 4-15**, for development occurring in the Oak Crest Area. For development occurring outside of the Oak Crest Area, **Table 4-16** summarizes maximum allowable impact fees plus Fort Worth's water impact fee only.

Table 4-15: Maximum Allowable Impact Fees Including Fort Worth (Oak Crest Area) (3/4" Meter)

Impact Fee Type	City of Fort Worth			City of Kennedale	
	Impact Fee Collection Rate ¹	Percent of Kennedale Demands/Flows Served by Fort Worth	Impact Fee Assessed	Maximum Allowable Impact Fee	Combined
Water	\$2,637	18% ²	\$475	\$1,522	\$1,997
Wastewater	\$1,566	100%	\$1,566	\$1,837	\$3,403
Total	\$4,203	--	\$2,041	\$3,359	\$5,400

¹Effective April 1, 2019. Fees are for a ¾" meter. City of Fort Worth impact fees are subject to change based on future updates required by Chapter 395.

²Ratio of the annual amounts of water purchased from Fort Worth to the total annual combined amount of surface water purchased from Fort Worth and Arlington, as specified in the water wholesale agreement. Ratio is the greater of the most recent annual ratio or the most recent 3 year average ratio. City staff provided the fractional ratio of 18% on 12/11/2020.

Table 4-16: Maximum Allowable Impact Fees Including Fort Worth (Outside of Oak Crest Area) (3/4" Meter)

Impact Fee Type	City of Fort Worth			City of Kennedale	
	Impact Fee Collection Rate ¹	Percent of Kennedale Demands/Flows Served by Fort Worth	Impact Fee Assessed	Maximum Allowable Impact Fee	Combined
Water	\$2,637	18% ²	\$475	\$1,522	\$1,997
Wastewater	\$1,566	0%	\$0	\$1,837	\$1,837
Total	\$4,203	--	\$475	\$3,359	\$3,834

¹Effective April 1, 2019. Fees are for a ¾" meter. City of Fort Worth impact fees are subject to change based on future updates required by Chapter 395.

²Ratio of the annual amounts of water purchased from Fort Worth to the total annual combined amount of surface water purchased from Fort Worth and Arlington, as specified in the water wholesale agreement. Ratio is the greater of the most recent annual ratio or the most recent 3 year average ratio. City staff provided the fractional ratio of 18% on 12/11/2020.

5.0 CONCLUSION

TAC Chapter 395 authorizes the assessment and collection of impact fees in Texas for roadway, water, and wastewater related capital improvements. This study was conducted to fulfill the requirements of Chapter 395 in updating roadway, water, and wastewater impact fee for the City of Kennedale.

The maximum allowable impact fee per service unit for the roadway, water, and wastewater systems are summarized below in **Table 5-1**. Additionally, **Tables 5-2, 5-3, and 5-4** summarize the maximum allowable roadway, water, and wastewater impact fee for a single family dwelling, a 10,000 s.f. office building, and a 50,000 s.f. light industrial development, respectively. A comparison graph showing impact fees in other benchmark cities throughout the Metroplex for a single family dwelling, a 10,000 s.f. office building, and a 50,000 s.f. light industrial development is included on **Figures 5-1, 5-2, and 5-3**, respectively.

Table 5-1: Maximum Allowable Impact Fee Per Service Unit Summary

Impact Fee Type	Base Service Unit	Maximum Allowable Impact Fee Per Service Unit
Roadway	Vehicle-Miles	\$1,256
Water ¹	3/4-inch Meter	\$1,522
Wastewater ¹	3/4-inch Meter	\$1,837
Total		\$4,615

¹City of Kennedale's impact fee costs, not including Fort Worth's impact fees pass through.

Table 5-2: Maximum Allowable Impact Fee Per Single-Family Dwelling

Impact Fee Type	Maximum Allowable Impact Fee Per Service Unit (A)	Development Units (B)	Service Unit Equivalency (C)	Maximum Allowable Impact Fee (A x B x C)
Roadway	\$1,256	1 (Dwelling Unit)	1.69	\$2,122.64
Water ¹	\$1,522	1 (3/4-inch Meter)	1.00	\$1,522.00
Wastewater ¹	\$1,837	1 (3/4-inch Meter)	1.00	\$1,837.00
Total				\$5,481.64

¹City of Kennedale's impact fee costs, not including Fort Worth's impact fees pass through.

Table 5-3: Maximum Allowable Impact Fee Per 10,000 s.f. Office Building

Impact Fee Type	Maximum Allowable Impact Fee Per Service Unit (A)	Development Units (B)	Service Unit Equivalency (C)	Maximum Allowable Impact Fee (A x B x C)
Roadway	\$1,256	10 (1,000 s.f.)	1.96	\$24,617.60
Water ¹	\$1,522	1 (1-inch Meter)	1.67	\$2,541.74
Wastewater ¹	\$1,837	1 (1-inch Meter)	1.67	\$3,067.79
Total				\$30,227.13

¹City of Kennedale's impact fee costs, not including Fort Worth's impact fees pass through.

Table 5-4: Maximum Allowable Impact Fee Per 50,000 s.f. Light Industrial Development

Impact Fee Type	Maximum Allowable Impact Fee Per Service Unit (A)	Development Units (B)	Service Unit Equivalency (C)	Maximum Allowable Impact Fee (A x B x C)
Roadway	\$1,256	50 (1,000 s.f.)	1.03	\$64,684.00
Water ¹	\$1,522	1 (2-inch Meter)	5.33	\$8,112.26
Wastewater ¹	\$1,837	1 (2-inch Meter)	5.33	\$9,791.21
Total				\$82,587.47

¹City of Kennedale's impact fee costs, not including Fort Worth's impact fees pass through.

Figure 5-1: Water and Wastewater Impact Fee per Single-Family Dwelling Comparison

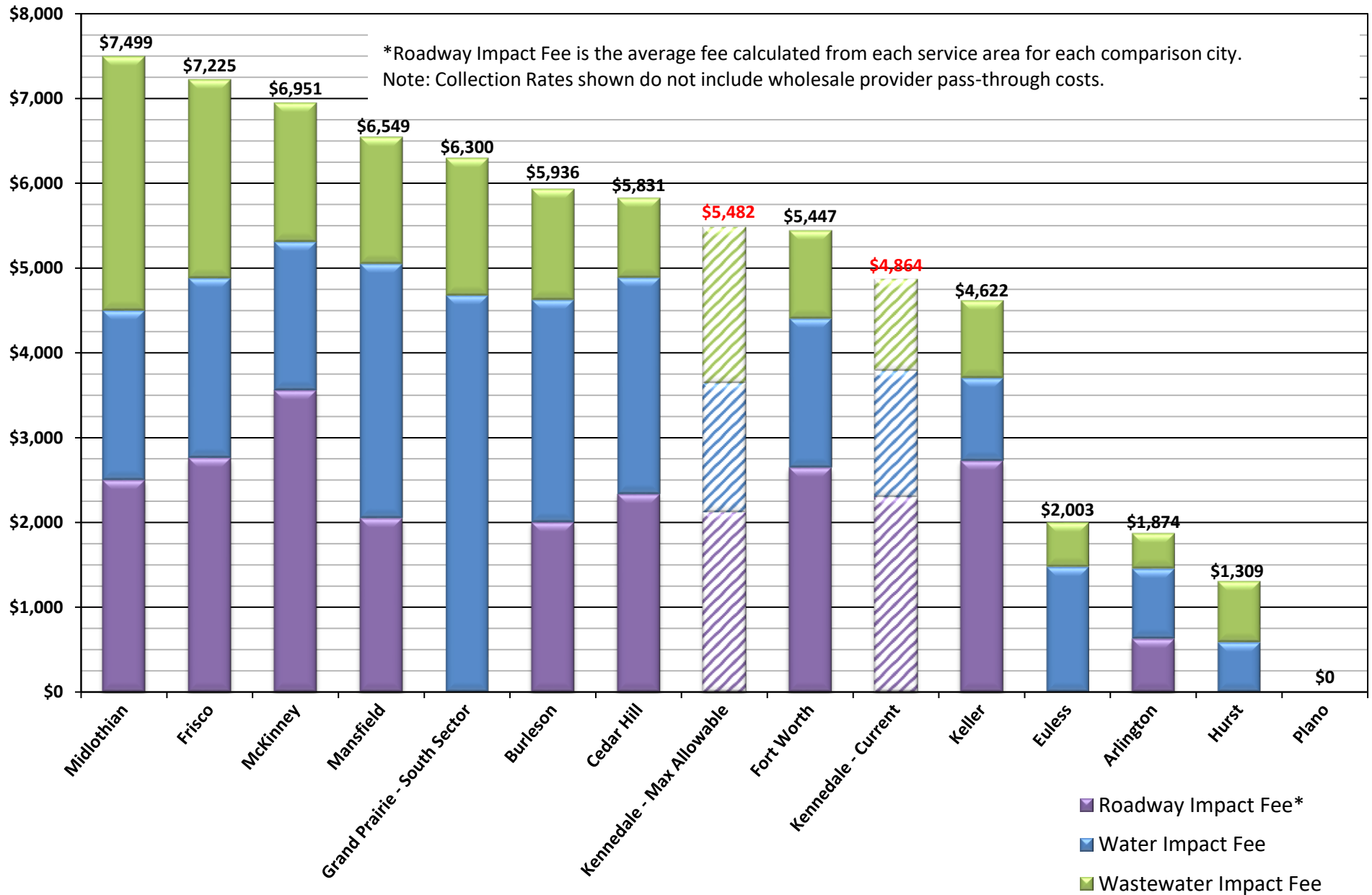


Figure 5-2: Water and Wastewater Impact Fee per 10,000 s.f. Office Building Comparison

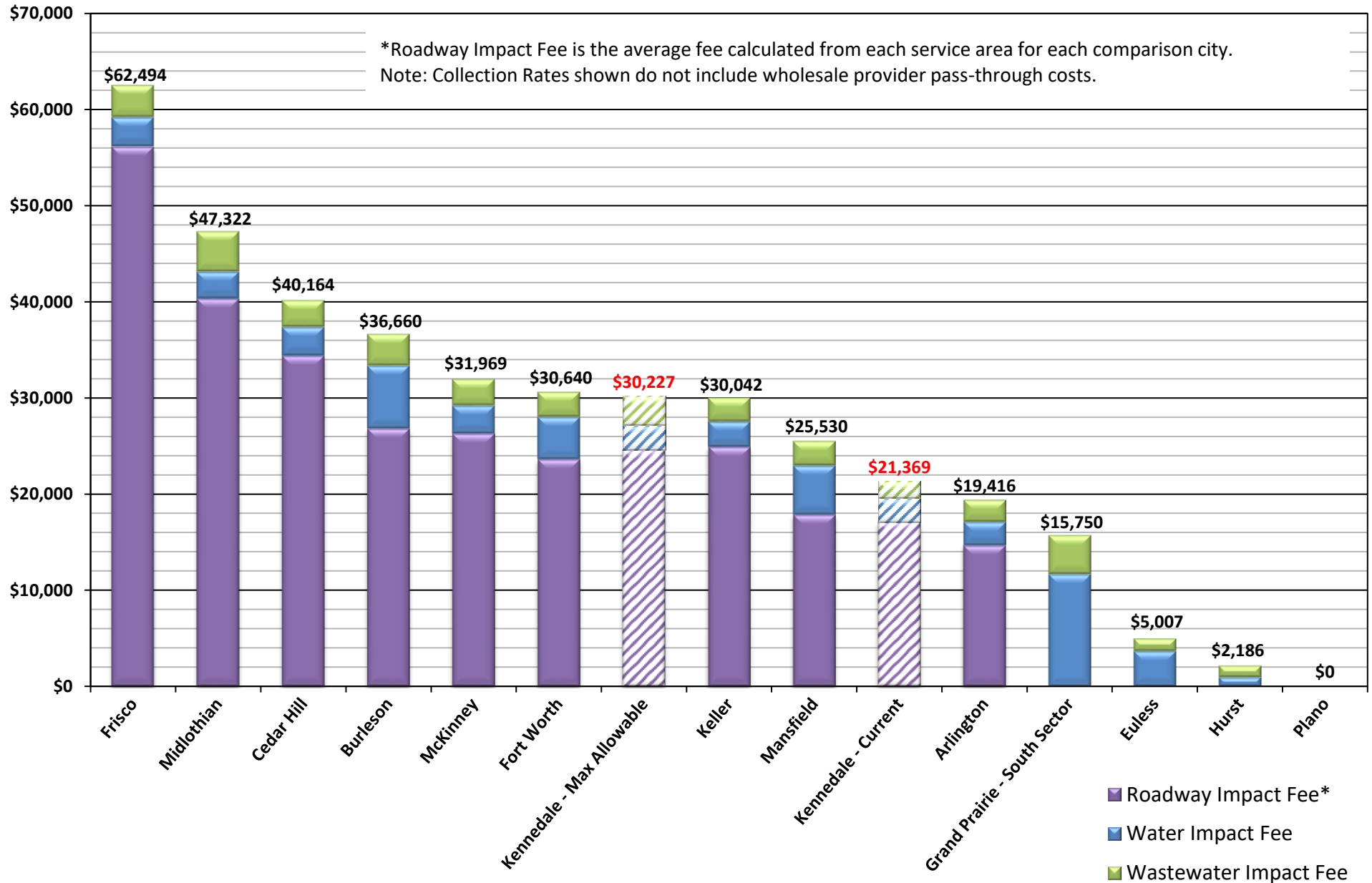
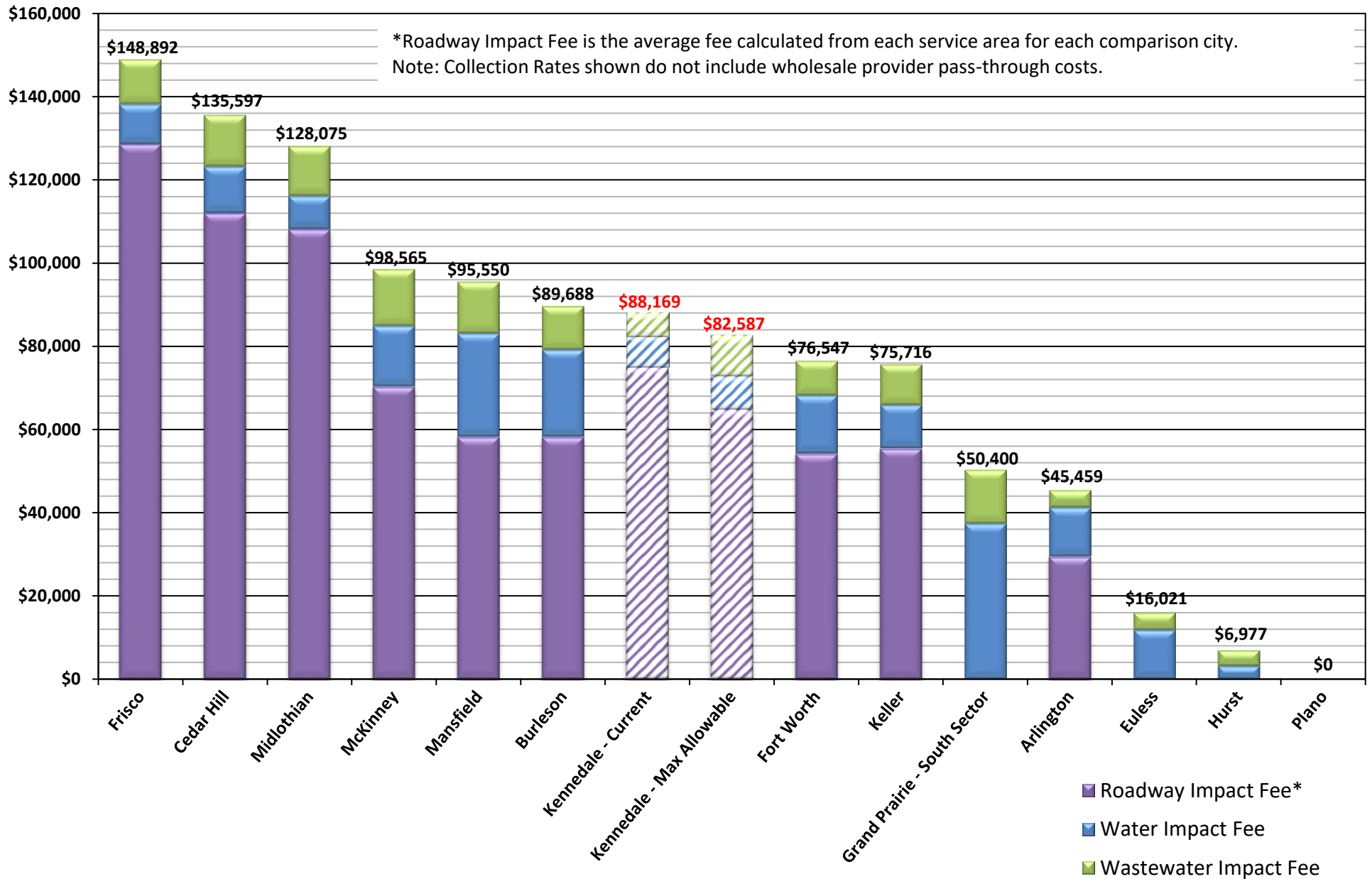


