

**KENNEDALE CITY COUNCIL AGENDA**  
**REGULAR MEETING | NOVEMBER 16, 2021 AT 5:30 PM**  
**CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060**

**MEMBERS OF THE PUBLIC MAY JOIN IN PERSON OR  
ACCESS A LIVE FEED AT [WWW.CITYOFKENNEDEALE.COM/VIDEOS](http://WWW.CITYOFKENNEDEALE.COM/VIDEOS)  
THE VIRTUAL OPTION DOES NOT ALLOW FOR PUBLIC COMMENT**

**I. CALL TO ORDER**

*To address the City Council regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Council as a whole, rather than individual Councilmembers or staff.*

**A. ROLL CALL**

**II. WORK SESSION**

**A. WORK SESSION REPORTS**

1. Texas Coalition for Affordable Power (TCAP) recognition of the City of Kennedale as a founding member
2. Discussion of board and commission applicants and potential rosters, if desired
3. Hold a discussion and consider offering staff direction regarding Texas Water Development Board (TWDB) Flood Infrastructure Fund (FIF) grant application and funding sources for the Valley Lane Streambank Stabilization project

**B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA**

**III. REGULAR SESSION**

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

**B. VISITOR AND CITIZEN FORUM**

*At this time, any person may address the Council about items not on the agenda. 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.*

**C. REPORTS AND ANNOUNCEMENTS**

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

1. Updates from the City Council
2. Updates from the Mayor
3. Updates from the Interim City Manager
  - a. Introduction of Director of Human Resources and Administrative Services Caroline Green and Public Works Director Joe Walsh
4. Financial Reports for the City

**D. 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 October 18, 2021 special meeting
2. Approval of the minutes from the October 19, 2021 regular meeting

3. Appoint Public Works Director Joe Walsh (voting member) and Finance Director Lakeita Sutton (alternate) to the Fort Worth Wholesale Water and Wastewater Advisory Committee

#### E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider authorizing the President or Executive Director of the Kennedale Economic Development Corporation to negotiate, finalize, and execute a deed of trust in favor of Valliance Bank for property within TownCenter
2. Consider approval of an Interlocal Agreement (ILA) with the City of Arlington for the Sublett Road Project and authorize the Interim City Manager to execute the agreement
3. Discuss and consider adoption of a Resolution, affirming the casting of votes for the 2021 Tarrant Appraisal District (TAD) Board of Directors
4. Consider approval of a Resolution amending the certificate of formation and bylaws of the Kennedale Economic Development Corporation by adding two advisory non-voting members and amending requirements for the Executive Director
5. Consider making appointments to various advisory boards and commissions including the Board of Adjustment/Building Board of Appeals (BOA/BBA), Keep Kennedale Beautiful (KKB) Commission, Kennedale Economic Development Corporation (EDC), Parks and Recreation Board, Planning and Zoning (P&Z) Commission, Library Advisory Board, Utility and Infrastructure Board (UIB), TownCenter Development District (TDD) Board, and the Tax Increment Reinvestment Zone (TIRZ) #1 Board
6. Consider appointment of a Chair and Vice Chair of the Board of Adjustment (BOA) and Building Board of Appeals (BBA), pursuant to Ordinance 529, Section 1(c)(1)
7. Consider appointment of a Chair and Vice Chair of the Planning and Zoning Commission (P&Z), pursuant to Section 29.3.C.1 of the Unified Development Code (UDC)
8. Consider appointment of a Chair of the Tax Increment Reinvestment Zone Board (TIRZ) #1 Board of Directors, pursuant to Ordinance 506, Section 3
9. Consider appointment of a Chair and Vice Chair of the Utility and Infrastructure Board (UIB), pursuant to Ordinance 684, Section 1

#### F. PUBLIC HEARINGS

1. **CASE #PZ 21-15** — Continue a public hearing and consider adoption of an ordinance regarding a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6800 Oak Crest Drive W, Oak Crest Addition, Block 1, Lot 26, City of Kennedale, Tarrant County, Texas
2. **CASE #PZ 21-16** — Continue a public hearing and consider adoption of an ordinance regarding a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6808 Oak Crest Drive W, Oak Crest Addition, Block 1, Lot 28, City of Kennedale, Tarrant County, Texas

#### **IV. EXECUTIVE SESSION**

*Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene into Executive Session at any time to deliberate regarding the following matters:*

- 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, legal issues regarding the Open Meetings Act, and the following:
  1. Hammack Creek (337 Kennedale Sublett Road)
  2. Proposed Developments by SummaTerra Ventures at 404 E Kennedale Parkway, 521 W Kennedale Parkway, and 409 W Kennedale Parkway
  3. CASE #BOA 21-08
  4. CASES #PZ 21-13; #PZ 21-15; #PZ 21-16
  5. Estoppel and Deed of Trust related to property in TownCenter



B. **PURSUANT TO §551.074** — Deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: or to hear a complaint or charge against an officer or employee; and the following:

1. City Manager
2. City Secretary

**V. RECONVENE INTO OPEN SESSION AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED, INCLUDING THE FOLLOWING:**

- A. Consider appointment of City Manager and approving a City Manager Employment Agreement
- B. Consider taking action regarding City Secretary salary

**VI. ADJOURNMENT**

**CERTIFICATION**

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

  
LESLIE E. GALLOWAY, CITY SECRETARY

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

POSTED \_\_\_\_\_ (DATE) \_\_\_\_\_ (TIME)

**MEETING DATE:** NOVEMBER 16, 2021

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

**SUBJECT**

Texas Coalition for Affordable Power (TCAP) recognition of the City of Kennedale as a founding member

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Texas Coalition for Affordable Power (TCAP) Executive Director Margaret Somereve will present a plaque to the City of Kennedale, one of the founding members of this organization, that is now celebrating its 20th anniversary.

**About TCAP**

Authorized when the Texas Legislature took action to deregulate the state's electricity market in 2001, the Texas Coalition for Affordable Power is a unique alliance of cities and other political subdivisions that have joined together to purchase electricity for their own governmental use.

The more than 160 cities and other political subdivisions that comprise TCAP purchase in excess of 1.4 billion kilowatt/hours of power each year, making it the largest coalition of its type in the state. Using the strength of its numbers, TCAP negotiates terms and conditions for electric service that may be unavailable to a single city acting alone. This promotes healthier city budgets and benefits taxpayers.

TCAP was originally two separate non-profit corporations, the Cities Aggregation Power Project and the South Texas Aggregation Project, which merged in 2010. TCAP membership is open to all Texas cities (and other political subdivisions such as water districts) that purchase electricity in the deregulated market. It is run entirely by its members. The voluntary 15-person TCAP board of directors is made up of city officials and executives who meet once a month.

TCAP members enjoy a wide array of services that include professional consultant advice on electric load management and billing issues and access to legal counsel regarding electric utilities.

Source: [tcaptx.com/about-tcap](http://tcaptx.com/about-tcap)

**RECOMMENDATION**

None

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

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

**SUBJECT**

Discussion of board and commission applicants and potential rosters, if desired

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

At this time, the Council may discuss applicants, the board appointment process, and/or potential slates for the various Advisory Boards and Commissions. The attached document reflects all applications received as of the time of packet publication. This work session item is meant to allow for discussion in preparation of an action item on this same agenda, which allows for the Council to officially appoint incumbents and/or applicants to these advisory boards.

**RECOMMENDATION**

**ATTACHMENTS**

|    |                                             |                                                 |
|----|---------------------------------------------|-------------------------------------------------|
| 1. | Boards and Commissions Rosters 2021 - FINAL | Boards and Commissions Rosters 2021 - FINAL.pdf |
|----|---------------------------------------------|-------------------------------------------------|

# Boards, Councils, and Commissions that are Advisory to Council

## ADVISORY BOARDS

*These boards provide feedback, updates, and recommendations to Council on projects, actions, and other relevant topics:*

- Keep Kennedale Beautiful Commission (KKB)
- Parks and Recreation Board
- Planning and Zoning Commission (P&Z)
- Utility and Infrastructure Board
- Youth Advisory Council (YAC)  
(YAC is appointed in the spring)

*Advisory to staff only, but appointed by Council:*

- Library Advisory Board

## QUASI-JUDICIAL

*These boards enforce public policy and issue legally-binding decisions based on their authority under state law:*

- Board of Adjustment (BOA)
- Building Board of Appeals (BBA)

*\*While these are, indeed, two separate boards, for the purposes of the City of Kennedale, all BOA members shall automatically serve as members of BBA as well.*

## SEPARATE ENTITY BOARDS

*These boards oversee an affiliate organization that is a separate legal entity from the City:*

- Kennedale Economic Development Corporation (EDC or KEDC) Board
- TownCenter Development District Board (TDD) (Municipal Management District)
- Tax Increment Reinvestment Zone (TIRZ) Board of Directors

## ELIGIBILITY REQUIREMENTS

- 1+ year of residency (and continued residency for the entirety of service)
- Registered to vote in the City of Kennedale
- No felony convictions
- Ability to effectively communicate with public, board members, Council, and staff

Members serve two-year terms (no term limits). Even-numbered places are reappointed in even years; odd-numbered places in odd years.

Mayor and Council,

The purpose of this document is to inform you of what places on each board will be up for consideration. Terms on our Advisory Boards are two years in length, with half of the members coming up for reappointment each year, and no term limits. Even places expire this fall, and appointments are typically made by Council at the October Regular Meeting. However, this year, we held off until following the election so that any newly-elected members of the Council could be a part of the process.

In this document, you will find a listing of current board members and notes about the responsibilities, relevant bylaws, or unique characteristics of each board. You can read more about the boards at [cityofkennedale.com/boards](http://cityofkennedale.com/boards).

**Staff expects to include board applications in the November 16 packet along with an action item to consider appointments.**

Places that are expiring, vacant, or are being vacated by a member's choice are shaded orange.

