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KENNEDALE CITY COUNCIL MINUTES

SPECIAL MEETING | AUGUST 24, 2021 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Linda Rhodes called the meeting to order at 5:30 p.m., noting that members of the public had access to a live feed without the option for public comment. No speaker forms had been received at this time.

II. ROLL CALL

Present: Mayor Linda Rhodes; Mayor Pro Tem Jan Joplin, Place 1; Gary Mitchell, Place 2; Linda Rhodes, Place 4; James Connor, Place 5; **Absent:** Julie Jacobson, Place 3; ***Staff:*** *Interim City Manager Leslie E. Galloway, Police Chief Darrell Hull, Director of Finance and Information Technology Lakeita Sutton, Fire Chief James Brown, Interim Public Works Director Stan Rountree, Administrative Assistant Rosie Ericson*

III. WORK SESSION

A. WORK SESSION REPORTS

1. Continued discussion of the FY2021-22 Proposed Budget
   THIS ITEM WAS TAKEN OUT OF ORDER. THE ACTION ITEMS WERE CONSIDERED FIRST.

   Finance Director Lakeita Sutton stated that the budget had been previously presented and that staff now sought Council input, adding that if the current tax rate was carried forward, the FY21-22 end-of-year General Fund balance was projected at 11.1 percent. At this time, Sutton requested input from Council.

   There was some discussion of the process thus far, American Rescue Plan Act (ARPA) funding, potential uses and/or earmarking of EDC revenues, past projects that the EDC could potentially reimburse other funds in relation to, the need for more aggressive EDC recruitment and business promotion, infrastructure needs, that the EDC is expected to consider repurchase of the land associated with the hotel project, staffing levels, proposed cost of living adjustments for civilian employees, the cost of terminating the City Manager, potential of engaging an economic development consultant, desire to see EDC support the Streets and/or General Funds, franchise fees, the process of integrating the Streets Fund into the General Fund, the percentage of and process for calculating various interfund transfers for administrative services, forthcoming invoices from Arlington Water Utilities, current implementation of the public safety step plan and civilian employee compensation adjustments, the current ad valorem tax rate, costs associated with turnover, the plan to move from leasing to purchasing fleet vehicles, various line items within the Mayor and Council budget, engineering costs, the Police Department request for expanded functionality of the simulator, equipment requested by Public Works, mowing contracts, terms of the School Resource Office (SRO) contract, the possibility of purchasing the requested police radios in the current FY budget, park maintenance fee increase, and the possibility of reducing the Planner position to part

time.

The Council took a brief recess from 7:45 p.m. to 7:55 p.m.

Following the recess, Ms. Sutton discussed the tax rate impact summary, noting that a one penny change to the ad valorem tax rate equated to $89,336 of revenue. She then summarized those amendments to the proposed budget that staff understood that there was now a consensus among the Council to implement: 1) add $9800 for certification pay; 2) add additional SRO revenue (according to the contract); 3) wish to see a scenario with a part-time or no Planner position; 4) revenue on commercial franchise fee with Waste Connections; 5) scenario without the two percent increase for civilians; 6) detailed breakout of engineering costs; and 7) inclusion of the less expensive zero turn mower instead.

Mayor Rhodes noted that the next budget workshop would be August 31, at 5:30 p.m.; and that the Public Hearing on the budget and tax rate was schedule for Wednesday, September 15, at 5:30 p.m.

IV. SPECIAL SESSION

A. Consider authorizing the Interim City Manager to enter into a professional services agreement with Dunaway for interim municipal planning consulting services at a maximum cost of $6,000 per month

Interim City Manager Leslie Galloway stated that there were vacancies in the Community Development Department, noting that Chance LeBlanc, a Planner with Dunaway, was available to answer questions from the Council; and that LeBlanc would be assisting with researching and presenting Planning and Zoning and Board of Adjustment cases as well as general planning and platting questions. She added that staff would also have access to Dunaway Associate Barry Hudson, if needed.

There was some discussion of the term of these services, the number of hours available, and LeBlanc's role in P&Z and BOA cases as well as his credentials. Galloway stated that these services are not expected to extend past the end of the calendar year. Councilmember Austin Degenhart noted that the rates in the contract were competitive.

Motion Approve. **Action** Approve authorizing the Interim City Manager to enter into a professional services agreement with Dunaway for interim municipal planning consulting services at a maximum cost of $6,000 per month, **Moved By** Joplin, **Seconded By** Degenhart. **Motion passed 3-1**, with Connor voting against.

B. Consider approval of a Developer's Agreement for the Alta 287 Development, 3100 Joplin Road

Interim City Manager Leslie Galloway stated that this agreement must be executed in order for construction permits to be issued, that staff had answered questions from the Mayor and Councilmember Degenhart, and that the agreement was standard in form to past developer's agreements. Councilmember Joplin stated that she felt more comfortable with a full presentation on the agreement. Galloway stated that this agreement defined those fees and bonds that would be paid by the developer and established a one-year deadline for all improvements to be completed, that the reference to Hillside was in error

and had been omitted, that sidewalk locations had been added to note that the would be installed per the approved plans, that a dateline had been added to the signature page, that the engineers and the attorney had reviewed the document, and that the adopted fee schedule allowed for engineering review fees to be passed onto the developer. Mayor Rhodes stated that she was uncomfortable signing until all fees had been paid and the required bonds were in place, noting that the date of the document was important. She added that the options were to table the item or to authorize the Interim City Manager to execute the agreement after all fees and bonds were in place. Councilmember Degenhart noted that any delay might cause negative contractual obligations for the project due to the current volatility in supply prices. Councilmember Joplin noted that this project was approved by a prior Council, that the development agreement was the responsibility of an administrative position, and that the current consideration was to execute this agreement so that this previously approved project could proceed according to schedule.

Motion Approve. **Action** Approve authorizing the Interim City Manager to, upon receipt of all fees and bonds, execute a Developer's Agreement for the Alta 287 Development, 3100 Joplin Road, **Moved By** Joplin, **Seconded By** Mitchell.

In response to a question from Councilmember Connor, Galloway stated that the current zoning was Multi-Family (MF).

Motion passed unanimously.

V. ADJOURNMENT

Motion Adjourn. **Action** Adjourn, **Moved By** Mitchell, **Seconded By** Mayor Pro Tem Joplin. **Motion passed unanimously.**

Mayor Rhodes adjourned the meeting at 8:06 p.m.

APPROVED:

Linda Rhodes

LINDA RHODES, MAYOR

ATTEST:

Leslie E. Galloway

LESLIE E. GALLOWAY, CITY SECRETARY

CITY OF KENNEDALE TARRANT COUNTY, TEXAS SEAL