Figure 5-3: Water and Wastewater Impact Fee per 50,000 s.f. Light Industrial Dev. Comparison



APPENDIX A

EXISTING ROADWAY FACILITIES INVENTORY

Kennedale Roadway Impact Fee 2020 Update
Existing Capital Improvements Analysis

Serv Area	Shared Svc Area	Roadway	From	To	Length (mi)	No. of Lanes Type	PM Pk Cap per Lane	Pct. in Serv. Area	Peak Hour Volume			VTM Supply Pk Hr Total	VTM Demand Pk Hr Total	Excess VMT Capacity	Exist. VMT Deficiency
1	X	Bowman Springs Rd	City Limits	Pennsylvania Ave	0.45	5 SA	675	50%		394	394	755	176	579	0
1		Bowman Springs Rd	Pennsylvania Ave	Cory A Edwards Dr	0.19	5 SA	675	100%	408	394	802	633	150	482	0
1		Bowman Springs Rd	Cory A Edwards Dr	Kennedale Pkwy	0.34	4 UA	625	100%	408	394	802	839	269	570	0
1		Dick Price Rd	Kennedale Pkwy	Railroad Tracks	0.31	2 UA	625	100%	286	293	579	386	179	207	0
1		Dick Price Rd	Railroad Tracks	Averett Rd	0.59	2 UA	625	50%		293	293	371	174	197	0
1		Dick Price Rd	Averett Rd	Linda Rd	0.61	2 UA	625	100%	286	293	579	757	351	406	0
1		Dick Price Rd	Linda Rd	City Limits	0.82	2 UA	625	50%		293	293	514	241	273	0
1		New Hope Rd	Kennedale Pkwy	Hudson Village Creek	1.76	2 UA	625	100%	203	183	386	2200	679	1521	0
1		Eden Rd	Mansfield Cardinal Rd	City Limits	0.53	2 UC	500	100%	683	886	1569	530	832	0	302
1		Kennedale Pkwy	I-20/City Limits	Dick Price Rd	0.95	5 SA	675	100%	104	99	203	3215	193	3021	0
1		Kennedale Pkwy	Dick Price Rd	New Hope Rd	0.76	5 SA	675	100%	104	99	203	2550	153	2396	0
1		Kennedale Pkwy	New Hope Rd	Little School Rd	0.96	5 SA	675	100%	308	272	580	3251	559	2692	0
1		Kennedale Pkwy	Little School Rd	Eden Rd	0.66	5 SA	675	100%	512	446	958	2221	631	1591	0
1		Mansfield Hwy	Eden Rd	City Limits	0.19	2 UA	625	50%	512		512	117	96	21	0
1		Little School Rd	City Limits	Treepoint Dr	0.19	6 DA	675	50%		394	394	383	74	308	0
1		Little School Rd	Treepoint Dr	Pennsylvania Ave	0.43	4 UA	625	50%		394	394	536	169	367	0
1		Little School Rd	Pennsylvania Ave	Shady Creek	0.24	4 UA	625	100%	256	394	650	592	154	438	0
1		Little School Rd	Shady Creek	Kennedale Sublett Rd East	0.59	2 DA	675	100%	256	394	650	794	382	412	0
1		Little School Rd	Kennedale Sublett Rd East	Mansfield Cardinal	0.55	2 DA	675	100%	256	394	650	749	361	388	0
1		Little School Rd	Mansfield Cardinal Rd	Kennedale Pkwy	0.22	2 DA	675	100%	256	394	650	291	140	151	0
1		Mansfield Cardinal Rd	Kennedale Pkwy	Little School Rd	0.83	2 UC	500	100%	70	120	190	832	158	674	0
1		Mansfield Cardinal Rd	Little School Rd	City Limits	0.88	2 UC	500	100%	70	120	190	882	168	715	0
1		Kennedale Sublett Rd	Kennedale Pkwy	Little School Rd	0.81	2 UC	500	100%	393	311	704	809	570	240	0
1		Kennedale Sublett Rd	Little School Rd	City Limits	0.74	2 DA	675	100%	393	311	704	994	518	476	0
1		Averett Rd	Dick Price Rd	North Rd	0.42	2 UC	500	100%	129	77	206	420	87	334	0
1		Broadway St	North Rd	Kennedale Pkwy	0.45	2 UC	500	100%	129	77	206	450	93	357	0
Sub-Total					15.45							26,072	7,557	18,817	302
Total					15.45							26,072	7,557	18,817	302

Notes:
DA- Divided Arterial
UA- Undivided Arterial
SA- Arterial with TWLTL
UC- Undivided Collector

APPENDIX B

PROJECTED 10-YEAR GROWTH

Projected Residential Growth Vehicle-Mile Trip Generation

Service Area	Added Dwelling Units	Vehicle-Miles per DU	Total Vehicle-Miles
1	925	1.69	1562

Land Use	Trip Rate	Trip Length	Service Unit Equivalency
Residential	0.99	1.70	1.69
Industrial	0.63	1.64	1.03
Office	1.15	1.70	1.96
Retail	1.52	0.68	1.04

Projected Basic Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	4	1500	6,000	1.03	6

Projected Service Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	279	500	139,500	1.96	273

Projected Retail Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	616	1000	616,000	1.04	638

2020-2030 Vehicle-Mile Generation Summary

Service Area	Residential Growth Vehicle-Miles	Basic Growth Vehicle-Miles	Service Growth Vehicle-Miles	Retail Growth Vehicle-Miles	Total Growth Vehicle-Miles
1	1,562	6	273	638	2,479
Total	1,562	6	273	638	2,479

APPENDIX C

CIP SERVICE UNITS OF SUPPLY

2020 Kennedale Roadway Impact Fee Study Update Roadway Capital Improvements Plan

CIP Proj Number	Project Status	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	Peak Hour Volume			VTM Supply Pk Hr Total	VTM Demanc Pk Hr Total	Excess VTM Capacity	CIP VMT Deficiency
									A	B	Total				
1	R	Bowman Springs Rd	City Limit	Bus. US 287	0.49	5	SA	100%	408	394	802	1312	390	922	0
2	R	Dick Price Rd	Bus. US 287	SP RR	0.31	2	DA	100%	286	293	579	417	179	238	0
3	N	Oak Crest Dr	W of Kennedale St	Kennedale Pkwy	0.14	2	UC	100%	0	0	0	140	0	140	0
4	N	New Hope Rd	Bus. US 287	S of SP RR	0.56	2	DC	100%	203	183	386	588	216	372	0
5	N	New Hope Rd	S of SP RR	Hudson Village	1.68	4	DA	100%	203	183	386	4549	650	3899	0
6	N	Sublett Rd	Bus. US 287	Little School Rd	0.66	4	DC	100%	0	0	0	1392	0	1392	0
7	R	Sublett Rd	Little School Rd	E of Vera Ln	0.77	2	DA	100%	393	311	704	1043	544	499	0
8	R	Little School Rd	S of Pennsylvania Ave	Bus. US 287	1.31	2	DA	100%	256	394	650	1768	851	916	0
9	N	Little School Rd	Bus. US 287	New Hope Rd	0.57	4	DA	100%	0	0	0	1529	0	1529	0
10	N	Little School Rd	New Hope Rd	Dick Price Rd	0.91	4	DA	100%	0	0	0	2444	0	2444	0
11	N	Eden	Mansfield Cardinal	City Limit	0.53	4	DC	100%	683	886	1569	1114	832	282	0
12	N	Collett Sublett	Kennedale Sublett	existing Collett Sublett	0.32	2	DC	100%	0	0	0	339	0	339	0
13	N	Collett Sublett	existing Collett Sublett	Swiney Hiatt Rd	0.30	2	DC	100%	12	3	15	252	4	247	0
14	N	Collett Sublett	Swiney Hiatt Rd	Eden Rd	0.34	2	DC	100%	0	0	0	353	0	353	0
15	N	Swiney Hiatt Rd	Mansfield Cardinal	Joplin Rd	1.03	2	UC	100%	0	0	0	1030	0	1030	0
Sub-total SA 1					9.91						5091	16296	3666	12634	0

Notes:

DA-	Divided Arterial	N-	New Impact Fee Project
UA-	Undivided Arterial	R-	Impact Fee Recoupment Project
SA-	Arterial with TWLTL		

APPENDIX D

ROADWAY IMPROVEMENT PLAN COST ANALYSIS

2020 Kennedale Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

CIP Proj										Roadway Costs				Project Cost
Number	Roadway	From	To	Project Type	Length (mi)	No. of Lanes	Rdwy. Type	Project Status	Participation Entity	Engineering	ROW	Construction	Finance	
1	Bowman Springs Rd	City Limit	Bus. US 287	Realign and build 4 lanes	0.49	5	SA	R	None	\$352,335	\$398,797	\$1,489,727	\$1,008,387	\$3,249,246
2	Dick Price Rd	Bus. US 287	SP RR	Realign and build 2 lanes	0.31	2	DA	R	None	\$111,838	\$177,469	\$472,869	\$342,979	\$1,105,156
3	Oak Crest Dr	W of Kennedale St	Kennedale Pkwy	Realign and build 2 lanes	0.14	2	UC	N	County	\$21,816	\$45,288	\$218,160	\$98,131	\$383,395
4	New Hope Rd	Bus. US 287	S of SP RR	Build 2 lanes	0.56	2	DC	N	County	\$156,006	\$34,856	\$1,560,060	\$602,317	\$2,353,240
5	New Hope Rd	S of SP RR	Hudson Village	Build 2 lanes	1.68	4	DA	N	County	\$484,920	\$395,331	\$4,849,200	\$1,970,931	\$7,700,382
6	Sublett Rd	Bus. US 287	Little School Rd	Realign and build 4 lanes	0.66	4	DC	N	County	\$160,110	\$357,000	\$1,601,100	\$728,664	\$2,846,874
7	Sublett Rd	Little School Rd	E of Vera Ln	Build 2 lanes	0.77	2	DA	R	None	\$514,534	\$327,970	\$1,669,378	\$1,130,347	\$3,642,228
8	Little School Rd	S of Pennsylvania Ave	Bus. US 287	Add 2 lanes	1.31	2	DA	R	None	\$724,897	\$431,190	\$2,520,438	\$1,654,436	\$5,330,961
9	Little School Rd	Bus. US 287	New Hope Rd	Build 4 lanes with RR crossi	0.57	4	DA	N	County	\$343,614	\$305,082	\$3,436,140	\$1,405,184	\$5,490,020
10	Little School Rd	New Hope Rd	Dick Price Rd	Build 4 lanes	0.91	4	DA	N	County	\$218,142	\$487,560	\$2,181,420	\$993,170	\$3,880,292
11	Eden	Mansfield Cardinal	City Limit	Build 4 lanes	0.53	4	DC	N	County	\$116,964	\$57,120	\$1,169,640	\$462,241	\$1,805,965
12	Collett Sublett	Kennedale Sublett	existing Collett Sublett	Build 2 lanes	0.32	2	DC	N	None	\$88,740	\$173,400	\$887,400	\$395,442	\$1,544,982
13	Collett Sublett	existing Collett Sublett	Swiney Hielt Rd	Rebuild 2 lanes	0.30	2	DC	N	None	\$81,490	\$26,350	\$814,900	\$317,423	\$1,240,163
14	Collett Sublett	Swiney Hielt Rd	Eden Rd	Build 2 lanes	0.34	2	DC	N	None	\$93,390	\$183,600	\$933,900	\$416,546	\$1,627,436
15	Swiney Hielt Rd	Mansfield Cardinal	Joplin Rd	Add 2 lanes	1.03	2	UC	N	None	\$194,990	\$554,676	\$1,949,900	\$928,651	\$3,628,217
Sub-total SA 1					9.91					\$3,663,786	\$3,955,689	\$25,754,232	\$12,454,849	\$45,828,556

Notes:

DA- Divided Arterial
 UA- Undivided Arterial
 SA- Arterial with TWLTL
 N- New Impact Fee Project
 R- Impact Fee Recoupment Project

APPENDIX E

ROADWAY PROJECT COST ESTIMATE

2020 Kennedale Roadway Impact Fee Study Update
 Service Area Analysis Summary

		1	2	3	4	5	6	7	8	9	10	11	12	13
Service Area	Projected Veh-Mi Demand (10 year period)	Capacity Supplied by CIP (veh-mi)	Existing Utilization	Existing Deficiencies	Net Capacity Supplied by CIP	Total Project Cost of CIP	Project Cost of CIP with 50% Credit	Cost of Net Capacity Supplied	Cost to Meet Existing Utilization	Projected 10yr Demand (veh-miles)	Pcnt. of CIP Attributable to New Dev. (10-yr)	Cost Attributable to New Dev.	Maximum Fee Cost Summary	
													Fee per Service Unit @ 50% Discount	Actual Cost per Service Unit (veh-mi)
1	2,479	18,269	3,666	302	14,301	\$45,908,556	\$22,954,278	\$17,968,632	\$4,985,647	2,479	17.3	\$3,115,174	\$1,256.00	\$2,512.00
Totals	2,479	18,269	3,666	302	14,301	\$45,908,556	\$22,954,278	\$17,968,632	\$4,985,647	2,479	17.3	\$3,115,174	\$1,256.00	\$2,512.00

APPENDIX F

ROADWAY ANALYSIS SUMMARY

City of Kennedale
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

OAK CREST DRIVE

740' W. of Kennedale Pkwy. to Kennedale Pkwy.