Vacancies can be filled by incumbents, new applicants, or other persons recommended by Councilmembers.



Leslie E. Galloway

Interim City Manager

[lgalloway@cityofkennedale.com](mailto:lgalloway@cityofkennedale.com)

817-985-2104 office

682-215-6164 cell

[cityofkennedale.com/boards](http://cityofkennedale.com/boards)

UPDATED 11.05.2021

The City of Kennedale maintains several advisory boards and commissions that are composed of qualified, engaged residents who are relied upon to provide their unique perspectives, insights, experiences, and expertise. These boards augment the knowledge and perspectives of elected officials and staff, making their contributions invaluable to the process of establishing workable, responsive, and effective governance.

Most boards serve in an advisory capacity, working alongside staff to formulate knowledgeable policy recommendations for consideration by the Council. Other boards serve in a quasi-judicial fashion, with the power to make official decisions and rulings. Board members receive a nominal fee of \$1.00 per meeting attended.

### **TYPICAL DUTIES**

- Proactively solicit resident input in the development of policy
- Influence the development of a “pride of place” in Kennedale
- Recommend and periodically update long-range plans
- Maintain active and positive relationships with community organizations
- Coordinate activities and/or events with other boards or staff

### **EXPECTATIONS OF MEMBERS**

- Understand the role and scope of board members’ responsibilities
- Be informed of the individual board’s purpose and of its operating procedures
- Perform functions in the best interest of the residents as a whole, never self-interest or special interest group(s)
- Serve as liaison between city government and residents, aiming to reconcile opposing viewpoints and build consensus around goals and objectives
- Refrain from presenting personal views as those of the board or commission as a whole
- Review agendas and their corresponding packets prior to meetings to make the best use of limited board time
- Avoid all legal impropriety — even the appearance of impropriety — in the performance of public duties

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**We’ve been advertising for Board and Commission applicants. If you know of anyone in the community who might be interested, here are the links:**

- Information on these Boards: [www.cityofkennedale.com/boards](http://www.cityofkennedale.com/boards)
- Direct link to the Application: [www.cityofkennedale.com/boardapp](http://www.cityofkennedale.com/boardapp)

|            | FIRST         | LAST             | BOARD                 | BOA/BBA | EDC | KKB | LIBRARY | PARKS | P&Z     | TDD | TIRZ | UIB |
|------------|---------------|------------------|-----------------------|---------|-----|-----|---------|-------|---------|-----|------|-----|
| NEW        | Carlos        | Chargoy          | KKB, PARKS            |         |     | X   |         | X     |         |     |      |     |
| NEW TO EDC | James         | Connor           | EDC                   |         | X   |     |         |       |         |     |      |     |
| NEW        | Colby         | Cowan            | PARKS                 |         |     |     |         | X     |         |     |      |     |
| NEW        | David         | Dickinson-Cuniff | EDC, P&Z              |         | X   |     |         |       | X       |     |      |     |
| NEW        | Sara          | Johnson          | LIBRARY               |         |     |     | X       |       |         |     |      |     |
| NEW        | Coke          | Leach            | P&Z                   |         |     |     |         |       | X       |     |      |     |
| NEW        | Elizabeth     | MacDonnell       | PARKS, TDD            |         |     |     |         | X     |         | X   |      |     |
| NEW        | Shane (Bobby) | Rahier           | BOA/BBA, KKB, LIBRARY | X       |     | X   | X       |       |         |     |      |     |
| NEW        | Jerod         | Reeves           | EDC                   |         | X   |     |         |       |         |     |      |     |
| NEW TO P&Z | Azam          | Shaikh           | P&Z                   | SERVES  |     |     |         |       | X       |     |      |     |
| NEW        | JoAnna        | Wilkins          | BOA/BBA, P&Z          | X       |     |     |         |       | X       |     |      |     |
| INCUMBENT  | Ann           | Beck             | PARKS                 |         |     |     |         | X     |         |     |      |     |
| INCUMBENT  | Perry         | Clementi         | P&Z                   |         |     |     |         |       | X       |     |      |     |
| INCUMBENT  | Kimberly      | Courtney         | KKB                   |         |     | X   |         |       |         |     |      |     |
| INCUMBENT  | Rockie        | Gilley           | TIRZ                  |         |     |     |         |       |         |     | X    |     |
| INCUMBENT  | Corey         | Hines            | PARKS                 |         |     |     |         | X     |         |     |      |     |
| INCUMBENT  | Julie         | Jacobson         | EDC                   |         | X   |     |         |       |         |     |      |     |
| INCUMBENT  | Jeremy        | Johnston         | BOA/BBA, PARKS        | X       |     |     |         | X     |         |     |      |     |
| INCUMBENT  | Andrew        | Malkowski        | P&Z                   |         |     |     |         |       | X       |     |      |     |
| INCUMBENT  | Kenneth       | Michels          | PARKS                 |         |     |     |         | X     |         |     |      |     |
| INCUMBENT  | Linda         | Miller           | KKB                   |         |     | X   |         |       |         |     |      |     |
| INCUMBENT  | Robert        | Mundy            | LIBRARY               |         |     |     | X       |       |         |     |      |     |
| INCUMBENT  | Mark          | Perkins          | P&Z                   |         |     |     |         |       | X       |     |      |     |
| INCUMBENT  | Kelli         | Rod              | BOA/BBA               | X       |     |     |         |       |         |     |      |     |
| INCUMBENT  | Azam          | Shaikh           | BOA/BBA               | X       |     |     |         |       | APPLIED |     |      |     |
|            | FIRST         | LAST             | BOARD                 | BOA/BBA | EDC | KKB | LIBRARY | PARKS | P&Z     | TDD | TIRZ | UIB |

| BOA/BBA   Board of Adjustment/Building Board of Appeals (Quasi-Judicial) |                             |          |                                        |
|--------------------------------------------------------------------------|-----------------------------|----------|----------------------------------------|
| PLACE                                                                    | CURRENT MEMBER              | TERM END | NOTES AND/OR NOMINATION FOR THIS PLACE |
| 1                                                                        | Azam Shaikh, Vice Chair     | 2021     | Application received.                  |
| 2                                                                        | Jeff Nevarez, Chair         | 2022     |                                        |
| 3                                                                        | Kelli Rod                   | 2021     | Application received.                  |
| 4                                                                        | Thelma Kobeck               | 2022     |                                        |
| 5                                                                        | Lana Sather                 | 2021     | Not Reapplying.                        |
| 6                                                                        | Jeremy Johnston, Alternate  | 2022     |                                        |
| 7                                                                        | Jessica Virnoche, Alternate | 2021     | Reminder sent.                         |
| 8                                                                        | Myron Jones, Alternate      | 2022     |                                        |
| 9                                                                        | Patrick Vader, Alternate    | 2021     | Reminder sent.                         |

**NEW APPLICANTS:** Shane Rahier, JoAnna Wilkins

### POWERS AND DUTIES

The BOA hears resident requested appeals regarding decisions made by staff in their interpretation of the city's planning and zoning ordinances, hears appeals on zoning boundary disputes, issues decisions on nonconforming uses, and makes decisions on when to allow variances to the development regulations. In order to meet these responsibilities, board members must develop expertise in the formation and/or enforcement of ordinances.

The BBA hears appeals on alleged errors in staff decisions, enforces provisions of the Substandard Building Ordinance, and carries out the functions established by that ordinance to abate substandard buildings. In order to meet these responsibilities, members are expected to have some experience in the various fields of building construction and building standards, including building construction, mechanical design, plumbing systems, or electrical systems.

### ESTABLISHING AND GOVERNING DOCUMENTS

**BOA:** Authorized by State Law and [Section 8.03 of the Charter](#); Created by Ordinance 63-10 (1963); Amended via Ordinance 90-03 (1990), Ordinance 479 (2011), Ordinance 529 (2013), Ordinance 531 (2013); **Quorum=4**; See [Section 29.5](#) (page 29-5) of the Unified Development Code (UDC). **Council appoints the Chair and Vice Chair.**; **BBA:** Authority and actions discussed in [Sections 15-52, 15-53, and 15-54](#) of the Code. Created by Ordinance 86 (1995); Amended via Ordinance 479 (2011), Ordinance 531 (2013).

**Staff Liaison(s)** Director of Planning and Economic Development  
**Secretary** Planner and/or Permits Clerk  
**Regular Meeting** 6:00 p.m. on Second Tuesdays, if there is a case to hear

BOA/BBA

cityofkennedale.com/boa 6:00 p.m., second Tuesdays (as needed)

FY2020-21 | OCTOBER 1, 2020 - SEPTEMBER 30, 2021

Attendance Summary

| Month          |                                           | FEB | APR | MAY | PRESENT                        | ABSENT | %    | # Meetings |
|----------------|-------------------------------------------|-----|-----|-----|--------------------------------|--------|------|------------|
| PLACE          | Date                                      | 9   | 13  | 11  | << * Denotes a Special Meeting |        |      |            |
| 1              | Azam Shaikh, Vice Chair                   | P   | P   | A   | 2                              | 1      | 67%  | 3          |
| 2              | Jeff Nevarez, Chair Appt 5.21.19 as Chair | P   | P   | P   | 3                              | 0      | 100% | 3          |
| 3              | Kelli Rod                                 | P   | P   | A   | 2                              | 1      | 67%  | 3          |
| 4              | Thelma Kobeck                             | A   | A   | P   | 1                              | 1      | 50%  | 2          |
| 5              | Lana Sather                               | P   | P   | P   | 3                              | 0      | 100% | 3          |
| 6 <sup>A</sup> | Jeremy Johnston, Alternate                | A   | A   | A   | 0                              | 3      | 0%   | 3          |
| 7 <sup>A</sup> | Jessica Virnoche, Alternate               | A   | A   | A   | 0                              | 3      | 0%   | 3          |
| 8 <sup>A</sup> | Myron Jones, Alternate                    | A   | P   | P   | 2                              | 1      | 67%  | 3          |
| 9 <sup>A</sup> | Patrick Vader, Alternate                  | A   | P   | P   | 2                              | 1      | 67%  | 3          |