Roadway Information:	
Roadway Type:	2-Lane Undivided Avenue
Length (lf):	740
Right-of-Way Width (ft.):	60
Median Type:	None
Pavement Width (BOC - BOC):	30
Description:	Realignment of collector roadway in industrial area

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Right of Way Preparation	8	STA	\$ 2,100.00	\$ 16,800
2	Unclassified Street Excavation	1,300	CY	\$ 10.00	\$ 13,000
3	8" Concrete Pavement	2,500	SY	\$ 50.00	\$ 125,000
4	8" Lime Stabilized Subgrade	2,700	SY	\$ 2.25	\$ 6,075
5	Lime for Stabilization (43lbs/SY)	60	TON	\$ 160.00	\$ 9,600
6	6" Monolithic Concrete Curb	1,480	LF	\$ 5.00	\$ 7,400
7	4" Concrete Sidewalk and Ramps	830	SY	\$ 50.00	\$ 41,500
8	Block Sodding and Topsoil	1,700	SY	\$ 5.00	\$ 8,500
Paving Estimate Subtotal:					\$ 227,875

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
9	Pavement Markings & Signage	2%	\$ 4,600
10	Traffic Control	5%	\$ 11,400
11	Erosion Control	3%	\$ 6,900
12	Landscaping	2%	\$ 4,600
13	Illumination	6%	\$ 13,700
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$ 45,600
Other Components Estimate Subtotal:			\$ 86,800

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	\$ -	\$ -
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ -
I, II, & III Construction Subtotal:				\$ 314,675
Mobilization				5% \$ 15,800
Contingency				10% \$ 33,100
Construction Cost Estimate Total:				\$ 363,600

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 363,600
Engineering/Survey/Testing		10%	\$ 36,360
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 75,480	\$ 75,480
Impact Fee Project Cost Estimate Total:			\$ 475,440

City of Kennedale
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

NEW HOPE ROAD

Kennedale Pkwy./US 287B to 950' S. of SPRR

Roadway Information:	
Roadway Type:	2-Lane Divided Boulevard
Length (lf):	2,955
Right-of-Way Width (ft.):	80
Median Type:	Raised
Pavement Width (BOC - BOC):	32
Description:	Widen roadway and construct to thoroughfare standard

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	30	STA	\$ 2,100.00
2	Unclassified Street Excavation	5,300	CY	\$ 10.00
3	8" Concrete Pavement	10,600	SY	\$ 50.00
4	8" Lime Stabilized Subgrade	11,900	SY	\$ 2.25
5	Lime for Stabilization (43lbs/SY)	260	TON	\$ 160.00
6	6" Monolithic Concrete Curb	11,820	LF	\$ 5.00
7	4" Concrete Sidewalk and Ramps	3,290	SY	\$ 50.00
8	Block Sodding and Topsoil	12,500	SY	\$ 5.00
Paving Estimate Subtotal:				\$ 1,000,475
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	20,100
10	Traffic Control	5%	\$	50,100
11	Erosion Control	3%	\$	30,100
12	Landscaping	2%	\$	20,100
13	Illumination	6%	\$	60,100
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	200,100
Other Components Estimate Subtotal:				\$ 380,600
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 Cross Culvert	\$ 220,000	\$ 220,000
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	Signal @ Kennedale Pkwy.	\$ 150,000	\$ 150,000
18	Other	Railroad Crossing (At-Grade)	\$ 500,000	\$ 500,000
Special Components Estimate Subtotal:				\$ 870,000
I, II, & III Construction Subtotal:				\$ 2,251,075
Mobilization				5% \$ 112,600
Contingency				10% \$ 236,400
Construction Cost Estimate Total:				\$ 2,600,100

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 2,600,100
Engineering/Survey/Testing		10%	\$ 260,010
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 58,094	\$ 58,094
Impact Fee Project Cost Estimate Total:			\$ 2,918,204

City of Kennedale
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

NEW HOPE ROAD
 950' S. of SPRR to Hudson Village Creek Rd.

Roadway Information:	
Roadway Type:	4-Lane Divided Boulevard
Length (lf):	8,896
Right-of-Way Width (ft.):	100
Median Type:	Raised
Pavement Width (BOC - BOC):	48
Description:	Widen roadway and construct to thoroughfare standard

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	89	STA	\$ 2,100.00
2	Unclassified Street Excavation	23,800	CY	\$ 10.00
3	8" Concrete Pavement	47,500	SY	\$ 50.00
4	8" Lime Stabilized Subgrade	51,400	SY	\$ 2.25
5	Lime for Stabilization (43lbs/SY)	1,110	TON	\$ 160.00
6	6" Monolithic Concrete Curb	35,590	LF	\$ 5.00
7	4" Concrete Sidewalk and Ramps	19,770	SY	\$ 50.00
8	Block Sodding and Topsoil	31,700	SY	\$ 5.00
Paving Estimate Subtotal:				\$ 4,418,100
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	88,400
10	Traffic Control	5%	\$	221,000
11	Erosion Control	3%	\$	132,600
12	Landscaping	2%	\$	88,400
13	Illumination	6%	\$	265,100
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	883,700
Other Components Estimate Subtotal:				\$ 1,679,200
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	3 Cross Culverts	\$ 600,000	\$ 600,000
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	Retaining Wall	\$ 300,000	\$ 300,000
Special Components Estimate Subtotal:				\$ 900,000
I, II, & III Construction Subtotal:				\$ 6,997,300
Mobilization				5% \$ 349,900
Contingency				10% \$ 734,800
Construction Cost Estimate Total:				\$ 8,082,000

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 8,082,000
Engineering/Survey/Testing		10%	\$ 808,200
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 658,885	\$ 658,885
Impact Fee Project Cost Estimate Total:			\$ 9,549,085

City of Kennedale

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SUBLETT ROAD
Bus. US 287 to Little School Rd.

Roadway Information:	
Roadway Type:	4-Lane Divided Avenue
Length (lf):	3,500
Right-of-Way Width (ft.):	100
Median Type:	Raised
Pavement Width (BOC - BOC):	48
Description:	Realign roadway

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	35	STA	\$ 73,500
2	Unclassified Street Excavation	9,400	CY	\$ 94,000
3	8" Concrete Pavement	18,700	SY	\$ 935,000
4	8" Lime Stabilized Subgrade	20,300	SY	\$ 45,675
5	Lime for Stabilization (43lbs/SY)	440	TON	\$ 70,400
6	6" Monolithic Concrete Curb	14,000	LF	\$ 70,000
7	4" Concrete Sidewalk and Ramps	3,890	SY	\$ 194,500
8	Block Sodding and Topsoil	16,400	SY	\$ 82,000
Paving Estimate Subtotal:				\$ 1,565,075
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	31,400
10	Traffic Control	5%	\$	78,300
11	Erosion Control	3%	\$	47,000
12	Landscaping	2%	\$	31,400
13	Illumination	6%	\$	94,000
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	313,100
Other Components Estimate Subtotal:				\$ 595,200
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	\$ -	\$ -
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	Signal @ Kennedale Pkwy.	\$ 150,000	\$ 150,000
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ 150,000
I, II, & III Construction Subtotal:				\$ 2,310,275
Mobilization				\$ 115,600
Contingency				\$ 242,600
Construction Cost Estimate Total:				\$ 2,668,500

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 2,668,500
Engineering/Survey/Testing		10%	\$ 266,850
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 595,000	\$ 595,000
Impact Fee Project Cost Estimate Total:			\$ 3,530,350

City of Kennedale

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

LITTLE SCHOOL ROAD

Kennedale Pkwy./US 287B to New Hope Rd.

Roadway Information:	
Roadway Type:	4-Lane Divided Boulevard
Length (lf):	2,991
Right-of-Way Width (ft.):	100
Median Type:	Raised
Pavement Width (BOC - BOC):	48
Description:	Construct new roadway with grade separate railroad crossing

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	30	STA	\$ 2,100.00
2	Unclassified Street Excavation	8,000	CY	\$ 80,000
3	8" Concrete Pavement	16,000	SY	\$ 800,000
4	8" Lime Stabilized Subgrade	17,300	SY	\$ 38,925
5	Lime for Stabilization (43lbs/SY)	380	TON	\$ 60,800
6	6" Monolithic Concrete Curb	11,970	LF	\$ 59,850
7	4" Concrete Sidewalk and Ramps	3,330	SY	\$ 166,500
8	Block Sodding and Topsoil	14,000	SY	\$ 70,000
Paving Estimate Subtotal:				\$ 1,339,075
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	26,800
10	Traffic Control	5%	\$	67,000
11	Erosion Control	3%	\$	40,200
12	Landscaping	2%	\$	26,800
13	Illumination	6%	\$	80,400
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	267,900
Other Components Estimate Subtotal:				\$ 509,100
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 Cross Culvert	\$ 200,000	\$ 200,000
16	Bridge Structures	Bridge over RR	\$ 2,760,000	\$ 2,760,000
17	Traffic Signals	Signal @ Kennedale Pkwy.	\$ 150,000	\$ 150,000
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ 3,110,000
I, II, & III Construction Subtotal:				\$ 4,958,175
Mobilization				5% \$ 248,000
Contingency				10% \$ 520,700
Construction Cost Estimate Total:				\$ 5,726,900

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 5,726,900
Engineering/Survey/Testing		10%	\$ 572,690
Right-of-Way Acquisition	Cost per sq. ft.:	\$ 1.70	\$ 508,470
Impact Fee Project Cost Estimate Total:			\$ 6,808,060

City of Kennedale

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

LITTLE SCHOOL ROAD New Hope Rd. to Dick Price Rd.

Roadway Information:	
Roadway Type:	4-Lane Divided Boulevard
Length (lf):	4,780
Right-of-Way Width (ft.):	100
Median Type:	Raised
Pavement Width (BOC - BOC):	48
Description:	Construct new roadway

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	48	STA	\$ 2,100.00
2	Unclassified Street Excavation	12,800	CY	\$ 10.00
3	8" Concrete Pavement	25,500	SY	\$ 50.00
4	8" Lime Stabilized Subgrade	27,700	SY	\$ 2.25
5	Lime for Stabilization (43lbs/SY)	600	TON	\$ 160.00
6	6" Monolithic Concrete Curb	19,120	LF	\$ 5.00
7	4" Concrete Sidewalk and Ramps	5,320	SY	\$ 50.00
8	Block Sodding and Topsoil	22,400	SY	\$ 5.00
Paving Estimate Subtotal:				\$ 2,135,725
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	42,800
10	Traffic Control	5%	\$	106,800
11	Erosion Control	3%	\$	64,100
12	Landscaping	2%	\$	42,800
13	Illumination	6%	\$	128,200
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	427,200
Other Components Estimate Subtotal:				\$ 811,900
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 Cross Culvert	\$ 200,000	\$ 200,000
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ 200,000
I, II, & III Construction Subtotal:				\$ 3,147,625
Mobilization				5% \$ 157,400
Contingency				10% \$ 330,600
Construction Cost Estimate Total:				\$ 3,635,700

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 3,635,700
Engineering/Survey/Testing		10%	\$ 363,570
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 812,600	\$ 812,600
Impact Fee Project Cost Estimate Total:			\$ 4,811,870

City of Kennedale

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

EDEN ROAD

Mansfield Cardinal Rd. to E. City Limits

Roadway Information:	
Roadway Type:	4-Lane Divided Avenue
Length (lf):	2,800
Right-of-Way Width (ft.):	80
Median Type:	None
Pavement Width (BOC - BOC):	48
Description:	Widen roadway and construct to thoroughfare standard

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	28	STA	\$ 58,800
2	Unclassified Street Excavation	7,500	CY	\$ 75,000
3	8" Concrete Pavement	15,000	SY	\$ 750,000
4	8" Lime Stabilized Subgrade	16,200	SY	\$ 36,450
5	Lime for Stabilization (43lbs/SY)	350	TON	\$ 56,000
6	6" Monolithic Concrete Curb	11,200	LF	\$ 56,000
7	4" Concrete Sidewalk and Ramps	3,120	SY	\$ 156,000
8	Block Sodding and Topsoil	6,900	SY	\$ 34,500
Paving Estimate Subtotal:				\$ 1,222,750
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	24,500
10	Traffic Control	5%	\$	61,200
11	Erosion Control	3%	\$	36,700
12	Landscaping	2%	\$	24,500
13	Illumination	6%	\$	73,400
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	244,600
Other Components Estimate Subtotal:				\$ 464,900
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	\$ -	\$ -
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ -
I, II, & III Construction Subtotal:				\$ 1,687,650
Mobilization				\$ 84,400
Contingency				\$ 177,300
Construction Cost Estimate Total:				\$ 1,949,400

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 1,949,400
Engineering/Survey/Testing		10%	\$ 194,940
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 95,200	\$ 95,200
Impact Fee Project Cost Estimate Total:			\$ 2,239,540

City of Kennedale

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

Collett Sublett Rd

Kennedale Sublett Rd. to existing Collett Sublett Rd (1,700' south of Kennedale Sublett Rd)

Roadway Information:	
Roadway Type:	2-Lane Divided Avenue
Length (lf):	1,700
Right-of-Way Width (ft.):	60
Median Type:	None
Pavement Width (BOC - BOC):	32
Description:	New construct

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	17	STA	\$ 35,700
2	Unclassified Street Excavation	3,100	CY	\$ 31,000
3	8" Concrete Pavement	6,100	SY	\$ 305,000
4	8" Lime Stabilized Subgrade	6,800	SY	\$ 15,300
5	Lime for Stabilization (43lbs/SY)	150	TON	\$ 24,000
6	6" Monolithic Concrete Curb	6,800	LF	\$ 34,000
7	4" Concrete Sidewalk and Ramps	1,890	SY	\$ 94,500
8	Block Sodding and Topsoil	3,400	SY	\$ 17,000
Paving Estimate Subtotal:				\$ 556,500
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	11,200
10	Traffic Control	5%	\$	27,900
11	Erosion Control	3%	\$	16,700
12	Landscaping	2%	\$	11,200
13	Illumination	6%	\$	33,400
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	111,300
Other Components Estimate Subtotal:				\$ 211,700
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	\$ -	\$ -
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ -
I, II, & III Construction Subtotal:				\$ 768,200
Mobilization				\$ 38,500
Contingency				\$ 80,700
Construction Cost Estimate Total:				\$ 887,400

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 887,400
Engineering/Survey/Testing		10%	\$ 88,740
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 173,400	\$ 173,400
Impact Fee Project Cost Estimate Total:			\$ 1,149,540

City of Kennedale

Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

Collett Sublett Rd

1,700' south of Kennedale Sublett Rd to Swiney Hiatt Rd

Roadway Information:	
Roadway Type:	2-Lane Divided Avenue
Length (lf):	1,550
Right-of-Way Width (ft.):	60
Median Type:	None
Pavement Width (BOC - BOC):	32
Description:	Rebuild existing roadway to Thoroughfare Standard

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	16	STA	\$ 2,100.00
2	Unclassified Street Excavation	2,800	CY	\$ 10.00
3	8" Concrete Pavement	5,600	SY	\$ 50.00
4	8" Lime Stabilized Subgrade	6,200	SY	\$ 2.25
5	Lime for Stabilization (43lbs/SY)	140	TON	\$ 160.00
6	6" Monolithic Concrete Curb	6,200	LF	\$ 5.00
7	4" Concrete Sidewalk and Ramps	1,730	SY	\$ 50.00
8	Block Sodding and Topsoil	3,100	SY	\$ 5.00
Paving Estimate Subtotal:				\$ 510,950
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	10,300
10	Traffic Control	5%	\$	25,600
11	Erosion Control	3%	\$	15,400
12	Landscaping	2%	\$	10,300
13	Illumination	6%	\$	30,700
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	102,200
Other Components Estimate Subtotal:				\$ 194,500
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	\$ -	\$ -
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ -
I, II, & III Construction Subtotal:				\$ 705,450
Mobilization				\$ 35,300
Contingency				\$ 74,100
Construction Cost Estimate Total:				\$ 814,900

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 814,900
Engineering/Survey/Testing		10%	\$ 81,490
Right-of-Way Acquisition	Cost per sq. ft.:	\$ 1.70	\$ 26,350
Impact Fee Project Cost Estimate Total:			\$ 922,740

City of Kennedale
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

Collett Sublett Rd
 Swiney Hiatt Rd to Eden Rd

Roadway Information:	
Roadway Type:	2-Lane Divided Avenue
Length (lf):	1,800
Right-of-Way Width (ft.):	60
Median Type:	None
Pavement Width (BOC - BOC):	32
Description:	New construct

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	18	STA	\$ 37,800
2	Unclassified Street Excavation	3,200	CY	\$ 32,000
3	8" Concrete Pavement	6,400	SY	\$ 320,000
4	8" Lime Stabilized Subgrade	7,200	SY	\$ 16,200
5	Lime for Stabilization (43lbs/SY)	160	TON	\$ 25,600
6	6" Monolithic Concrete Curb	7,200	LF	\$ 36,000
7	4" Concrete Sidewalk and Ramps	2,000	SY	\$ 100,000
8	Block Sodding and Topsoil	3,600	SY	\$ 18,000
Paving Estimate Subtotal:				\$ 585,600
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	11,800
10	Traffic Control	5%	\$	29,300
11	Erosion Control	3%	\$	17,600
12	Landscaping	2%	\$	11,800
13	Illumination	6%	\$	35,200
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	117,200
Other Components Estimate Subtotal:				\$ 222,900
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	None	\$ -	\$ -
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ -
I, II, & III Construction Subtotal:				\$ 808,500
Mobilization				\$ 40,500
Contingency				\$ 84,900
Construction Cost Estimate Total:				\$ 933,900

Impact Fee Cost Estimate Summary			
Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 933,900
Engineering/Survey/Testing		10%	\$ 93,390
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.70	\$ 183,600	\$ 183,600
Impact Fee Project Cost Estimate Total:			\$ 1,210,890

City of Kennedale
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

Swiney Hiatt Rd
Mansfield Cardinal Rd. to Joplin Rd

Roadway Information:	
Roadway Type:	4-Lane Undivided Roadway
Length (lf):	5,438
Right-of-Way Width (ft.):	80
Median Type:	None
Pavement Width (BOC - BOC):	48
Description:	Widen roadway and construct to thoroughfare standard

Roadway Construction Cost Estimate:				
I. Paving Construction Cost Estimate				
Item No.	Item Description	Quantity	Unit	Item Cost
1	Right of Way Preparation	55	STA	\$ 2,100.00 \$ 115,500
2	Unclassified Street Excavation	14,600	CY	\$ 10.00 \$ 146,000
3	8" Concrete Pavement	29,100	SY	\$ 50.00 \$ 1,455,000
4	8" Lime Stabilized Subgrade	31,500	SY	\$ 2.25 \$ 70,875
5	Lime for Stabilization (43lbs/SY)	680	TON	\$ 160.00 \$ 108,800
6	6" Monolithic Concrete Curb	21,760	LF	\$ 5.00 \$ 108,800
7	4" Concrete Sidewalk and Ramps	6,050	SY	\$ 50.00 \$ 302,500
8	Block Sodding and Topsoil	13,300	SY	\$ 5.00 \$ 66,500
Paving Estimate Subtotal:				\$ 2,373,975
II. Non-Paving Construction Components				
Item No.	Item Description	Pct. Of Paving	Item Cost	
9	Pavement Markings & Signage	2%	\$	47,500
10	Traffic Control	5%	\$	118,700
11	Erosion Control	3%	\$	71,300
12	Landscaping	2%	\$	47,500
13	Illumination	6%	\$	142,500
14	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$	474,800
Other Components Estimate Subtotal:				\$ 902,300
III. Special Construction Components				
Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 minor culvert	\$ 100,000	\$ 100,000
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	None	\$ -	\$ -
18	Other	None	\$ -	\$ -
Special Components Estimate Subtotal:				\$ 100,000
I, II, & III Construction Subtotal:				\$ 3,376,275
Mobilization				5% \$ 168,900
Contingency				10% \$ 354,600
Construction Cost Estimate Total:				\$ 3,899,800

Impact Fee Cost Estimate Summary				
Item Description	Notes	Allowance	Item Cost	
Construction	Cost of 2 new lanes only	-	\$	1,949,900
Engineering/Survey/Testing		10%	\$	194,990
Right-of-Way Acquisition	Cost per sq. ft.:	\$ 1.70	\$ 554,676	\$ 554,676
Impact Fee Project Cost Estimate Total:				\$ 2,699,566

APPENDIX G

WATER CAPITAL IMPROVEMENTS PLAN COST SHEETS

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 1

Phase: Proposed

Project Name: 12-inch Water Line South of Interstate 20 Phase I

Project Description:

This project consists of a 12-inch water line south of Interstate 20 from the existing 10-inch water line on Gilman Road to the existing 12-inch line on Bolen Road.

Vicinity Map



Project Drivers:

This water line provides service to future growth south of Interstate 20 and increases system reliability by providing looping through the connection of existing lines.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	2,100	LF	\$ 144	\$ 302,400
2	Concrete Pavement Repair	200	LF	\$ 90	\$ 18,000
3	24" Boring and Casing	400	LF	\$ 528	\$ 211,200
SUBTOTAL:					\$ 531,600
CONTINGENCY				20%	\$ 106,400
SUBTOTAL:					\$ 638,000
ENG/SURVEY				15%	\$ 95,700
SUBTOTAL:					\$ 733,700
Estimated Project Total:					\$ 733,700

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 2

Phase: Proposed

Project Name: 12-inch Water Line Replacement South of Interstate 20 Phase II

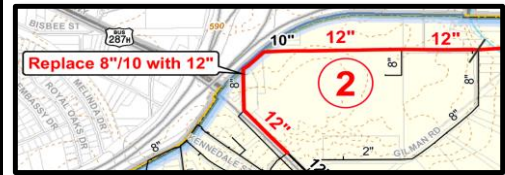
Project Description:

This project consists of the replacement of the existing 8/10-inch water lines with a 12-inch water line south of Interstate 20 from the existing 10-inch water line on Gilman Road to the existing 12-inch water line along Highway 287.

Project Drivers:

This water line provides service to future growth south of Interstate 20 and increases system reliability by providing looping through the connection of existing lines.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	4,600	LF	\$ 144	\$ 662,400
2	Concrete Pavement Repair	400	LF	\$ 90	\$ 36,000
SUBTOTAL:					\$ 698,400
	CONTINGENCY		20%		\$ 139,700
SUBTOTAL:					\$ 838,100
	ENG/SURVEY		15%		\$ 125,800
SUBTOTAL:					\$ 963,900
Estimated Project Total:					\$ 963,900

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 3

Phase: Proposed

Project Name: 16-inch South Eden Road Water Line

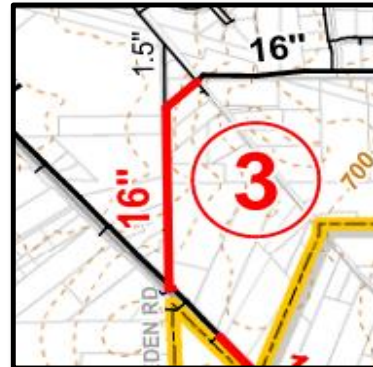
Project Description:

This project consists of a 16-inch water line along South Eden Road connecting the existing 16-inch water line along Mansfield Highway to the existing 16-inch water line along Eden Road East.

Project Drivers:

This water line provides service to future growth between Mansfield Highway and Eden Road East and increases system reliability by providing looping through the connection of existing lines.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	16" WL & Appurtenances	1,900	LF	\$ 192	\$ 364,800
2	Concrete Pavement Repair	100	LF	\$ 90	\$ 9,000
SUBTOTAL:					\$ 373,800
CONTINGENCY				20%	\$ 74,800
SUBTOTAL:					\$ 448,600
ENG/SURVEY				15%	\$ 67,300
SUBTOTAL:					\$ 515,900
Estimated Project Total:					\$ 515,900

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 4

Phase: Proposed

Project Name: 12-inch Dick Price Road and Linda Road Water Line

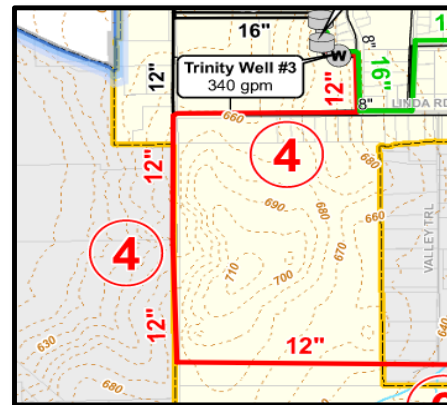
Project Description:

This project consists of a 12-inch water line along Gail Drive, Linda Road, and Dick Price Road from the Booster Pump Station near Trinity Well #3 to approximately 2,400 feet south of the intersection of Linda Road and Dick Price Road.

Project Drivers:

This project will extend water service to future development in the southwest portion of the City along Dick Price Road.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	5,800	LF	\$ 144	\$ 835,200
2	Concrete Pavement Repair	200	LF	\$ 90	\$ 18,000
SUBTOTAL:					\$ 853,200
CONTINGENCY				20%	\$ 170,700
SUBTOTAL:					\$ 1,023,900
ENG/SURVEY				15%	\$ 153,600
SUBTOTAL:					\$ 1,177,500
Estimated Project Total:					\$ 1,177,500

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 5

Phase: Proposed

Project Name: 12-inch Dick Price Road Water Line Replacement North of Shady Lane

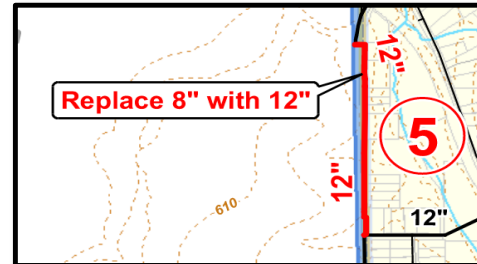
Project Description:

This project consists of the replacement of the existing 8-inch water line with a 12-inch water line along Dick Price Road north of Shady Lane to the existing 12-inch water line near the intersection of Valley Lane and Dick Price Road.

Project Drivers:

This project will provide additional transmission capacity to serve existing customers and future growth in the western portion of the City.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	1,900	LF	\$ 144	\$ 273,600
2	Concrete Pavement Repair	100	LF	\$ 90	\$ 9,000
				SUBTOTAL:	\$ 282,600
				CONTINGENCY	20%
					\$ 56,600
				SUBTOTAL:	\$ 339,200
				ENG/SURVEY	15%
					\$ 50,900
				SUBTOTAL:	\$ 390,100
				Estimated Project Total:	\$ 390,100

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 6

Phase: Proposed

Project Name: 12-inch Water Line from Dick Price Road to South New Hope Road

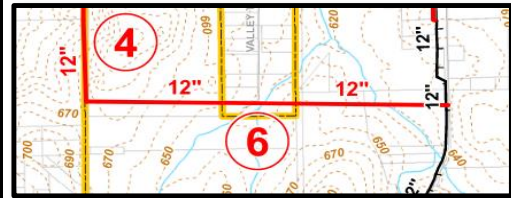
Project Description:

This project consists of a 12-inch water line from the proposed 12-inch water line along Dick Price Road to the existing 12-inch water line along South New Hope Road.

Project Drivers:

This project will extend water service to future development between Dick Price Road and South New Hope Road. It will also provide looping and increase water system reliability.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	5,400	LF	\$ 144	\$ 777,600
2	Concrete Pavement Repair	100	LF	\$ 90	\$ 9,000
3	24" Boring and Casing	100	LF	\$ 528	\$ 52,800
SUBTOTAL:					\$ 839,400
CONTINGENCY				20%	\$ 167,900
SUBTOTAL:					\$ 1,007,300
ENG/SURVEY				15%	\$ 151,100
SUBTOTAL:					\$ 1,158,400
Estimated Project Total:					\$ 1,158,400

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 7

Phase: Proposed

Project Name: 12-inch Hudson Creek and Highway 287 Water Line

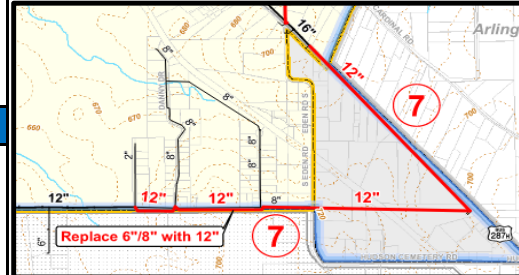
Project Description:

This project consists of a 12-inch water line along Hudson Creek and Highway 287 from the existing 12-inch water line at the intersection of Hudson Village Creek Road and Danny Drive, to the existing 16-inch water line along Highway 287.