## EDC | Economic Development Corporation (Separate Entity)

| PLACE | CURRENT MEMBER               | TERM END | NOTES AND/OR NOMINATION FOR THIS PLACE |
|-------|------------------------------|----------|----------------------------------------|
| 1     | Councilmember Julie Jacobson | 2021     | <i>Application received.</i>           |
| 2     | Marcel Terry                 | 2022     |                                        |
| 3     | VACANT                       | 2021     |                                        |
| 4     | Darold Tippey                | 2022     |                                        |
| 5     | VACANT                       | 2021     |                                        |
| 6     | Mark Yeary, President        | 2022     |                                        |
| 7     | VACANT                       | 2021     |                                        |

**NEW APPLICANTS:** Councilmember James Connor, David Dickinson-Cuniff, Jerod Reeves

### POWERS AND DUTIES

The EDC is responsible for the development and implementation of a comprehensive economic development plan. Responsibilities include (but are not limited to) industrial, retail, tourism, and commercial development for the City, including proactively soliciting businesses, organizational, and resident input in the development of Kennedale and ensure the coordination of economic development activities with the Kennedale Chamber of Commerce, Dallas Chamber of Commerce, and other regional and state economic development related entities. Members of the EDC may have additional time commitments, including time spent visually inspecting sites under consideration for funding assistance, participation in trade shows, and attendance at training related to 4A and 4B sales tax cities.

### ESTABLISHING AND GOVERNING DOCUMENTS

At a Special Election on August 10, 1996, voters approved a 4B sales tax of 0.5% of collected sales and use taxes to fund economic development. This tax is levied pursuant to Ordinance 110 (1996) to fund activities of the EDC. The EDC was created by Resolution 62 (1996); Quorum = simple majority (currently 4). The EDC operates under Articles of Incorporation and Bylaws (on file with the City Secretary). The Bylaws have been amended twice (via Resolution 68 (1997); and Resolution 244 (2008)). A Certificate of Incorporation was issued by the Secretary of the State of Texas on December 2, 1996. Membership elects the President and Vice President.

|                         |                                                              |
|-------------------------|--------------------------------------------------------------|
| <b>Staff Liaison(s)</b> | City Manager & Director of Planning and Economic Development |
| <b>Secretary</b>        | Rosie Ericson Administrative Assistant                       |
| <b>Regular Meeting</b>  | 6:00 p.m. on Fourth Tuesdays                                 |

| EDC cityofkennedale.com/edc 6:00 p.m., fourth Tuesdays |                                      |       |     |     |     |     |     |                                |        |      |            |
|--------------------------------------------------------|--------------------------------------|-------|-----|-----|-----|-----|-----|--------------------------------|--------|------|------------|
| FY2020-21 OCTOBER 1, 2020 - SEPTEMBER 30, 2021         |                                      |       |     |     |     |     |     | Attendance Summary             |        |      |            |
|                                                        |                                      | Month | OCT | DEC | MAR | MAY | AUG | PRESENT                        | ABSENT | %    | # Meetings |
| PLACE                                                  | Date                                 |       | 27  | 17  | 23  | 25  | 26  | << * Denotes a Special Meeting |        |      |            |
| 1                                                      | Julie Jacobson                       |       | -   | -   | P   | P   | P   | 3                              | 0      | 100% | 3          |
| 2                                                      | Marcel Terry                         |       | -   | -   | P   | P   | P   | 3                              | 0      | 100% | 3          |
| 3                                                      | Andrew Schaffer (Resigned 6/17/2021) |       | P   | A   | P   | A   | -   | 2                              | 2      | 50%  | 4          |
| 4                                                      | Darold Tippey                        |       | P   | P   | P   | P   | P   | 5                              | 0      | 100% | 5          |
| 5                                                      | Joshua Altom (Removed 9/2021)        |       | -   | -   | P   | P   | P   | 3                              | 0      | 100% | 3          |
| 6                                                      | Mark Yeary, President (11/27/18)     |       | P   | P   | P   | P   | P   | 5                              | 0      | 100% | 5          |
| 7                                                      | April Coltharp (Resigned 6/16/2021)  |       | P   | P   | P   | P   | -   | 4                              | 0      | 100% | 4          |

UPDATED 11.05.2021



## KKB | Keep Kennedale Beautiful

| PLACE | CURRENT MEMBER             | TERM END | NOTES AND/OR NOMINATION FOR THIS PLACE |
|-------|----------------------------|----------|----------------------------------------|
| 1     | VACANT                     | 2021     |                                        |
| 2     | JoAnn Huckabee             | 2022     |                                        |
| 3     | Mark Green                 | 2021     | Reminder sent.                         |
| 4     | Kimberly Kincaid-Smith     | 2022     |                                        |
| 5     | Wilda Turner               | 2021     | Reminder sent.                         |
| 6     | Kenneth Michels, Chair     | 2022     |                                        |
| 7     | Linda Miller               | 2021     | Application received.                  |
| 8     | Laurie Sanders, Vice Chair | 2022     |                                        |
| 9     | Kimberly Courtney          | 2021     | Application received.                  |

**NEW APPLICANTS:** Carlos Chargoy, Shane Rahier

### POWERS AND DUTIES

KKB engages residents and businesses to take greater responsibility for improving the community's appearance and environment. They also develop and coordinate beautification-related programming, outreach, and events, and serve as the Tree Board (pursuant to Ordinance 484) and Tree City USA liaison. In order to accomplish these duties, this board may establish subcommittees, as necessary, whose membership shall be chosen by the members of the KKB.

### ESTABLISHING AND GOVERNING DOCUMENTS

Established via Ordinance 438 (2009); Amended via Ordinance 479 (2011), Ordinance 485 (2011), Ordinance 525 (2013), Ordinance 531 (2013), Ordinance 551 (2014); See [Section 16-95 to 16-98](#) of the Code. Membership elected chair and vice chair. \*Up to three (3) places on the Commission may be filled by individuals who demonstrate a strong commitment to the mission of the Commission, regardless of residency. Quorum = 5.

**Staff Liaison(s)** Joe Walsh, Public Works Director  
**Secretary** Lori Stevenson, Public Works Administrative Assistant  
**Regular Meeting** 6:00 p.m. on Second Tuesdays

| KKB cityofkennedale.com/kkb 6:00 p.m., second Tuesdays |                                                             |     |     |     |      |                                |        |      |            |
|--------------------------------------------------------|-------------------------------------------------------------|-----|-----|-----|------|--------------------------------|--------|------|------------|
| FY2020-21   OCTOBER 1, 2020 - SEPTEMBER 30, 2021       |                                                             |     |     |     |      | Attendance Summary             |        |      |            |
|                                                        | Month                                                       | FEB | APR | JUN | SEPT | PRESENT                        | ABSENT | %    | # Meetings |
| PLACE                                                  | Date                                                        | 9   | 13  | 8   | 14   | << * Denotes a Special Meeting |        |      |            |
| 1                                                      | Cesar Guerra ( <i>Resigned 6/8/2021</i> )                   | A   | A   | A   | -    | 0                              | 3      | 0%   | 3          |
| 2                                                      | JoAnn Huckabee                                              | P   | A   | A   | A    | 1                              | 3      | 25%  | 4          |
| 3                                                      | Mark Green                                                  | A   | A   | A   | A    | 0                              | 4      | 0%   | 4          |
| 4                                                      | Kimberly Kincaid-Smith ( <i>No meetings ever attended</i> ) | A   | A   | A   | A    | 0                              | 4      | 0%   | 4          |
| 5                                                      | Wilda Turner                                                | P   | P   | P   | P    | 4                              | 0      | 100% | 4          |
| 6                                                      | Kenneth Michels, Chair                                      | P   | P   | P   | P    | 4                              | 0      | 100% | 4          |
| 7                                                      | Linda Miller                                                | P   | P   | P   | P    | 4                              | 0      | 100% | 4          |
| 8                                                      | Laurie Sanders, Vice Chair                                  | P   | P   | P   | P    | 4                              | 0      | 100% | 4          |
| 9                                                      | Kimberly Courtney                                           | P   | P   | P   | P    | 4                              | 0      | 100% | 4          |

| LAB   Library Advisory Board (Advisory to Staff Only) |                    |          |                                        |
|-------------------------------------------------------|--------------------|----------|----------------------------------------|
| PLACE                                                 | CURRENT MEMBERSHIP | TERM END | NOTES AND/OR NOMINATION FOR THIS PLACE |
| 1                                                     | Susan Reed         | 2021     | <i>Not Reapplying.</i>                 |
| 2                                                     | Josh Virnoche      | 2022     |                                        |
| 3                                                     | Robert Mundy       | 2021     | <i>Application received.</i>           |
| 4                                                     | Troy Brannon       | 2022     |                                        |
| 5                                                     | VACANT             | 2021     |                                        |

**NEW APPLICANTS:** Sara Johnson, Shane Rahier

#### POWERS AND DUTIES

LAB advises and formulates recommendations to city staff for all facets of library operations and planning. These responsibilities include but are not limited to the development of the library, library programs, literacy programs, community events, and maintaining relationships with regional library partners and private groups. This board typically meets quarterly, but times and dates vary. The last meeting was December 12, 2018.