Project Drivers:

This project will provide additional transmission capacity to serve existing customers and future growth in the southeast portion of the City and surrounding areas.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	8,900	LF	\$ 144	\$ 1,281,600
2	Concrete Pavement Repair	400	LF	\$ 90	\$ 36,000
				SUBTOTAL:	\$ 1,317,600
				CONTINGENCY	20%
					\$ 263,600
				SUBTOTAL:	\$ 1,581,200
				ENG/SURVEY	15%
					\$ 237,200
				SUBTOTAL:	\$ 1,818,400
				Estimated Project Total:	\$ 1,818,400

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 8

Phase: Proposed

Project Name: 12-inch Water Line Replacement from Wildcat Way to Swiney Hiatt Road

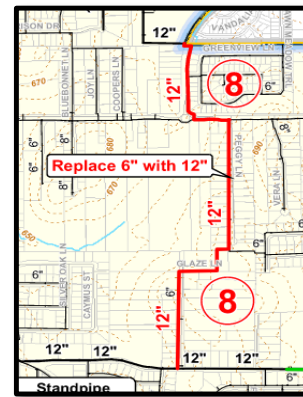
Project Description:

This project consists of the replacement of the existing 6/8-inch water line with a 12-inch water line from the existing 12-inch water line on Wildcat Way to the existing 12-inch water line at the intersection of Collett Sublett Road and Swiney Hiatt Road.

Project Drivers:

This project will provide additional transmission capacity to serve existing customers and future growth in the eastern portion of the City.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	6,200	LF	\$ 144	\$ 892,800
2	Concrete Pavement Repair	6,200	LF	\$ 90	\$ 558,000
				SUBTOTAL:	\$ 1,450,800
				CONTINGENCY 20%	\$ 290,200
				SUBTOTAL:	\$ 1,741,000
				ENG/SURVEY 15%	\$ 261,200
				SUBTOTAL:	\$ 2,002,200
				Estimated Project Total:	\$ 2,002,200

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 9

Phase: Proposed

Project Name: 12-inch South New Hope Road Water Line Replacement

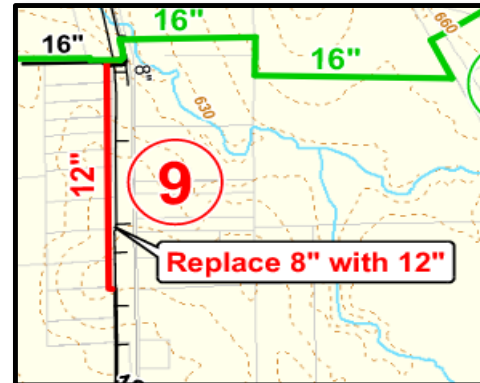
Project Description:

This project consists of the replacement of the existing 8-inch water lines with a 12-inch water line along South New Hope Road from the existing 16-inch water line crossing South New Hope Road to the existing 12-inch water line along South New Hope Road.

Project Drivers:

This project will provide additional transmission capacity to serve existing customers and future growth in the south/central portion of the City.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	2,100	LF	\$ 144	\$ 302,400
2	Concrete Pavement Repair	200	LF	\$ 90	\$ 18,000
SUBTOTAL:					\$ 320,400
CONTINGENCY				20%	\$ 64,100
SUBTOTAL:					\$ 384,500
ENG/SURVEY				15%	\$ 57,700
SUBTOTAL:					\$ 442,200
Estimated Project Total:					\$ 442,200

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Capital Improvement Cost Estimate

February 2021

Construction Project Number: 10

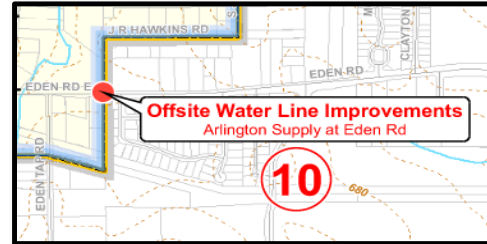
Phase: Proposed

Project Name: Offsite Water Line Improvements - Arlington Supply at Eden Road

Project Description:

This projects consists of the construction of a water supply connection with the City of Arlington at the intersection of Eden Road East and J.R. Hawkins Road.

Vicinity Map



Project Drivers:

This project will provide additional water supply capacity to serve existing customers and future growth in the southeast portion of the City.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	East Eden Road Connection	1	LS	\$ 27,195	\$ 27,195
2	20" WL & Appurtenances	3,000	LF	\$ 240	\$ 720,000
SUBTOTAL:					\$ 747,200
CONTINGENCY				20%	\$ 149,500
SUBTOTAL:					\$ 896,700
ENG/SURVEY				15%	\$ 134,600
SUBTOTAL:					\$ 1,031,300
Estimated Project Total:					\$ 1,031,300

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

APPENDIX H

WASTEWATER CAPITAL IMPROVEMENTS PLAN COST SHEETS

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 1

Phase: Proposed

Project Name: **15-inch Wastewater Interceptor Replacement along North Road and Valley Lane**

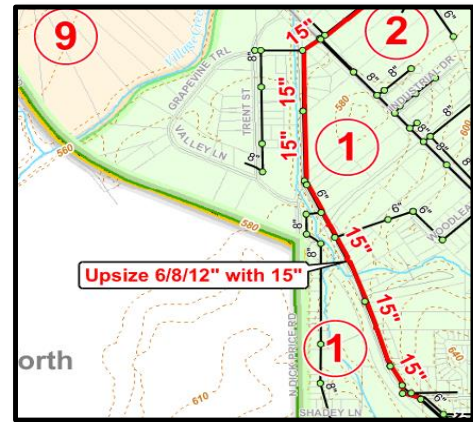
Project Description:

This project consists of replacing the existing 6/8/12-inch wastewater lines with a 15-inch wastewater line along North Road and Valley Lane from the intersection of North Road and 3rd Street to the existing 12-inch wastewater line along West Kennedale Parkway.

Project Drivers:

This line will address an existing system capacity deficiency and provide capacity for growth.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	15" Pipe 8- 16 feet deep - Congested Area	5,300	LF	\$ 225	\$ 1,192,500
2	60" Diameter Manhole	17	EA	\$ 7,000	\$ 119,000
3	24" Boring and Casing	50	LF	\$ 528	\$ 26,400
4	Concrete Pavement Repair	400	LF	\$ 90	\$ 36,000
SUBTOTAL:					\$ 1,373,900
CONTINGENCY				20%	\$ 274,800
SUBTOTAL:					\$ 1,648,700
ENG/SURVEY				15%	\$ 247,400
SUBTOTAL:					\$ 1,896,100
Estimated Project Total:					\$ 1,896,100

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 2

Phase: Proposed

Project Name: 18-inch Wastewater Interceptor Replacement in Basin B

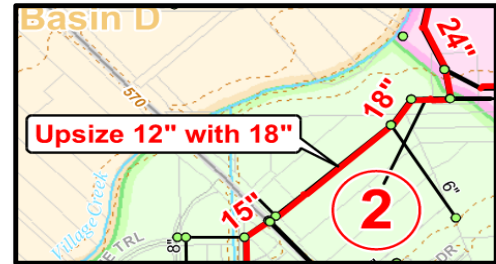
Project Description:

This project consists of the replacement of the existing 12-inch wastewater line with an 18-inch wastewater line from the proposed 15-inch interceptor at West Kennedale Parkway to the existing 18-inch wastewater line in Basin C-1.

Project Drivers:

This line will address an existing system capacity deficiency and provide capacity for growth.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	18" Pipe 8- 16 feet deep - Congested Area	2,300	LF	\$ 270	\$ 621,000
2	60" Diameter Manhole	10	EA	\$ 7,000	\$ 70,000
3	Concrete Pavement Repair	200	LF	\$ 90	\$ 18,000
				SUBTOTAL:	\$ 709,000
				CONTINGENCY	20%
					\$ 141,800
				SUBTOTAL:	\$ 850,800
				ENG/SURVEY	15%
					\$ 127,700
				SUBTOTAL:	\$ 978,500
Estimated Project Total:					\$ 978,500

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 3

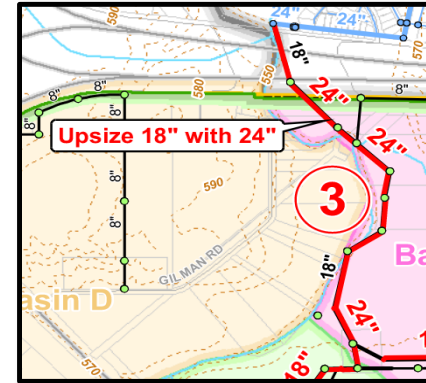
Phase: Proposed

Project Name: 24-inch Wastewater Interceptor Replacement to Arlington Interstate 20 Interconnect

Project Description:

Vicinity Map

This project consists of replacing the existing 18-inch wastewater line with a 24-inch wastewater line from the existing 24-inch City of Arlington wastewater line north of Interstate 20 to the proposed 18-inch Wastewater Interceptor Replacement in Basin B.



Project Drivers:

This line will provide capacity for growth in Basin C-1 and Basin D.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" Pipe 8- 16 feet deep - Congested Area	3,420	LF	\$ 360	\$ 1,231,200
2	60" Diameter Manhole	9	EA	\$ 7,000	\$ 63,000
3	34" Boring and Casing	100	LF	\$ 748	\$ 74,800
SUBTOTAL:					\$ 1,369,000
CONTINGENCY				20%	\$ 273,800
SUBTOTAL:					\$ 1,642,800
ENG/SURVEY				15%	\$ 246,500
SUBTOTAL:					\$ 1,889,300
Estimated Project Total:					\$ 1,889,300

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 4

Phase: Proposed

Project Name: **15-inch Wastewater Interceptor Replacement in Basin C**

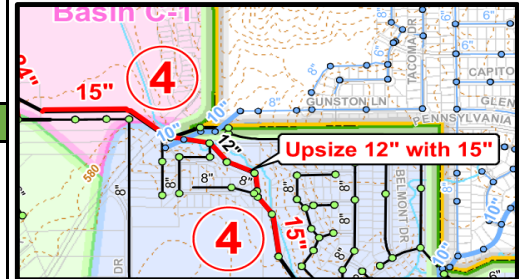
Project Description:

This project consists of replacing the existing 12-inch wastewater line with a 15-inch wastewater line from the existing 15-inch wastewater line north of Basin B to the existing 12-inch wastewater line west of Fountain Circuit.

Project Drivers:

This line will address an existing system deficiency and provide capacity for growth.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	15" Pipe 8- 16 feet deep	3,500	LF	\$ 180	\$ 630,000
2	60" Diameter Manhole	12	EA	\$ 7,000	\$ 84,000
3	24" Boring and Casing	100	LF	\$ 528	\$ 52,800
4	Concrete Pavement Repair	100	LF	\$ 90	\$ 9,000
SUBTOTAL:					\$ 775,800
CONTINGENCY				20%	\$ 155,200
SUBTOTAL:					\$ 931,000
ENG/SURVEY				15%	\$ 139,700
SUBTOTAL:					\$ 1,070,700
Estimated Project Total:					\$ 1,070,700

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 5

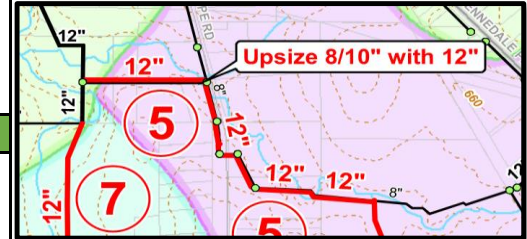
Phase: Proposed

Project Name: 12-inch Wastewater Interceptor Replacement along South New Hope Road

Project Description:

This project consists of the replacing the existing 8/10-inch wastewater lines with a 12-inch wastewater line from the existing 12-inch line at the boarder of Basin B and Basin B-1 to the existing 8-inch wastewater line approximately 1,300 feet east of South New Hope Road.

Vicinity Map



Project Drivers:

This line will address an existing system deficiency and provide capacity for growth to the east of South New Hope Road.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	3,900	LF	\$ 144	\$ 561,600
2	48" Diameter Manhole	12	EA	\$ 6,000	\$ 72,000
3	20" Boring and Casing	250	LF	\$ 440	\$ 110,000
4	Concrete Pavement Repair	100	LF	\$ 90	\$ 9,000
				SUBTOTAL:	\$ 752,600
				CONTINGENCY	20%
					\$ 150,600
				SUBTOTAL:	\$ 903,200
				ENG/SURVEY	15%
					\$ 135,500
				SUBTOTAL:	\$ 1,038,700
Estimated Project Total:					\$ 1,038,700

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 6

Phase: Proposed

Project Name: 8-inch Wastewater Line Extension in Basin B-1

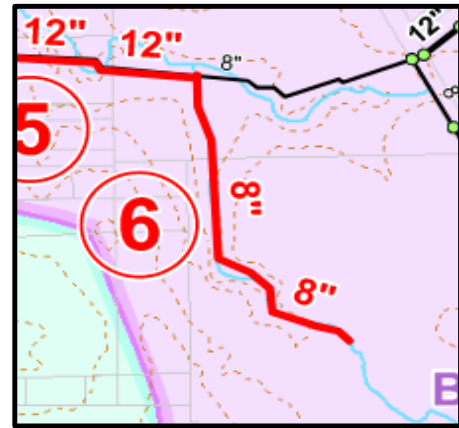
Project Description:

This project consists of approximately 2,400 feet of an 8-inch wastewater line extending from the proposed 12-inch wastewater line east of South New Hope Road in Basin B-1.

Project Drivers:

This line will extend wastewater service to future development in the western portion of Basin B-1.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	2,400	LF	\$ 96	\$ 230,400
2	48" Diameter Manhole	7	EA	\$ 6,000	\$ 40,800
3	16" Boring and Casing	100	LF	\$ 352	\$ 35,200
SUBTOTAL:					\$ 306,400
CONTINGENCY				20%	\$ 61,300
SUBTOTAL:					\$ 367,700
ENG/SURVEY				15%	\$ 55,200
SUBTOTAL:					\$ 422,900
Estimated Project Total:					\$ 422,900

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 7

Phase: Proposed

Project Name: 10/12-inch Wastewater Line Extension in Basin B-2 Phase I

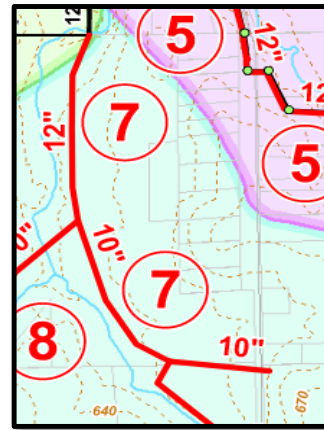
Project Description:

This project consists of a 10/12-inch wastewater line extending from the existing 12-inch wastewater line in Basin B-2 to South New Hope Road.

Project Drivers:

This line will provide capacity for growth in the southern portion of the City in Basin B-2.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" Pipe 8- 16 feet deep	1,800	LF	\$ 144	\$ 259,200
2	10" Pipe 8- 16 feet deep	2,500	LF	\$ 120	\$ 300,000
3	48" Diameter Manhole	11	EA	\$ 6,000	\$ 66,000
4	Concrete Pavement Repair	100	LF	\$ 90	\$ 9,000
SUBTOTAL:					\$ 634,200
CONTINGENCY				20%	\$ 126,900
SUBTOTAL:					\$ 761,100
ENG/SURVEY				15%	\$ 114,200
SUBTOTAL:					\$ 875,300
Estimated Project Total:					\$ 875,300

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 8

Phase: Proposed

Project Name: 10-inch Wastewater Line Extension in Basin B-2 Phase II

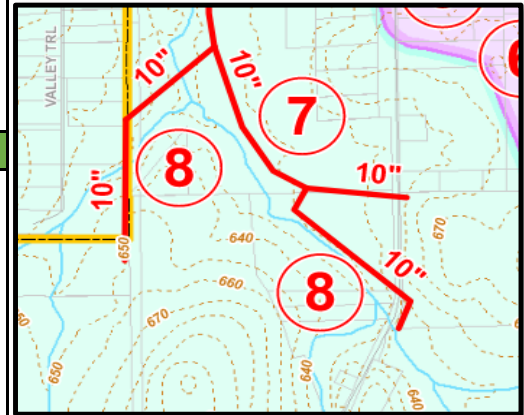
Project Description:

Vicinity Map

This project consists of approximately 4,200 feet of 10-inch wastewater lines extending from the proposed 10-inch wastewater line in Basin B-2.

Project Drivers:

This line will extend wastewater service to future development in the southern portion of the City between Basins B and B-1.



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	10" Pipe 8- 16 feet deep	4,200	LF	\$ 120	\$ 504,000
2	48" Diameter Manhole	13	EA	\$ 6,000	\$ 78,000
3	18" Boring and Casing	100	LF	\$ 396	\$ 39,600
SUBTOTAL:					\$ 621,600
CONTINGENCY				20%	\$ 124,400
SUBTOTAL:					\$ 746,000
ENG/SURVEY				15%	\$ 111,900
SUBTOTAL:					\$ 857,900
Estimated Project Total:					\$ 857,900

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 9

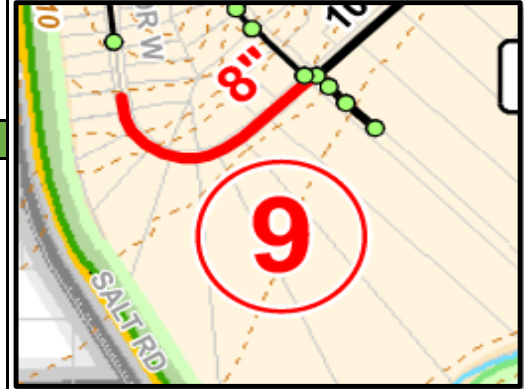
Phase: Proposed

Project Name: 8-inch Wastewater Line Extension along Oak Crest Drive

Project Description:

Vicinity Map

This project consists of approximately 1,200 feet of an 8-inch wastewater line extending from the existing 10-inch wastewater line near Oak Crest Drive East.



Project Drivers:

This line will provide capacity for growth along Oak Crest Drive West.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	1,200	LF	\$ 96	\$ 115,200
2	48" Diameter Manhole	4	EA	\$ 6,000	\$ 26,400
				SUBTOTAL:	\$ 141,600
				CONTINGENCY	20%
					\$ 28,400
				SUBTOTAL:	\$ 170,000
				ENG/SURVEY	15%
					\$ 25,500
				SUBTOTAL:	\$ 195,500
Estimated Project Total:					\$ 195,500

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

City of Kennedale



DRAFT Wastewater Capital Improvement Cost Estimate

February 2021

Construction Project Number: 10

Phase: Proposed

Project Name: 8-inch Wastewater Line Extension along Highway 287

Project Description:

This project consists of approximately 3,300 feet of an 8-inch wastewater line extending from the existing 6-inch wastewater line in the southeast portion of the City along Mansfield Highway.

Project Drivers:

This line will provide capacity for growth in the southeast portion of the Kennedale.

Vicinity Map



Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	8" Pipe 8- 16 feet deep	3,300	LF	\$ 96	\$ 316,800
2	48" Diameter Manhole	9	EA	\$ 6,000	\$ 51,600
SUBTOTAL:					\$ 368,400
CONTINGENCY				20%	\$ 73,700
SUBTOTAL:					\$ 442,100
ENG/SURVEY				15%	\$ 66,400
SUBTOTAL:					\$ 508,500
Estimated Project Total:					\$ 508,500

Comments: FNI OPCC does not include any factors to account for the ongoing COVID-19 government enforced closures worldwide which could potentially impact material, equipment, and/or labor costs on the project. In addition, the impact on construction schedules due to the COVID-19 pandemic is unknown.

FREESE AND NICHOLS, INC.
4055 INTERNATIONAL PLAZA, SUITE 200
FORT WORTH, TEXAS 76109
817-735-7300

www.freese.com

MEETING DATE: APRIL 20, 2021

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.F.4.

SUBJECT

CASE #PZ 21-10 — Consider approval of a request by Greg Brown to vacate the replat of 1159-1161 Falcon View Dr., Lot 15R, Block 7, Falcon Wood Estates Phase Two, City of Kennedale, Tarrant County, Texas, that was approved on April 10, 2008, Case PZ 18-03

ORIGINATED BY

Melissa Dailey, Director of Planning & Economic Development

SUMMARY

The applicant is requesting approval of the vacation of a replat for 1161 Falcon View. On April 10, 2008, the City Council approved a replat of two parcels in the Falcon Wood Estates Addition to combine parcels at 1159 and 1161 Falcon View Drive into one larger parcel. The two ½ acre parcels were combined to create one 1-acre lot. The lot has not been developed, and the owner desires to vacate the replat, resulting in the parcels being ½ acre each as the development was originally platted. The zoning for Falcon Wood is R2, requiring a minimum ½ acre lots. Therefore the requested vacation of the replat in 2008 would result in parcels of ½ acre each that meet the zoning requirements and return the parcels to their originally platted size for the subdivision.

During their Thursday, April 8, 2021 meeting, the Planning & Zoning (P&Z) Commission voted 5 to 0 to recommend approval of this request. Staff recommends approval.

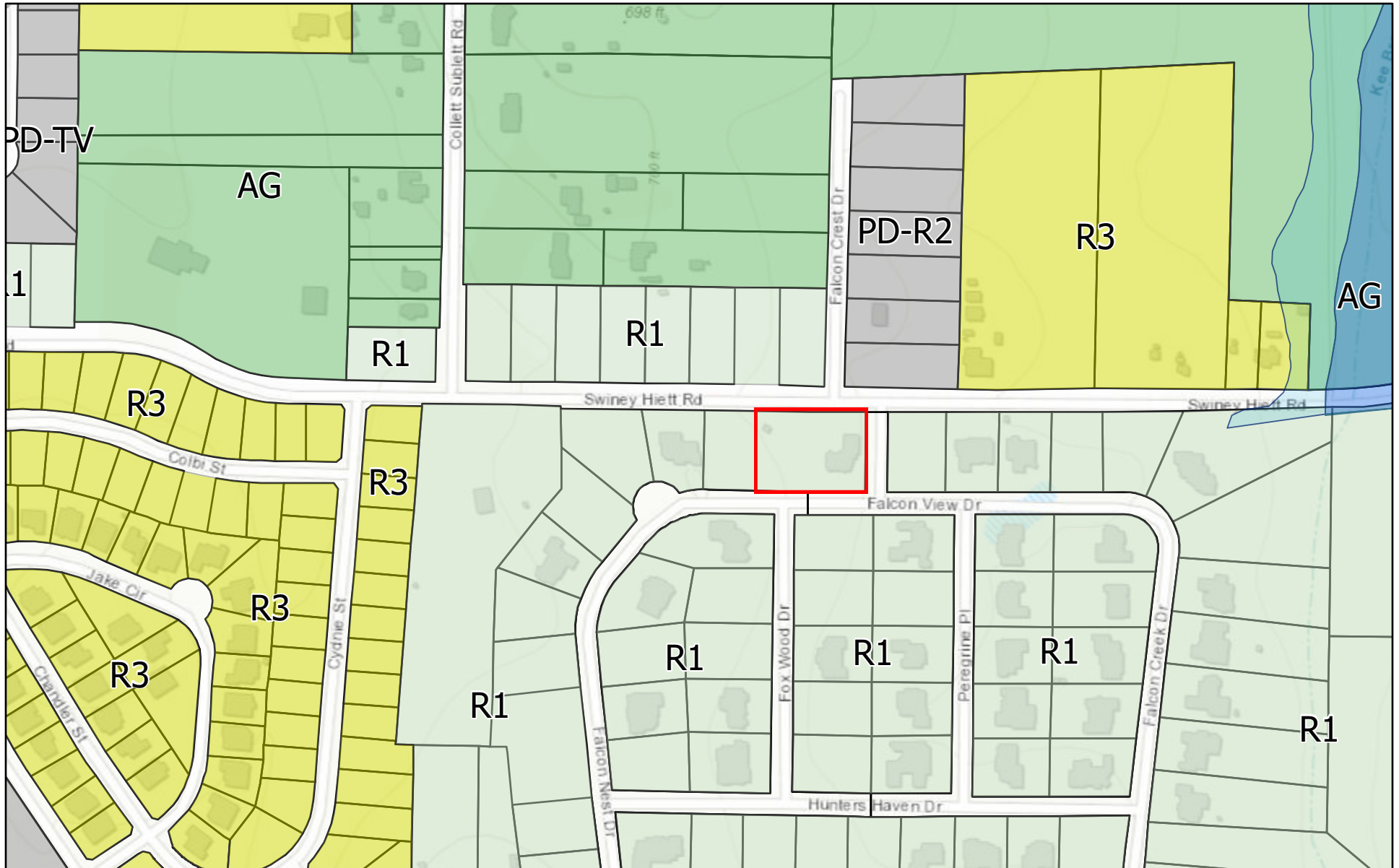
RECOMMENDATION

Approve

ATTACHMENTS

1.	1161 Falcon View Map	1161 Falcon View Map.pdf
2.	Tax Certificates	Tax Certificates.pdf
3.	FalconWoodPhaseIIPlat	FalconWoodPhaseIIPlat.pdf
4.	Vacate Plat	Vacate Plat.pdf

1161 Falcon View Dr



4/5/2021, 12:11:09 PM

Overlay Districts - Floodplain

Floodway

1% Annual Chance Flood Hazard

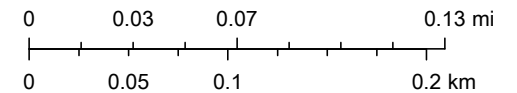
Zoning (View)

AG - Agricultural District

R1 - Single Family Residential District

R3 - Single Family Residential 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 |

D208207605
B3551

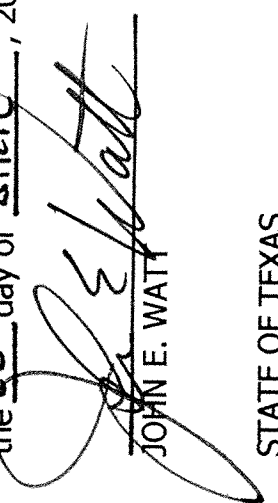
STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN E. WATT AND WIFE, MARGARET C. WATT, does hereby adopt this plat designating the hereinabove described real property as, LOT 15R, BLOCK 7, FALCON WOOD ESTATES, PHASE TWO to the City of Kennedale, Texas and does hereby dedicate to the public's use the streets, alleys, right-of-way, easements and any other public areas shown on this plat.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this

the 22nd day of April, 2008


JOHN E. WATT


MARGARET C. WATT

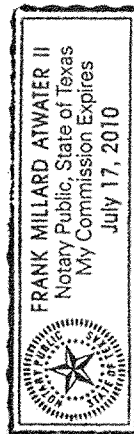
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said county and State, on this day personally appeared JOHN E. WATT AND WIFE, MARGARET C. WATT, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated and in the capacity, therein expressed.