#### ESTABLISHING AND GOVERNING DOCUMENTS

Established via Ordinance 149 (1998); Amended via Ordinance 524 (2013) and Ordinance 531 (2013); See [Section 16-60 to 16-63](#) of Code. Chair and Vice Chair elected by membership by November, annually (for one-year terms). Quorum = 3.

|                         |                                 |
|-------------------------|---------------------------------|
| <b>Staff Liaison(s)</b> | Amanda King, Library Director   |
| <b>Secretary</b>        | Amanda King, Library Director   |
| <b>Regular Meeting</b>  | Quarterly, Times and Dates Vary |

| LIBRARY <a href="http://www.cityofkennedale.com/lab">www.cityofkennedale.com/lab</a> Typically meets quarterly |                 |       |     |     |     |                    |         |        |            |
|----------------------------------------------------------------------------------------------------------------|-----------------|-------|-----|-----|-----|--------------------|---------|--------|------------|
| FY2020-21   OCTOBER 1, 2020 - SEPTEMBER 30, 2021                                                               |                 |       |     |     |     | Attendance Summary |         |        |            |
|                                                                                                                |                 | Month | OCT | JAN | APR | JUL                | PRESENT | ABSENT | %          |
| PLACE                                                                                                          | Date            |       |     |     |     |                    |         |        | # Meetings |
| 1                                                                                                              | Susan Dalrymple | -     | X   | X   | X   | X                  | 0       | 0      | 0%         |
| 2                                                                                                              | Josh Virnoche   | -     | X   | X   | X   | X                  | 0       | 0      | 0%         |
| 3                                                                                                              | Robert Mundy    | -     | X   | X   | X   | X                  | 0       | 0      | 0%         |
| 4                                                                                                              | Troy Brannon    | -     | X   | X   | X   | X                  | 0       | 0      | 0%         |
| 5                                                                                                              | VACANT          | -     | X   | X   | X   | X                  | 0       | 0      | 0%         |

## PRB | Parks & Recreation Board

| PLACE | CURRENT MEMBERSHIP          | TERM END | NOTES AND/OR NOMINATION FOR THIS PLACE |
|-------|-----------------------------|----------|----------------------------------------|
| 1     | Corey Hines                 | 2021     | Application received.                  |
| 2     | Jeff Nevarez, Chair         | 2022     |                                        |
| 3     | Kenneth Michels, Vice Chair | 2021     | Application received.                  |
| 4     | Gary Swan                   | 2022     |                                        |
| 5     | Bobby Goff                  | 2021     | Reminder sent.                         |
| 6     | Jeremy Johnston             | 2022     |                                        |
| 7     | Ann Beck                    | 2021     | Application received.                  |
| 8     | JoAnn Huckabee, Alternate   | 2022     |                                        |
| 9     | David Green, Alternate      | 2021     | Reminder sent.                         |

**NEW APPLICANTS:** Carlos Chargo, Colby Cowan, Liz MacDonnell

### POWERS AND DUTIES

Advises and formulates recommendations to Council for the use, improvement, and growth of parks and recreation activities and community events in Kennedale. This includes (but is not limited to) park planning, grant acquisition, rules, regulations fees, park and open space beautification, maintenance, and expansion, and development and implementation of events. In order to accomplish these duties, this board may establish subcommittees, as necessary, whose membership shall be chosen by the members of Parks Board.

### ESTABLISHING AND GOVERNING DOCUMENTS

Authorized by [Section 8.04](#) of the Charter; Established via Ordinance 77-2 (1977); Amended via Ordinance 48 (1994), Ordinance 396 (2008), Ordinance 438 (2009), Ordinance 479 (2011), Ordinance 523 (2013), Ordinance 531 (2013), Ordinance 556 (2014), Ordinance 610 (2016), Ordinance 634 (2017), Ordinance 676 (2019); See [Section 16-10 to 13](#) of the Code. Membership elects Chair and Vice Chair. Quorum = 4.

**Staff Liaison(s)** Joe Walsh, Public Works Director  
**Secretary** Lori Stevenson, Public Works Administrative Assistant  
**Regular Meeting** 6:00 p.m. on First Wednesdays

## PARKS [cityofkennedale.com/prb](http://cityofkennedale.com/prb) 6:00 p.m., first Wednesdays

FY2020-21 | OCTOBER 1, 2020 - SEPTEMBER 30, 2021

| FY2020-21   OCTOBER 1, 2020 - SEPTEMBER 30, 2021 |                             |       |     |     |     | Attendance Summary             |         |        |   |            |
|--------------------------------------------------|-----------------------------|-------|-----|-----|-----|--------------------------------|---------|--------|---|------------|
|                                                  |                             | Month | FEB | APR | JUN | SEPT                           | PRESENT | ABSENT | % | # Meetings |
| PLACE                                            | Date                        | 3     | 7   | 2   | 1   | << * Denotes a Special Meeting |         |        |   |            |
| 1                                                | Corey Hines                 | P     | A   | A   | P   | 2                              | 2       | 50%    | 4 |            |
| 2                                                | Jeff Nevarez, Chair         | P     | P   | P   | P   | 4                              | 0       | 100%   | 4 |            |
| 3                                                | Kenneth Michels, Vice Chair | P     | P   | P   | P   | 4                              | 0       | 100%   | 4 |            |
| 4                                                | Gary Swan                   | P     | P   | P   | A   | 3                              | 1       | 75%    | 4 |            |
| 5                                                | Bobby Goff                  | A     | A   | A   | A   | 0                              | 4       | 0%     | 4 |            |
| 6                                                | Jeremy Johnston             | A     | A   | P   | A   | 1                              | 3       | 25%    | 4 |            |
| 7                                                | Ann Beck                    | P     | P   | A   | A   | 2                              | 2       | 50%    | 4 |            |
| 8*                                               | JoAnn Huckabee, Alternate   | P     | A   | A   | A   | 1                              | 3       | 25%    | 4 |            |
| 9*                                               | David Green, Alternate      | A     | A   | A   | A   | 0                              | 4       | 0%     | 4 |            |

## P&Z | Planning & Zoning Commission

| PLACE | CURRENT MEMBERSHIP          | TERM END | NOTES AND/OR NOMINATION FOR THIS PLACE |
|-------|-----------------------------|----------|----------------------------------------|
| 1     | Greg Adams                  | 2021     | <i>Not Reapplying.</i>                 |
| 2     | VACANT                      | 2022     |                                        |
| 3     | VACANT                      | 2021     |                                        |
| 4     | Kayla Hughes, Vice Chair    | 2022     |                                        |
| 5     | Perry Clementi              | 2021     | <i>Application received.</i>           |
| 6     | Brent Jones                 | 2022     |                                        |
| 7     | Mark Perkins                | 2021     | <i>Application received.</i>           |
| 8     | Derrick Rubin, Alternate    | 2022     |                                        |
| 9     | Andrew Malkowski, Alternate | 2021     | <i>Application received.</i>           |

**NEW APPLICANTS:** David Dickinson-Cuniff, Coke Leach, Azam Shaikh, JoAnna Wilkins

### POWERS AND DUTIES

The Planning and Zoning Commission advises and formulates recommendations to Council for the development of land in the city, with regard to changes in zoning districts, approval of plats, and other applicable policy areas. Areas of responsibility include, but are not limited to, the development and advancement of city facilities, layouts, and appearances, active awareness of land use and development of land bordering the city, consultation with private property owners pertaining to location and erection of private structures and zoning to ensure compliance with the comprehensive plan, planning for streets and routes of transportation, approving or rejecting plans, plats or re-plats of additions, holding appropriate public hearings, establishment of zoning, promoting health and safety, and generally making recommendations to Council regarding the above topics. Members of the Planning & Zoning Commission may have additional time commitments, including time spent visually inspecting sites.

### ESTABLISHING AND GOVERNING DOCUMENTS

Authorized by [Local Government Code Chapter 211](#) and [Section 8.02](#) of the Charter. See [Section 29.3](#) (page 29-2) of the Unified Development Code (UDC). **Council appoints the Chair and Vice Chair.** Quorum = 4

|                         |                                               |
|-------------------------|-----------------------------------------------|
| <b>Staff Liaison(s)</b> | Director of Planning and Economic Development |
| <b>Secretary</b>        | Planner and/or Permits Clerk                  |
| <b>Regular Meeting</b>  | 6:00 p.m. on Second Thursdays                 |

**P&Z** [www.cityofkennedale.com/pz](http://www.cityofkennedale.com/pz) 6:00 p.m., second Thursdays

FY2020-21 | OCTOBER 1, 2020 - SEPTEMBER 30, 2021

|                |                                                          |     |     |     |     |     |     |     | Attendance Summary          |        |      |            |
|----------------|----------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----------------------------|--------|------|------------|
|                | Month                                                    | NOV | JAN | FEB | MAR | APR | MAY | SEP | PRESENT                     | ABSENT | %    | # Meetings |
| PLACE          | Date                                                     | 12  | 14  | 11  | 11  | 8   | 13  | 14  | * Denotes a Special Meeting |        |      |            |
| 1              | Greg Adams (05.21.19)                                    | P   | P   | P   | P   | P   | A   | A   | 5                           | 2      | 71%  | 7          |
| 2              | Martha Dibella, Chair (05.21.19) <i>Resigned 6/25/21</i> | P   | P   | P   | P   | P   | P   | A   | 6                           | 1      | 86%  | 7          |
| 3              | Austin Degenhart (09.13.19) <i>Resigned 9/8/21</i>       | P   | P   | P   | A   | P   | A   | -   | 4                           | 2      | 67%  | 6          |
| 4              | Kayla Hughes                                             | P   | P   | P   | P   | P   | P   | A   | 6                           | 1      | 86%  | 7          |
| 5              | Perry Clementi                                           | A   | -   | P   | P   | A   | P   | P   | 4                           | 1      | 80%  | 5          |
| 6              | Brent Jones ( <i>Assigned Place 6 2/21</i> )             | P   | A   | P   | P   | P   | P   | P   | 6                           | 1      | 86%  | 7          |
| 7              | Mark Perkins (09.13.19)                                  | P   | P   | P   | P   | P   | P   | P   | 7                           | 0      | 100% | 7          |
| 8 <sup>A</sup> | Derrick Rubin, Alternate ( <i>Assigned Alt 2/21</i> )    | -   | -   | P   | A   | P   | P   | P   | 4                           | 1      | 80%  | 5          |
| 9 <sup>A</sup> | Andrew Malkowski, Alternate                              | -   | -   | P   | A   | P   | A   | P   | 3                           | 2      | 60%  | 5          |

UPDATED 11.05.2021

| TIRZ   Tax Increment Reinvestment Zone Board (Separate Entity) |                                                                            |                                                                                                                                       |                                                                                                                                                                                                          |
|----------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLACE                                                          | CURRENT MEMBERSHIP                                                         | TERM END                                                                                                                              | NOTES AND/OR NOMINATION FOR THIS PLACE                                                                                                                                                                   |
| 1                                                              | Darold Tippey, Chair                                                       | 2021                                                                                                                                  | Reminder sent.                                                                                                                                                                                           |
| 2                                                              | Mayor Pro Tem Jan Joplin                                                   | 2022                                                                                                                                  |                                                                                                                                                                                                          |
| 3                                                              | Rockie Gilley                                                              | 2021                                                                                                                                  | Application received.                                                                                                                                                                                    |
| 4                                                              | Chad Wandel                                                                | 2022                                                                                                                                  |                                                                                                                                                                                                          |
| 5                                                              | Devan Allen*<br>(Tarrant County)                                           | Staff will contact the current members to determine if they will continue service or if another representative will take their place. | Tarrant County Precinct 2<br>Commissioner<br><br>Vice President, Communications &<br>Community Affairs for JPS Health Network<br><br>Tarrant County College Chancellor<br>Proxy: Chief Operating Officer |
| 6                                                              | Jill "J.R." Labbe*<br>(TC Hospital District)                               |                                                                                                                                       |                                                                                                                                                                                                          |
| 7                                                              | Dr. Eugene Giovannini,<br>Proxy: Susan Alanis*<br>(Tarrant County College) |                                                                                                                                       |                                                                                                                                                                                                          |

**NEW APPLICANTS:** none

### POWERS AND DUTIES

Tax Increment Reinvestment Zones (TIRZ) are special zones created to attract investment in an area. These zones help finance costs of redevelopment and promote growth in areas that would otherwise not attract sufficient market development in a timely manner. Taxes attributable to new improvements (tax increments) are set-aside in a fund to finance public improvements within the boundaries of the zone.

The TIRZ Board makes recommendations to Council concerning the administration, management, and operation of the TIRZ (#1: New Hope Road). The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit such plans to the Council for its approval. The board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. The board shall not be authorized to <sup>(i)</sup> issues bonds; <sup>(ii)</sup> impose taxes or fees; <sup>(iii)</sup> exercise the power of eminent domain, or <sup>(iv)</sup> give final approval to the zone's project plan and financing plan.

This board typically meets once, annually. The last meeting was June 29, 2021.

### ESTABLISHING AND GOVERNING DOCUMENTS

Created via Ordinance 506 (2012); No quorum specified; assumed to be a simple majority (currently 4 members).

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Staff Liaison(s)</b> | City Manager                            |
| <b>Secretary</b>        | Rosie Ericson, Administrative Assistant |
| <b>Regular Meeting</b>  | Once Annually                           |

**This board met once – on June 29, 2021.**

**Present:** Darold Tippey, Mayor Pro Tem Joplin, Rockie Gilley, Susan Alanis (via videoconference, on behalf of Dr. Eugene Giovannini); **Absent:** Chad Wandel, Devan Allen, Jill Labbe

**TDD | TownCenter Development District (Separate Entity) Board of Directors**

| PLACE | CURRENT MEMBERSHIP                                                         | TERM<br>END   | NOTES AND/OR NOMINATION FOR THIS PLACE |
|-------|----------------------------------------------------------------------------|---------------|----------------------------------------|
| 1     | EDC President Mark Yeary, Chair<br>(Automatically filled by EDC President) | 2021          |                                        |
| 2     | <b>VACANT</b><br>(Must be filled by an EDC Member)                         | 2022          |                                        |
| 3     | Mayor Linda Rhodes, Vice Chair<br>(Automatically filled by Mayor)          | 2021          |                                        |
| 4     | Councilmember Gary Mitchell<br>(Must be filled by a Council Member)        | 2022          |                                        |
| 5     | <b>VACANT</b><br>(Must be filled by a Council Member)                      | 2021          |                                        |
| -     | NON-VOTING Staff to Serve as<br>Ex Officio (Advisory) Director             | SEE<br>NOTE** |                                        |

**NEW APPLICANTS:** Liz MacDonnell

### POWERS AND DUTIES

The TDD functions as the oversight board for the Kennedale Municipal Management District (MMD) created in 2009 by the Texas State Legislature to assist in the development of the Kennedale TownCenter. The terms (MMD and TDD) are used interchangeably. This board typically meets once, annually. The last meeting was October 15, 2018.

### ESTABLISHING AND GOVERNING DOCUMENTS

*On January 8, 2009, the City Council approved submission, by the EDC, of state legislation to create a Municipal Management District (MMD). The EDC adopted a supporting Resolution on January 20, 2009. HB No. 1300, authorizing this MMD, was passed by the Texas House on April 9, 2009; and by the Senate on May 14, 2009. No quorum specified; assumed to be a simple majority (currently 3 members).*

*\*\*Per HB1300, the Council may, if desired, appoint one non-voting member to serve for a term prescribed by the governing body. This nonvoting member must be an employee of the City and shall serve as an ex officio member in an advisory capacity to provide assistance on matters in the district that involve the City.*

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Staff Liaison(s)</b> | City Manager                            |
| <b>Secretary</b>        | Rosie Ericson, Administrative Assistant |
| <b>Regular Meeting</b>  | Once Annually                           |

This board has not met in the past FY.

## UIB | Utility & Infrastructure Board

| PLACE | CURRENT MEMBERSHIP                           | TERM END | NOTES AND/OR NOMINATION FOR THIS PLACE            |
|-------|----------------------------------------------|----------|---------------------------------------------------|
| 1     | P&Z Commissioner<br>VACANT                   | 2021     | <i>Must be P&amp;Z Member</i>                     |
| 2     | P&Z Chair<br>VACANT                          | 2022     | <i>Must be P&amp;Z Member</i>                     |
| 3     | Parks Board Chair<br>Jeff Nevarez            | 2021     | <i>Must be Parks Board Member; Reminder sent.</i> |
| 4     | Parks Board Member<br>Kenneth Michels        | 2022     | <i>Must be Parks Board Member</i>                 |
| 5     | EDC Board Member<br>Darold Tippey            | 2021     | <i>Must be EDC Member; Reminder sent.</i>         |
| 6     | EDC Board Member<br>VACANT                   | 2022     | <i>Must be EDC Member</i>                         |
| 7     | Jeff Gregory                                 | 2021     | <i>No Requirement; Reminder sent.</i>             |
| 8     | Parks Board Member<br>David Green, Alternate | 2022     | <i>No Requirement</i>                             |
| 9     | VACANT, Alternate                            | 2021     | <i>No Requirement</i>                             |

**NEW APPLICANTS:** none

### POWERS AND DUTIES

This board only meets at the request/direction of the Council. The last meeting was March 12, 2019. The board is advisory only (no decision-making authority), and shall have the following duties (at the request of the Council):

- To make studies and project plans for the city's water and wastewater system; solid waste collection system; streets/transportation system; and stormwater utility system, including erosion controls and improvements along Village Creek tributaries and improvements to the main branch of Village Creek;
- To aid and assist the city in the procuring of financial and other aids and assistance for the city from the state and federal governments and their agencies for each and all the purposes herein enumerated;
- To act with and assist all other municipal boards, governmental agencies, regional associations and the city council in formulating proper plans for utility infrastructure development;
- To plan and recommend capital improvement projects (CIP) related to the water and wastewater utility, stormwater utility, streets and transportation, and solid waste utility; and
- To recommend general rules and regulations governing use of water and wastewater utilities, stormwater utility, streets and transportation, and solid waste collection.

To accomplish these duties, the board may establish subcommittees. Any subcommittee shall be chaired by a UIB member, and an unspecified number of community volunteers may be chosen by the board as working subcommittee members.

### ESTABLISHING AND GOVERNING DOCUMENTS

*Created via Ordinance 614 (2016); Alternates added via Ordinance 656 (2018); Amended via Ordinance 684 (2019); Quorum: 4 members. See [Section 23-33](#) of the Code. **Council appoints (by November or as soon as practicable) the Chair and Vice Chair annually for a term of one year.***

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Staff Liaison(s)</b> | City Manager<br>Public Works Director   |
| <b>Secretary</b>        | Rosie Ericson, Administrative Assistant |
| <b>Regular Meeting</b>  | As Requested by the Council             |

This board has not met in the past FY.



**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** WORK SESSION ITEM II.A.3.

**SUBJECT**

Hold a discussion and consider offering staff direction regarding Texas Water Development Board (TWDB) Flood Infrastructure Fund (FIF) grant application and funding sources for the Valley Lane Streambank Stabilization project

**ORIGINATED BY**

Joe Walsh, Public Works Director

**SUMMARY**

Though the loan option offered via TWDB is at 0.0% interest, SAMCO (the City's Financial Advisor) cautions against using CO proceeds to pay any form of debt service. Therefore, in order to take advantage of the \$432,285 TWDB grant, staff proposes to prioritize the cash funding of the City's portion (estimated at \$1,729,141) within the recent CO issuance. Of note, Valley Lane roadway stabilization was one of the projects submitted to Commissioner Allen by Mayor Rhodes for the Commissioner's consideration under her discretionary funding related to the recently approved Tarrant County Transportation Bond Package. Though we cannot rely upon this funding, it is still a possibility for the Council to keep in mind. Staff will, of course, provide the Council with updates on the Commissioner's funding allocation decisions as they become available.