Given under my hand and seal of office

this 22nd day of April, 2008


NOTARY PUBLIC/
STATE OF TEXAS



STATE OF TEXAS
COUNTY OF TARRANT

D208207605

WHEREAS, JOHN E. WATT and wife, MARGARET C. WATT are the owners of those certain tracts of land described County Clerk's File number D205387934 and D207140159, Tarrant County Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southeast corner of Lot 16, Block 7, Falcon Wood Estates, Phase One, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9624, Plat Records, Tarrant County, Texas, lying in the North right-of-way line of Falcon View Drive (a 50 foot wide right-of-way) at its intersection with the West right-of-way line of Eagle Nest Drive (a 50 foot wide right-of-way);

THENCE N 89° 50' 53" W, along the said North right-of-way line of Falcon View Drive, at 130.00 feet passing a 1/2-inch iron rod found at the Southeast corner of said Lot 16, being the Southeast corner of all of Lot 15, Block 7, Falcon Wood Estates, Phase Two, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 11719, an continuing in all a total distance of 250.00 feet to a 1/2-inch iron rod found at the Southwest corner of said Lot 15, being the Southeast corner of Lot 14, Block 7, said Falcon Wood Estates, Phase Two;

THENCE N 00° 09' 07" E, 181.50 feet along the common boundary line between said Lots 14 and 15, to a 1/2-inch iron rod set at the Northwest corner of said Lot 15, lying in the South right-of-way line of Swiney-Heitt Road (a 55 foot right-of-way);

THENCE S 89° 50' 53" E, along the South right-of-way line of said Swiney-Heitt Road at 120.00 feet passing a 1/2-inch iron rod found at the Northeast corner of said Lot 15, being the Northwest corner of aforesaid Lot 16 and continuing in all a total distance of 250.00 feet to a 1/2-inch iron rod found at the Northeast corner of said Lot 16 lying in the West right-of-way line of aforesaid Eagle Nest Drive at its intersection with the South right-of-way line of said Swiney-Heitt Road;

THENCE S 00° 09' 07" W, 181.50 feet along the East boundary line of said Lot 16, with the West right-of-way line of said Eagle Nest Drive to the PLACE OF BEGINNING, containing 45,390 square feet of land.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

395
B3551
BETSY PRICE
Tax Assessor-Collector

D208207605

TAX CERTIFICATE FOR ACCOUNT : 00004901096
AD NUMBER: A880-1-90
CERTIFICATE NO : 45707148
COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
COOMBS LAND SURVEYING INC

4374 W VICKERY BLVD
FORT WORTH TX 76107

DATE : 4/18/2008
FEE : \$10.00

PROPERTY DESCRIPTION
JOPLING, BEN SURVEY
A 880 TR 1

0000000 SWINEY HIETT RD
25.773 ACRES

PROPERTY OWNER
FALCON WOOD ESTATES INC

4381 W GREEN OAKS BLVD STE 102
ARLINGTON TX 760164468

PAGE 1 OF 1

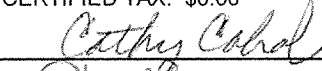
This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

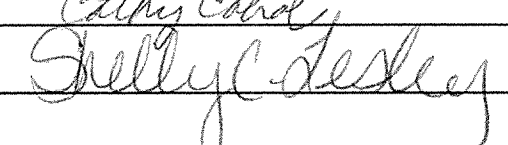
YEAR	TAX UNIT	AMOUNT DUE
2007	CITY OF KENNEDALE	0.00
2007	JPS HEALTH NETWORK	0.00
2007	KENNEDALE ISD	0.00
2007	Tarrant County	0.00
2007	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO : COOMBS LAND SURVEYING INC

ACCOUNT NUMBER: 00004901096

TOTAL CERTIFIED TAX: \$0.00

BY:  TARRANT COUNTY TAX OFFICE

BY:  TARRANT COUNTY TAX OFFICE

REVISED 10/26



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com

425
B3551
BETSY PRICE
Tax Assessor-Collector

D208207605

TAX CERTIFICATE FOR ACCOUNT : 00040658317
AD NUMBER: 13570A 7 16
CERTIFICATE NO : 45707144
COLLECTING AGENCY
BETSY PRICE
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY
COOMBS LAND SURVEYING INC

4374 W VICKERY BLVD
FORT WORTH TX 76107

DATE : 4/18/2008
FEE : \$10.00
PROPERTY DESCRIPTION
FALCON WOOD ESTATES
BLK 7 LOT 16

40658317
0001161 FALCON VIEW DR
0.5417 ACRES

PROPERTY OWNER
WATT, JOHN ETUX MARGARET

1161 FALCON VIEW DR
KENNEDEALE TX 760606463

PAGE 1 OF 1

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2007	CITY OF KENNEDEALE	0.00
2007	JPS HEALTH NETWORK	0.00
2007	KENNEDEALE ISD	0.00
2007	Tarrant County	0.00
2007	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

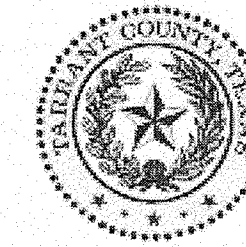
ISSUED TO : COOMBS LAND SURVEYING INC
ACCOUNT NUMBER: 00040658317
TOTAL CERTIFIED TAX: \$0.00

BY: [Signature] TARRANT COUNTY TAX OFFICE

BY: [Signature] TARRANT COUNTY TAX OFFICE

REVISED 10/26

FALCON WOOD Est.
D208207605
CABINET B SLIDE 3551
B3551



CITY OF KENNEDEALE
405 MUNICIPAL DR

KENNEDEALE TX 76060

Submitter: CITY OF KENNEDEALE

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 06/03/2008 03:58 PM
Instrument #: D208207605
PLAT B 6 PGS \$54.00

By: _____



D208207605

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

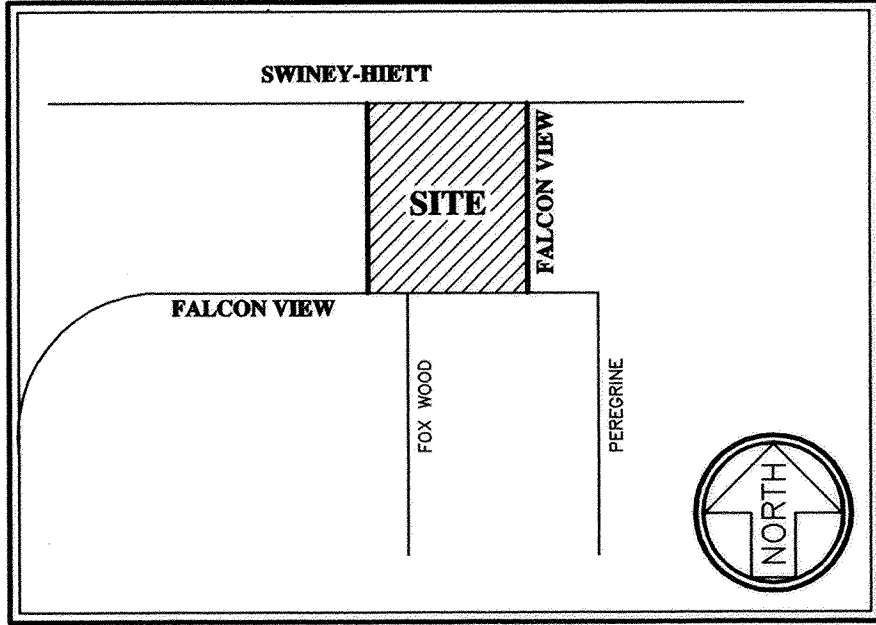
Printed by: BD

BASIS OF BEARINGS:

SOUTH RIGHT-OF-WAY LINE OF SWINEY-HIETT ROAD AS SHOWN ON PLAT RECORDED IN CAB. A, SLD. 9624.

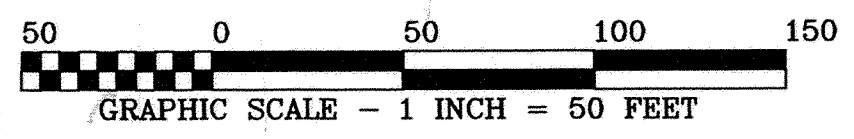
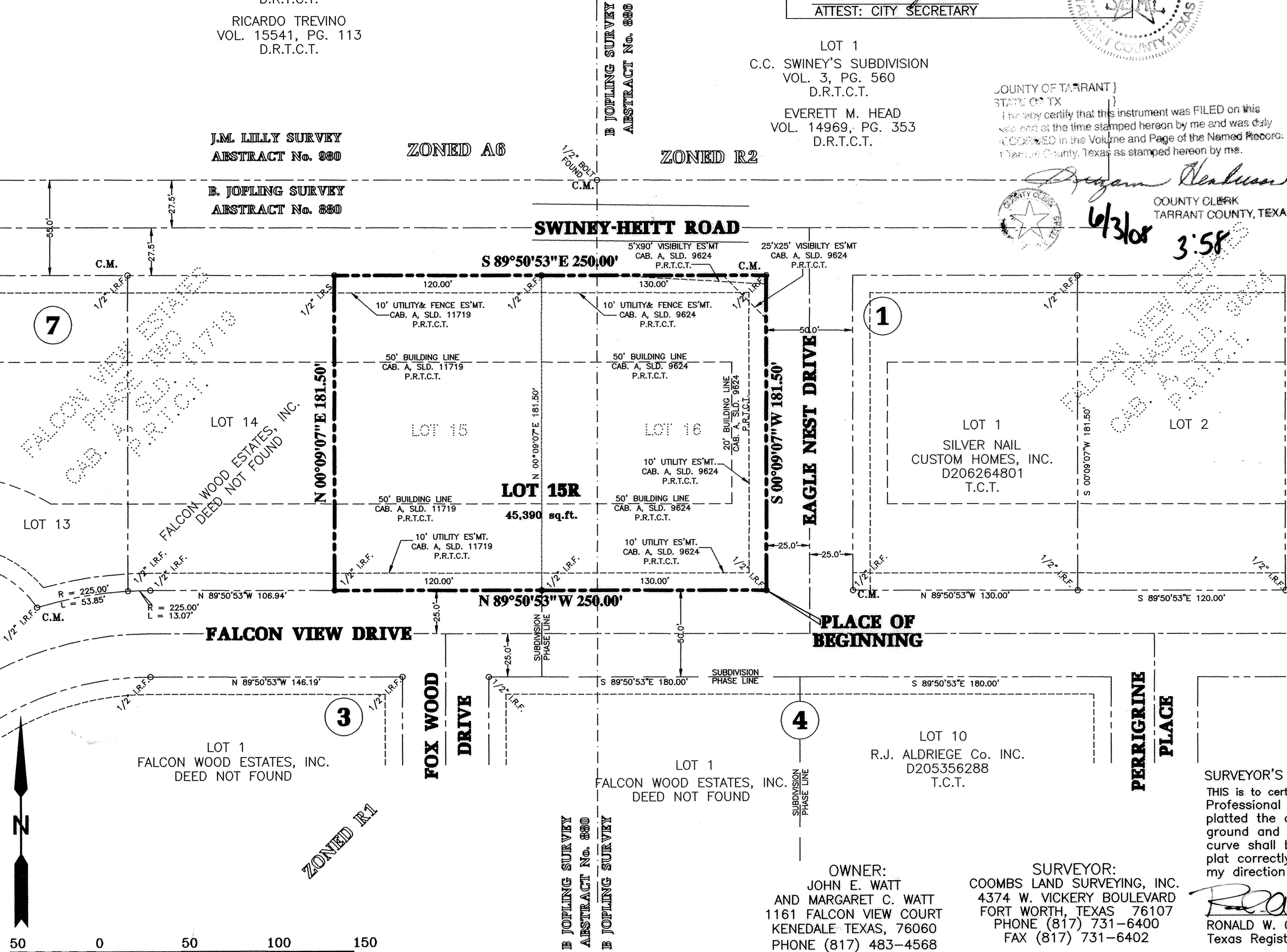
LEGEND

C.M.	CONTROLLING MONUMENT
I.P.F.O.	IRON ROD FOUND
I.R.F.O.	IRON PIPE FOUND
I.R.S.O.	IRON ROD SET



LOT 6
BLOCK 2
OLIVER ACRES
VOL. 1383, PG. 586 & 587
D.R.T.C.T.

RICARDO TREVINO
VOL. 15541, PG. 113
D.R.T.C.T.



CABINET: B SLIDE: 3551 DATE: _____

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY
ON THIS 6 DAY OF MAY, 2008
TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.
David Hun
CHAIRMAN PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY *Crystal Jost*
PLANNING AND ZONING COMMISSION

THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY
ON THIS 20 DAY OF MAY, 2008
TO APPROVE THIS PLAT FOR FILING OF RECORD.
Mryan Lankhorst
MAYOR, CITY OF KENNEDALE
Kathy Dwyer
ATTEST: CITY SECRETARY

LOT 1
C.C. SWINEY'S SUBDIVISION
VOL. 3, PG. 560
D.R.T.C.T.

EVERETT M. HEAD
VOL. 14969, PG. 353
D.R.T.C.T.

COUNTY OF TARRANT
STATE OF TX
I hereby certify that this instrument was FILED on this _____ day of _____ at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Named Record: _____ Tarrant County, Texas as stamped hereon by me.
Gregory Henderson
COUNTY CLERK
TARRANT COUNTY, TEXAS
6/3/08 3:58

0208207605



Coombs Land Surveying, Inc.
P.O. Box 11370 Fort Worth Texas 76110
4374 W. Vickery Blvd. Fort Worth Texas 76107
(817) 731-6400 (817) 731-6402 FAX
CLS JOB No. 07-0451

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, JOHN E. WATT and wife, MARGARET C. WATT are the owners of those certain tracts of land described County Clerk's File number D205387934 and D207140159, Tarrant County Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Southeast corner of Lot 16, Block 7, Falcon Wood Estates, Phase One, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9624, Plat Records, Tarrant County, Texas, lying in the North right-of-way line of Falcon View Drive (a 50 foot wide right-of-way) at its intersection with the West right-of-way line of Eagle Nest Drive (a 50 foot wide right-of-way);

THENCE N 89° 50' 53" W, along the said North right-of-way line of Falcon View Drive, at 130.00 feet passing a 1/2-inch iron rod found at the Southeast corner of said Lot 16, being the Southeast corner of all of Lot 15, Block 7, Falcon Wood Estates, Phase Two, an addition to the City of Kennedale, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 11719, an continuing in all a total distance of 250.00 feet to a 1/2-inch iron rod found at the Southwest corner of said Lot 15, being the Southeast corner of Lot 14, Block 7, said Falcon Wood Estates, Phase Two;

THENCE N 00° 09' 07" E, 181.50 feet along the common boundary line between said Lots 14 and 15, to a 1/2-inch iron rod set at the Northwest corner of said Lot 15, lying in the South right-of-way line of Swiney-Heitt Road (a 55 foot right-of-way);

THENCE S 89° 50' 53" E, along the South right-of-way line of said Swiney-Heitt Road at 120.00 feet passing a 1/2-inch iron rod found at the Northeast corner of said Lot 15, being the Northwest corner of aforesaid Lot 16 and continuing in all a total distance of 250.00 feet to a 1/2-inch iron rod found at the Northeast corner of said Lot 16 lying in the West right-of-way line of aforesaid Eagle Nest Drive at its intersection with the South right-of-way line of said Swiney-Heitt Road;

THENCE S 00° 09' 07" W, 181.50 feet along the East boundary line of said Lot 16, with the West right-of-way line of said Eagle Nest Drive to the PLACE OF BEGINNING, containing 45,390 square feet of land.

STATE OF TEXAS
COUNTY OF TARRANT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JOHN E. WATT AND WIFE, MARGARET C. WATT, does hereby adopt this plat designating the hereinabove described real property as, LOT 15R, BLOCK 7, FALCON WOOD ESTATES, PHASE TWO to the City of Kennedale, Texas and does hereby dedicate to the public's use the streets, alleys, right-of-way, easements and any other public areas shown on this plat.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas

this the 22nd day of APRIL, 2008

John E. Watt *Margaret C. Watt*
JOHN E. WATT MARGARET C. WATT

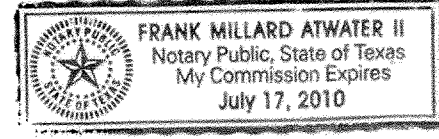
STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said county and State, on this day personally appeared JOHN E. WATT AND WIFE, MARGARET C. WATT, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated and in the capacity, therein expressed.

Given under my hand and seal of office

this the 22nd day of APRIL, 2008

Frank Millard Atwater II
NOTARY PUBLIC
STATE OF TEXAS



SURVEYOR'S CERTIFICATION
THIS is to certify that I, RONALD W. COOMBS, 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.