After the purchase of the fire truck and ambulance, roughly \$3.8m will remain on the Series 2021 CO. By prioritizing the streambank stabilization of Valley (necessary to prepare for the repair of the roadway), it would not only allow for the City to take advantage of the secured grant funding but would also help to mitigate further damage to the roadway and/or sewer line. After spending the estimated \$1.7 for the local match on this project, an estimated \$2.1m in CO funding would remain for additional projects.

Council discussion and direction is appreciated at this time.

---

**From the October 19, 2021 Staff Report:**

TWDB offers a program that allows entities to apply for financial assistance for flood mitigation projects. Staff submitted the streambank stabilization of Valley Lane as a project, which has been approved for 20% funding (rather than the 50% applied for). Also of note, this is for the stabilization of the bank that has significantly contributed to the imminent failure of Valley Lane, but it does not account for the cost to repair the roadway. In a previous informal staff report, staff incorrectly indicated that this project would include repair of the road as well, and apologizes for that error.

However, this project is the first step in the process, as it would mitigate future roadway damage. The estimated cost of stabilization is \$2,019,000, leaving the City's local contribution at an estimated at \$1,615,200. During a meeting with TWDB on September 28, staff learned that there is an opportunity to apply for financing of the local portion at 0.0 percent interest (term not yet known). Staff would recommend moving forward with this project if the local portion can be secured via this loan program.

Also attached are an estimate of the cost (\$678,586) to repair the roadway itself. No funding is as yet identified for that portion of the project. The limits include the section of Valley Lane between Kennedale Parkway and the bridge at the south end of Valley (about 1800 linear feet, which are the same extents as the streambank stabilization project). This estimate includes the roadway being replaced in-kind with asphalt, with no roadway widening or further improvements. Regarding the reconstruction of Valley Lane, the Council should also be aware that there is a critical sanitary sewer line running beneath this roadway. Per the sewer study done by Freese and Nichols a few years ago, this line will need to be upsized significantly to allow for further development in Kennedale. It would be most cost effective to upsize the sewer line at the same time the road is rebuilt. Any costs related to the upsizing of that sewer



line are not included in this cost estimate.

**Staff would recommend that any significant discussion regarding the roadway repair (and the potential sewer line upsizing) be delayed until the newly-hired Public Works Director can be involved in the discussions.**

#### **RECOMMENDATION**

Staff is comfortable recommending approval of cash funding of the local match portion of the Valley Lane stabilization via the 2021 series CO in order to leverage the grant funding available through TWDB. However, staff also understands that the Council may have differing priorities for these CO funds. Council discussion and direction is appreciated at this time.

#### **ATTACHMENTS**

|    |                                                                  |                                              |
|----|------------------------------------------------------------------|----------------------------------------------|
| 1. | Item 25 TWDB-1201                                                | Item 25 TWDB-1201.pdf                        |
| 2. | TWDB Project Location - FEMA Map                                 | TWDB Project Location - FEMA Map.pdf         |
| 3. | Kennedale - Valley Lane TC Bond Application (for reference)      | Kennedale - Valley Lane.pdf                  |
| 4. | Valley Lane Roadway Reconstruction Estimate (for reference only) | 20211012 Valley Lane Reconstruction EOPC.pdf |

| PROJECT BUDGET - CITY OF KENNEDALE                                                               |                           |                           |                           |                    |                                             |                    |
|--------------------------------------------------------------------------------------------------|---------------------------|---------------------------|---------------------------|--------------------|---------------------------------------------|--------------------|
| Uses                                                                                             | TWDB<br>Funds<br>Series 1 | TWDB<br>Funds<br>Series 2 | TWDB<br>Funds<br>Series 3 | Total TWDB<br>Cost | Other Funds<br>(City<br>Funding /<br>Loans) | Total Cost         |
| <b>Construction</b>                                                                              |                           |                           |                           |                    |                                             |                    |
| Construction                                                                                     | \$308,196                 | \$0                       | \$0                       | \$308,196          | \$1,232,784                                 | \$1,540,980        |
| <b>Subtotal Construction</b>                                                                     | <b>\$308,196</b>          | <b>\$0</b>                | <b>\$0</b>                | <b>\$308,196</b>   | <b>\$1,232,784</b>                          | <b>\$1,540,980</b> |
| <b>Basic Engineering Fees</b>                                                                    |                           |                           |                           |                    |                                             |                    |
| Planning +                                                                                       | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Design                                                                                           | \$50,410                  | \$0                       | \$0                       | \$50,410           | \$201,640                                   | \$252,050          |
| Construction Engineering                                                                         | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| <b>Basic Engineering Other</b>                                                                   |                           |                           |                           |                    |                                             |                    |
| **                                                                                               | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| <b>Subtotal Basic Engineering Fees</b>                                                           | <b>\$50,410</b>           | <b>\$0</b>                | <b>\$0</b>                | <b>\$50,410</b>    | <b>\$201,640</b>                            | <b>\$252,050</b>   |
| <b>Special Services</b>                                                                          |                           |                           |                           |                    |                                             |                    |
| Application                                                                                      | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Environmental                                                                                    | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Water Conservation Plan                                                                          | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| I/I Studies/Sewer                                                                                | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Surveying                                                                                        | \$8,080                   | \$0                       | \$0                       | \$8,080            | \$32,320                                    | \$40,400           |
| Geotechnical                                                                                     | \$3,960                   | \$0                       | \$0                       | \$3,960            | \$15,840                                    | \$19,800           |
| Testing                                                                                          | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Permits                                                                                          | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Inspection                                                                                       | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| O&M Manual                                                                                       | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Project Management (by engineer)                                                                 | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Pilot Testing                                                                                    | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Water Distribution                                                                               | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| <b>Special Services Other</b>                                                                    |                           |                           |                           |                    |                                             |                    |
| **                                                                                               | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| <b>Subtotal Special Services</b>                                                                 | <b>\$12,040</b>           | <b>\$0</b>                | <b>\$0</b>                | <b>\$12,040</b>    | <b>\$48,160</b>                             | <b>\$60,200</b>    |
| <b>Other</b>                                                                                     |                           |                           |                           |                    |                                             |                    |
| Administration                                                                                   | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Land/Easements                                                                                   | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Water Rights Purchase (If Applicable)                                                            | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Capacity Buy-In (If Applicable)                                                                  | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Project Legal Expenses                                                                           | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| <b>Other **</b>                                                                                  | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>         | <b>\$0</b>                                  | <b>\$0</b>         |
| <b>Subtotal Other Services</b>                                                                   | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>         | <b>\$0</b>                                  | <b>\$0</b>         |
| <b>Fiscal Services</b>                                                                           |                           |                           |                           |                    |                                             |                    |
| Financial Advisor                                                                                | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Bond Counsel                                                                                     | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Issuance Cost                                                                                    | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Bond Insurance/Surety                                                                            | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Fiscal/Legal                                                                                     | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Capitalized Interest                                                                             | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Bond Reserve Fund                                                                                | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| Loan Origination Fee                                                                             | \$0                       | \$0                       | \$0                       | \$0                | \$0                                         | \$0                |
| <b>Other **</b>                                                                                  | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>         | <b>\$0</b>                                  | <b>\$0</b>         |
| <b>Subtotal Fiscal Services</b>                                                                  | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>                | <b>\$0</b>         | <b>\$0</b>                                  | <b>\$0</b>         |
| <b>Contingency</b>                                                                               |                           |                           |                           |                    |                                             |                    |
| Contingency (20%)                                                                                | \$61,639                  | \$0                       | \$0                       | \$61,639           | \$246,557                                   | \$308,196          |
| <b>Subtotal Contingency</b>                                                                      | <b>\$61,639</b>           | <b>\$0</b>                | <b>\$0</b>                | <b>\$61,639</b>    | <b>\$246,557</b>                            | <b>\$308,196</b>   |
| <b>TOTAL COSTS</b>                                                                               | <b>\$432,285</b>          | <b>\$0</b>                | <b>\$0</b>                | <b>\$432,285</b>   | <b>\$1,729,141</b>                          | <b>\$2,161,426</b> |
| <b>Other ** description must be entered</b>                                                      |                           |                           |                           |                    |                                             |                    |
| + For Planning applications under the EDAP Program, please break down Planning costs as follows: |                           |                           |                           |                    |                                             |                    |
| Category A                                                                                       |                           |                           |                           |                    |                                             | 0                  |
| Category B                                                                                       |                           |                           |                           |                    |                                             | 0                  |
| Category C                                                                                       |                           |                           |                           |                    |                                             | 0                  |
| Category D                                                                                       |                           |                           |                           |                    |                                             | 0                  |
| <b>Total Planning Costs</b>                                                                      |                           |                           |                           | 0                  | 0                                           | 0                  |