Ronald W. Coombs
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



REPLAT
LOT 15R, BLOCK 7
FALCON WOOD ESTATES
PHASE TWO

AN ADDITION TO THE CITY OF KENNEDALE TARRANT COUNTY, TEXAS BEING A REVISION OF LOT 15, BLOCK 7 FALCON WOOD ESTATES, PHASE TWO ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 11719 PLAT RECORDS, TARRANT COUNTY, TEXAS AND LOT 16, BLOCK 7 FALCON WOOD ESTATES, PHASE ONE AN ADDITION TO THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 9624 PLAT RECORDS, TARRANT COUNTY, TEXAS

1.042 ACRE OF LAND

APRIL 18, 2008 08-0042

13551

This is a detailed plat map of a residential subdivision. The map shows a grid of lots, with some lots numbered 1 through 18. The streets shown include Falcon Nest Drive, Falcon Ridge Drive, and Hunters Haven Drive. The map includes various survey measurements, such as bearings and distances, and legal descriptions for the lots. The map is oriented with North at the top. The lots are generally rectangular, with some irregular shapes. The map is divided into several sections, with some sections labeled with numbers in circles. The map is a technical drawing, with lines and text used to define the boundaries and areas of the lots. The map is a legal document, used to establish the boundaries and areas of the lots for legal purposes. The map is a detailed and accurate representation of the subdivision, showing all the necessary information for a legal description of the lots.

VACATING DECLARATION

FOR LOT 15R, BLOCK 7, FALCON WOOD ESTATES PHASE TWO REPLAT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

Know all men by these presents that I, John E. Watt, acknowledge that I am the sole owner of the lots covered by the replat known as Lot 15R, Block 7, Falcon Wood Estates Phase Two, approved by the City of Kennedale City Council on May 20, 2008, and recorded in Cabinet B, Slide 3551, File No. D208207605, of the Tarrant County Real Property Records.

In accordance with section 212.013 of the Texas Local Government Code, we declare such replat known as Lot 15R, Block 7, Falcon Wood Estates Phase Two to be vacated.

It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced replat by filing this vacation instrument in the Tarrant County Real Property Records.

It is understood by the undersigned that the filing of this instrument in the Tarrant County Real Property Records shall cause the Tarrant County Clerk to write legibly the word "Vacated" across the replat so vacated and shall enter on the replat a reference to the volume and page at which this instrument is recorded.

Executed this _____ day of _____, 2021.

John E. Watt

Approval of Plat Vacation

This Vacating Declaration for Lot 15R, Block 7, Falcon Wood Estates Phase Two Replat has been submitted to and considered by the Planning and Zoning Commission of the City of Kennedale, Texas, and is hereby approved by such commission.

Dated: _____ day of _____, 2021.

Martha Dibella, Chair

This Vacating Declaration for Lot 15R, Block 7, Falcon Wood Estates Phase Two Replat has been submitted to and considered by the City Council of the City of Kennedale, Texas, and is hereby approved by such council.

Dated: _____ day of _____, 2021.

Brian Johnson, Mayor

ACKNOWLEDGEMENTS

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared John E. Watt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Martha Dibella, known to me to be the person whose name is subscribed to the foregoing instrument as Chair of the Planning and Zoning Commission of the City of Kennedale, Texas, a municipal corporation, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Johnson, known to me to be the person whose name is subscribed to the foregoing instrument as Mayor of the City of Kennedale, Texas, a municipal corporation, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for the State of Texas

My commission expires: _____

MEETING DATE: APRIL 20, 2021

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

SUBJECT

Conduct a public hearing and consider an Ordinance amending the 2012 Comprehensive Plan by amending the Future Transportation Plan to reclassify Swiney Hiatt Road as an Avenue type thoroughfare and to realign Oak Crest Drive

ORIGINATED BY

Melissa Dailey, Director of Planning & Economic Development

SUMMARY

Swiney Hiatt Road is currently classified as a "Street" in the Future Transportation Plan. Future improvements to Swiney Hiatt are proposed and a "Street" classification does not allow for impact fees to be utilized for those improvements. Reclassification to "Avenue" will allow for impact fees to be utilized for future improvements on Swiney Hiatt.

The realignment of Oak Crest Drive on the west side of Kennedale Parkway to intersect the Parkway at a 90-degree angle will create a safer intersection while meeting Texas Department of Transportation (TxDOT) standards. This realignment would also allow for Oak Crest Drive to align with Gilman Road on the east side of the Parkway.

During their Thursday, April 8, 2021 meeting, the Planning & Zoning (P&Z) Commission voted 5 to 0 to recommend approval of this amendment to the Comprehensive Plan. Staff recommends approval.

RECOMMENDATION

Approve

ATTACHMENTS

1.	O 2020_04.20 - Comp Plan Amendment	O 2020_04.20 - Comp Plan Amendment.pdf
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ORDINANCE NO. _____

AN ORDINANCE AMENDING THE 2012 COMPREHENSIVE PLAN BY AMENDING THE FUTURE TRANSPORTATION PLAN TO RECLASSIFY SWINEY HIETT ROAD AS AN AVENUE TYPE THOROUGHFARE AND TO REALIGN OAK CREST DRIVE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; 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, the City Council has previously adopted the 2012 Comprehensive Plan, a component of which is the Future Transportation Plan; and

WHEREAS, the City Council now deems it necessary to amend the Future Transportation Plan to reclassify Swiney Hiett Road as an Avenue type thoroughfare and to realign Oak Crest Drive; and

WHEREAS, the adoption of the amendments by this ordinance will promote the sound development of the City and is in the best interests of and will promote the public health, safety, and welfare.

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

SECTION 1.

The City of Kennedale 2012 Comprehensive Plan is hereby amended by amending the Future Transportation Plan to reclassify Swiney Hiett Road as an Avenue type thoroughfare and to realign Oak Crest Drive to intersect Kennedale Parkway at a 90-degree angle and allow for alignment with Gilman Road on the east side of Kennedale Parkway, as shown on the attached Exhibit "A". City staff is authorized to make amendments to the Future Transportation Plan that are in accordance with this ordinance and Exhibit "A".

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Kennedale, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

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, and 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 4.

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED THIS 20th DAY OF APRIL, 2021.

APPROVED:

MAYOR BRIAN JOHNSON

[CITY SEAL]

ATTEST:

CITY SECRETARY LESLIE E. GALLOWAY

APPROVED AS TO FORM AND LEGALITY:

EFFECTIVE DATE:

CITY ATTORNEY DREW LARKIN

**2012
COMPREHENSIVE
PLAN UPDATE**

FUTURE TRANSPORTATION PLAN

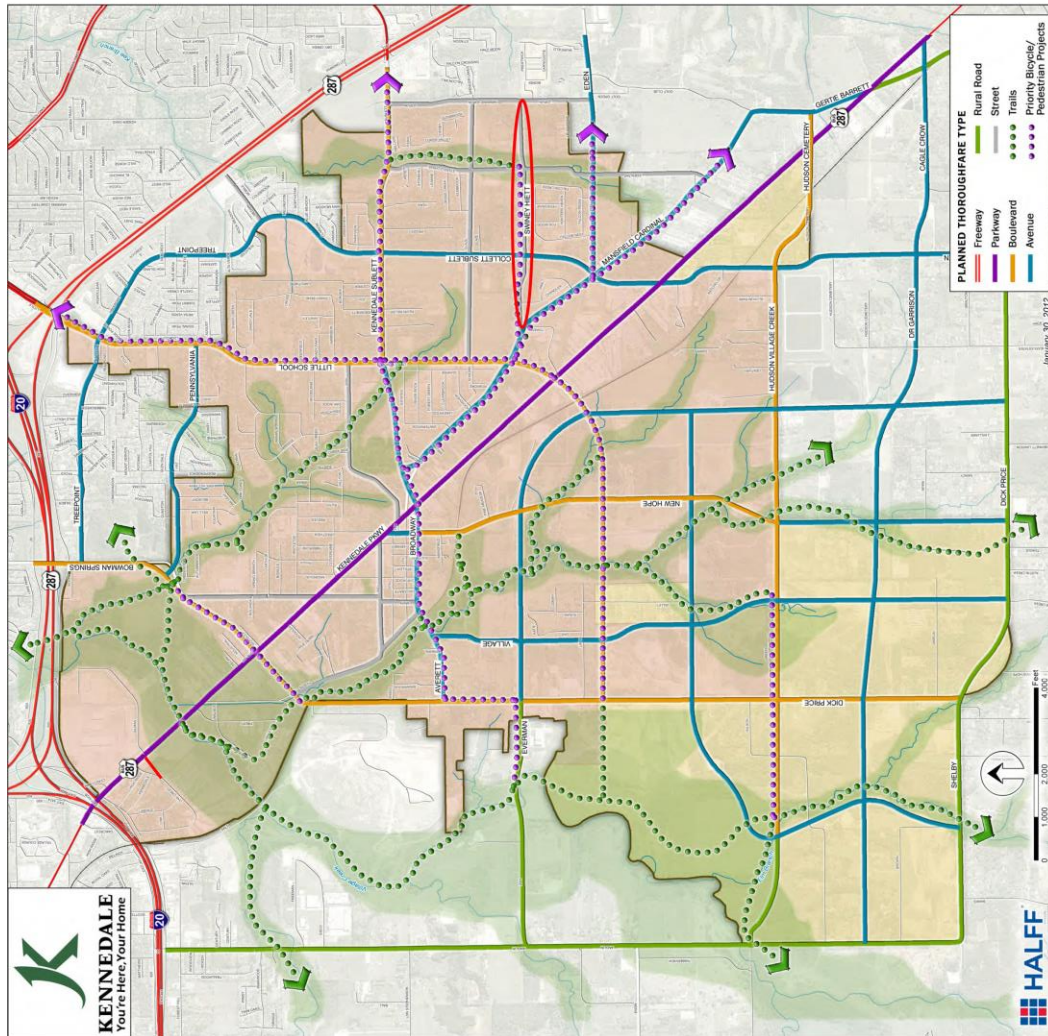
Thoroughfare Type	Parkway	Multway Parkway Main lanes / Access lanes	Boulevard	Avenue	Street	Rural Road
Number of Through Lanes	4	4 / 2	4	2 to 4	2	2
Desired Operating Speed (mph)	40-45	40-45 / 30-35	35-40	30-35	25-30	35-40
Median	16'-18'	12'-18' / 6'-8'	12'-18'	4'-16' (optional)	--	--
Driveway Access	Limited	From access lanes	Limited	Yes	Yes	Yes
Curb Parking	No	Yes (access lane)	Optional	Yes	Yes (not delineated)	No
Pedestrian Facilities ¹ (clear through- way)	5'	5'-10' (access lanes)	5'-10'	5'-10'	5'-8'	5'
Bicycle Facilities ²	SP or SH	BL or SL	BL or BBL	BL or SL	SL	SL or SH
Streetside Width ³	18'-25'	15'-20'	18'-22'	15'-20'	10'-16'	25'-30'
Required ROW Width	100'-150'	120'-160'	100'-130'	60'-110'	50'-70'	80'-100'

NOTES:

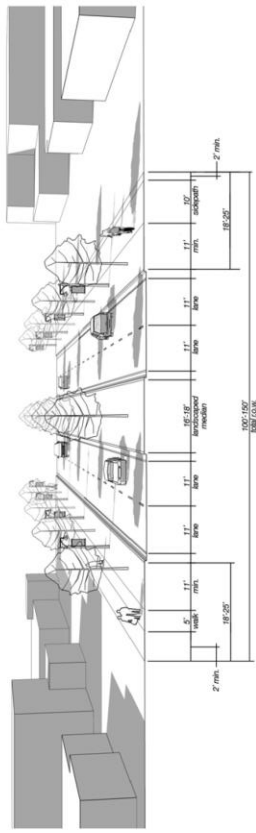
¹ Proposed widths of pedestrian facilities should be applied to both sides of the street.

² SP - Side Path
SH - Shared lane
SL - Shared lane
BBL - Buffered bike lane
BL - Bike lane

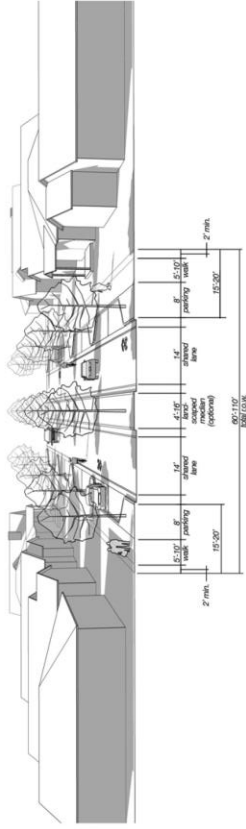
³ Streetside Width refers to the area between the street and building. It includes the edge, furnishings/planting strip, clear throughway, and frontage zones.



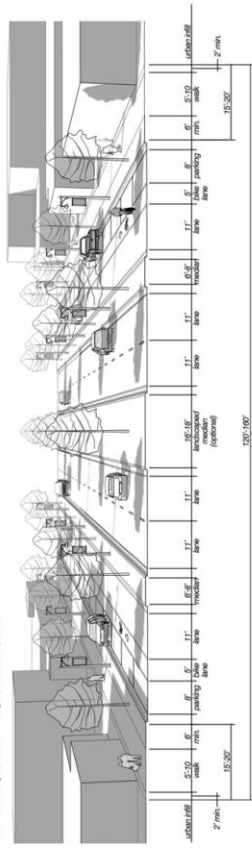
parkway (example)



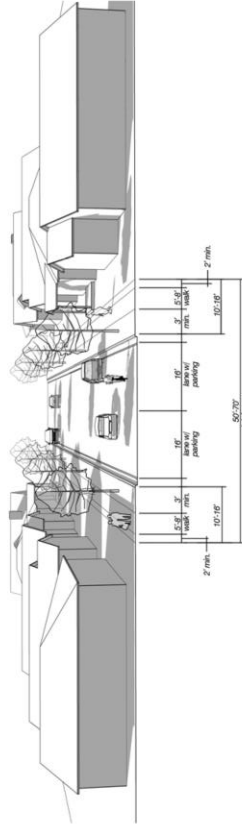
avenue (example)



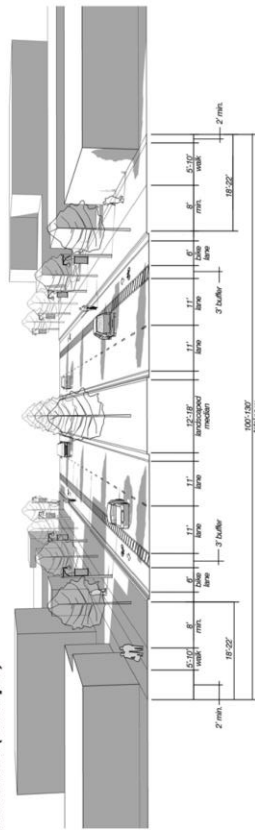
multiway parkway (example)



street (example)



boulevard (example)



rural road (example)