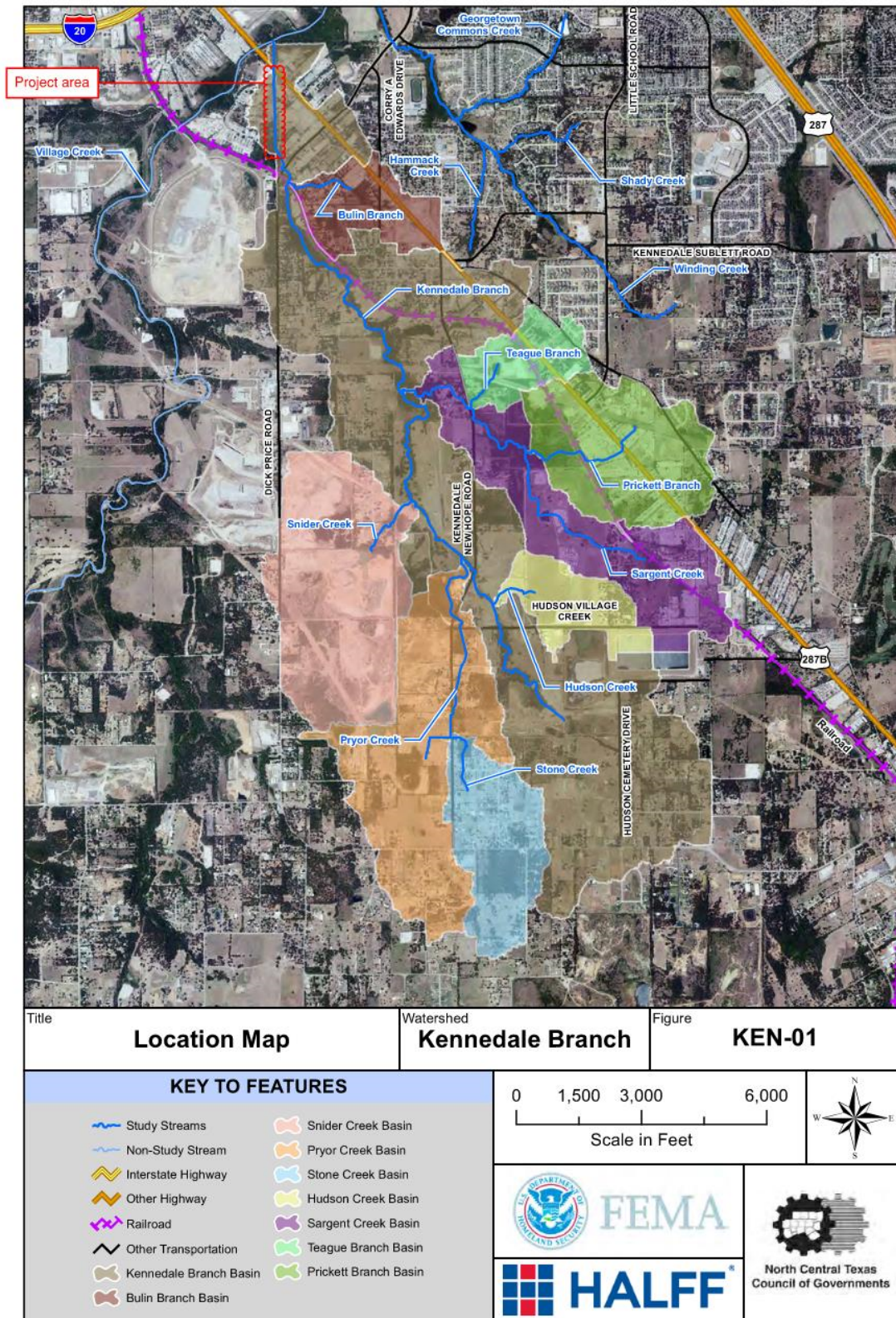


Exhibit A: Watershed Map



Thursday, April 15, 2021

G.K. Maenius  
Tarrant County Administrator  
100 E. Weatherford  
Fort Worth, TX 76196

## RE: TARRANT COUNTY 2021 TRANSPORTATION BOND PROGRAM

Mr. Maenius:

*Sustained growth and development are overwhelming key areas of the City of Kennedale's roadway infrastructure. System expansion and targeted mitigation, repair, and replacement are imperative to address increasing demand and wear on aging infrastructure. Upon recommendation by staff, the Kennedale City Council has identified the following project for consideration of inclusion in the Tarrant County 2021 Transportation Bond Program:*

The **stabilization of Valley Lane** is designed to mitigate critical erosion damage to a roadway that serves as the sole access point to certain businesses and residences by constructing streambank stabilization improvements between the roadway and the adjacent Kennedale Branch of Village Creek (which runs along the west side of Valley Lane from Kennedale Parkway (Business 287) to N Dick Price Road). The proposal includes installing gabion walls, concrete riprap, turf reinforcement mats, hydromulch, and soil retention blankets between the creek and the roadway to armor and stabilize the slopes to prevent further roadway failures. In keeping with the "Kennedale Greenways" project ([kennedalegreenways.org](http://kennedalegreenways.org)), the plans are designed to minimize any changes to the centerline of the stream and to preserve the natural western stream bank. Finally, the addition of shoulders, mowing strips, and metal beam guard fences will provide additional safety for motorists. The stabilization of the streambank will further allow for potential future infrastructure improvements including pavement, sewer, and hike and bike trails.

This project is designed to prevent further streambank failures, increase reliability of the existing roadway infrastructure, and improve safety to the traveling public. I would now, therefore, respectfully request your consideration of including the stabilization of Valley Lane (at a preliminary estimated project cost of **\$1,853,230**, updated from the Council resolution) in the Tarrant County 2021 Transportation Bond Program. If this project is not selected for inclusion in the 'Call for Projects' category, I would appreciate further consideration for inclusion in the county-wide projects selected by the Commissioners Court due to its importance in providing the traveling public with as safe and reliable roadway which will promote future connectivity through hike and bike trails.

Sincerely,

KENNEDALE MAYOR BRIAN JOHNSON  
MAYOR@CITYOFKENNEDEALE.COM  
817-985-2101



## RESOLUTION

### RESOLUTION NO. 581

A RESOLUTION OF THE CITY OF KENNEDALE, TEXAS, 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.

**WHEREAS**, the Tarrant County Commissioners Court approved, on January 19, 2021, a Transportation Bond Program Policy; and

**WHEREAS**, the Tarrant County Commissioners Court has invited the City of Kennedale to submit projects meeting the requirements of the Bond Policy's Call for Projects category; and

**WHEREAS**, the City of Kennedale is experiencing unprecedented growth that places significant demand on the transportation network of the City, the County, and the region; and

**WHEREAS**, the City of Kennedale has identified and planned for numerous projects meeting the criteria for inclusion in the County's Call for Projects for consideration by voters in a County Transportation Bond authorization election in November 2021; and

**WHEREAS**, the City Council of the City of Kennedale wishes to submit projects, identified below, for consideration in such a County Bond program; and

**WHEREAS**, the City Council of the City of Kennedale wishes to certify that funds are available and will be appropriated for the City's fifty percent (50%) share of projects costs pursuant to the County's established policy.

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

#### SECTION 1.

Projects to be submitted to Tarrant County for inclusion in the County's 2021 Bond Program include:

- Little School Road Extension (including a bridge over the Union Pacific railroad) at a preliminary estimated cost of \$11,998,600;
- Kennedale Sublett Road Realignment at a preliminary estimated cost of \$4,594,000;
- Collett Sublett Road widening and reconstruction at a preliminary estimated cost of \$1,868,900; and
- Valley Lane roadway erosion mitigation at a preliminary estimated cost of \$2,331,250

**SECTION 2.**

The City of Kennedale hereby certifies that funding for the City's fifty percent (50%) share of projects costs is now available in the City's fund balance reserves or in Certificate of Obligation debt scheduled for issuance in August of 2021 and 2024, and construction for the projects can begin within five years from the date the County's Transportation Bond Program is approved by the voters.

**SECTION 3.**

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

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE ON THE 16<sup>TH</sup> DAY OF MARCH 2021.**

**APPROVED:**

  
\_\_\_\_\_  
MAYOR, BRIAN JOHNSON

**ATTEST:**

  
\_\_\_\_\_  
CITY SECRETARY, LESLIE E. GALLOWAY

**APPROVED AS TO FORM AND LEGALITY:**

  
\_\_\_\_\_  
CITY ATTORNEY, DREW LARKIN



## PROJECT ESTIMATE

### Estimated Engineering Cost

|                                         |                  |
|-----------------------------------------|------------------|
| Federal Permitting                      | \$14,500         |
| Geotechnical Engineering Study          | \$19,800         |
| Design Surveys                          | \$40,400         |
| Floodplain Study                        | \$25,000         |
| Floodplain Development Permit and CLOMR | \$22,150         |
| LOMR                                    | \$43,300         |
| Design Phase Services                   | \$115,000        |
| Bidding and Construction Phase Services | \$29,600         |
| Record Drawings                         | \$2,500          |
| <b>Total Estimated Engineering Cost</b> | <b>\$312,250</b> |

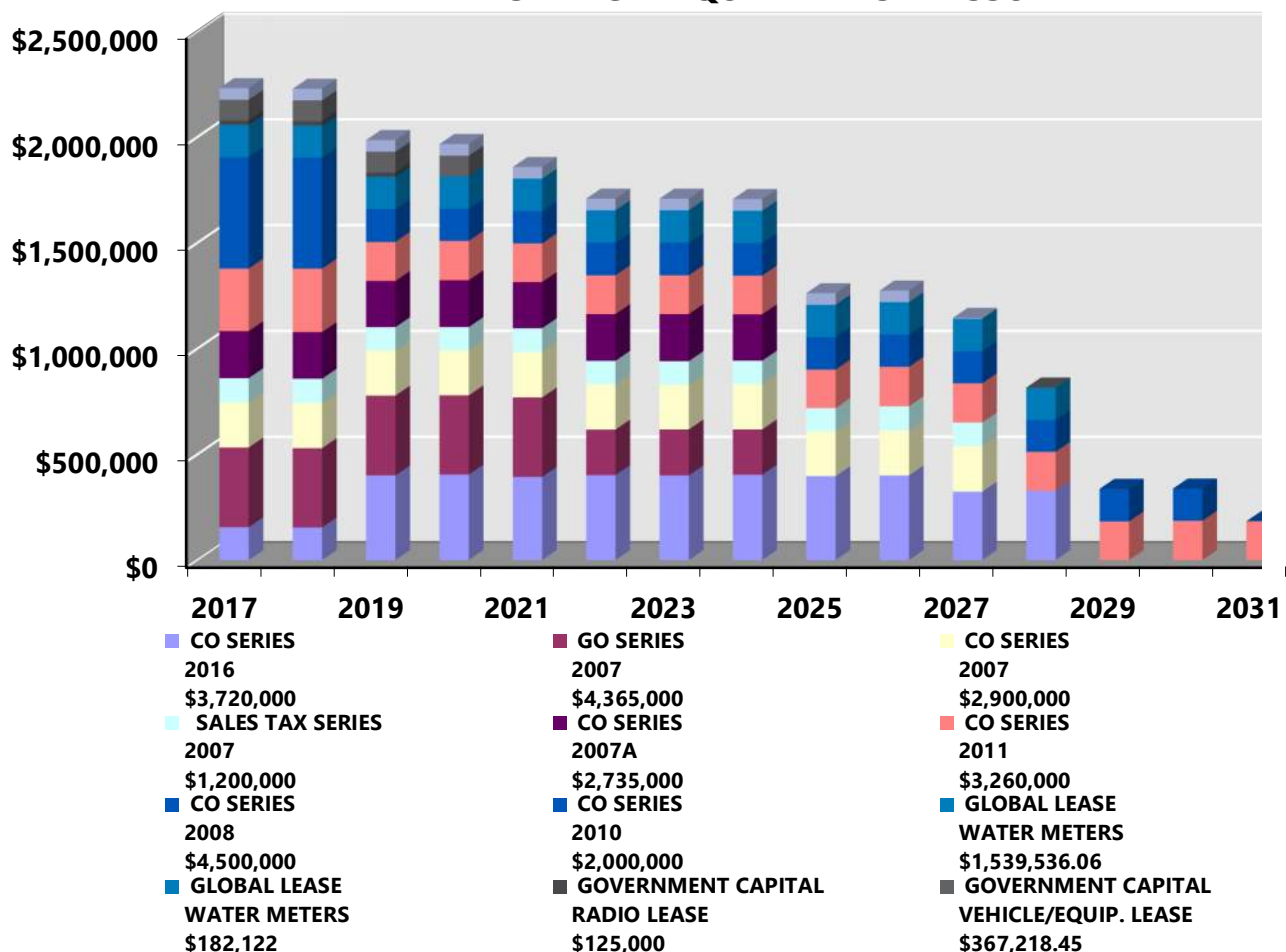
### Total Estimated Cost

|                             |                    |
|-----------------------------|--------------------|
| Construction Cost Total     | \$1,540,980        |
| Engineering Cost Total      | \$312,250          |
| <b>Total Estimated Cost</b> | <b>\$1,853,230</b> |

## FUNDING PLAN

The City of Kennedale is positioned to incur future bond indebtedness should this project be selected. The city has experienced a steady growth in housing starts over the last three years and continues to attract more development, increasing property values and property tax income. The city's overall debt capacity has been very well managed over the years, using a disciplined and defined approach to financing capital needs. Debt service burden is kept at acceptable levels to allow for instances in which capital improvements cannot be financed from current revenues. Kennedale's current debt capacity allows Certificates of Obligation (C/O's) which will be used towards funding this project. The city anticipates \$4,800,000 in C/O's in August of 2021, and an additional \$8,000,000 in C/O's in 2024. Constituents have expressed considerable interest in city infrastructure needs, to the extent of and having the option to vote in favor of them in a local bond election. Accordingly, General Obligation Bonds up to \$15,000,000 from a Kennedale local bond election have been discussed among the governing body, as an option to provide supplemental funding for this project. Those discussions commenced in 2020, and an election could occur as early as November 2021. The electorate has consistently, over the years supported bond elections and debt issuances for infrastructure needs. Finally, should this project require any water sewer capital, up to \$5,000,000 in revenue bonds are available without an increase in city water sewer rates. The city structures its debt with level or declining debt service payments over the life of each individual bond issue or loan to ensure a timely pay-off. This method ensures that infrastructure projects with funding match requirements can be funded fluently when the opportunity presents itself. See the chart below illustrating the payment plan for current remaining debts through years 2031:

**DEBT SERVICE REQUIREMENTS BY ISSUE**





## CITY OF KENNEDALE, VALLEY LANE STREAMBANK STABILIZATION, KENNEDALE, TX

### Overview

The Valley Lane stabilization project will stabilize the failing streambank along Kennedale Branch, help prevent additional failures of the road and provide much needed roadside safety measures along Valley Lane. Additionally, this project is the first step in a chain of projects for Valley Lane that will enhance the safety of drivers, protect access to businesses, provide adequate utility services to Kennedale and develop a pedestrian/ bicycle trail system.

### Scope

The objective of the Valley Lane Stabilization project is to enhance the safety of Valley Lane through the construction of streambank stabilization improvements along Kennedale Branch which runs on the west side of Valley Lane between West Kennedale Parkway and North Dick Price Road. Conceptual plans and a preliminary project evaluation for the streambank stabilization were completed in July 2020, by Halff Associates, Inc. The proposed improvements include the installation of gabion walls, a concrete riprap, a turf reinforcement mat and hydro mulch with soil retention blankets along the eastern side of Kennedale Branch to armor and stabilize the existing slopes. Also, this will minimize changes to the centerline of the stream and keep the west bank naturalized. Additionally, roadside safety measures such as shoulders, mow strips and metal beam guard fences will be installed to provide further protection to the traveling public. All improvements will be located within city owned right-of-way.



### Purpose

The City of Kennedale also has multiple planned projects for the area, all of which are contingent upon the roadbed being properly stabilized. An 8-inch sewer line within the Valley Lane right-of-way serves the southern half of Kennedale and has been identified in the 2014 Kennedale Water and Wastewater Master Plan as needing to be upsized to a 15-inch main. This sewer rehabilitation is scheduled to be included in Kennedale's Capital Outlay Bond in November 2021. The City of Kennedale is also working in partnership with the National Park Service to develop sustainable plans for greenways within the city. As a part of this plan, the 2020 Kennedale Greenways Concepts and Recommendations identifies the Village Creek area in which Valley Lane is located as a "priority zone" for establishing a greenway and trail system. Future plans to rehabilitate the Valley Lane Roadway, after completion of the Kennedale Branch Stabilization, include a 10' wide shared use path for pedestrians and bicyclists. Additionally, the bridge at North Road is scheduled to receive funding through the Texas Department of Transportation match for safety and stabilization improvements including rails, riprap and gabion walls.

In conclusion, Valley Lane and the adjacent Kennedale Branch Creek have experienced severe erosion which threatens the integrity of the roadway that serves as the singular access point for multiple businesses. These improvements are imperative as they will be the first step in stabilizing the Valley Lane roadbed while providing a safe route for the businesses in the Oak Crest area that rely on this singular access point.









8:14 PM al3547 HALFF E:\37000s\3776000\1\CADD\Streams\Exhibit for Bond Application\87476-EXH-A\VALLEY-02.dwg 3D MON HW CR 300.plt

MATCH LINE STA 9+00

MATCH LINE STA 13+00

MATCH LINE STA 13+00

LEGEND

EXIST CONTOUR 600'

GABION BASKET

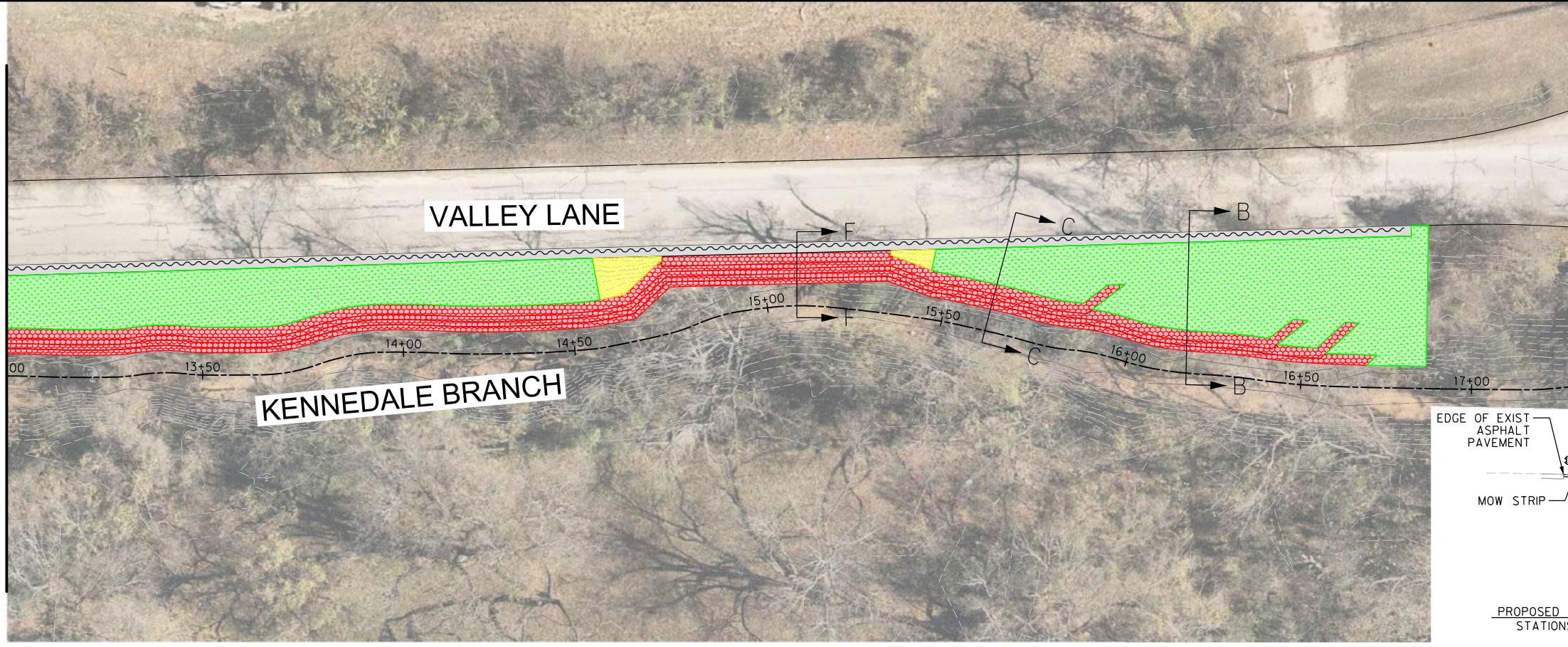
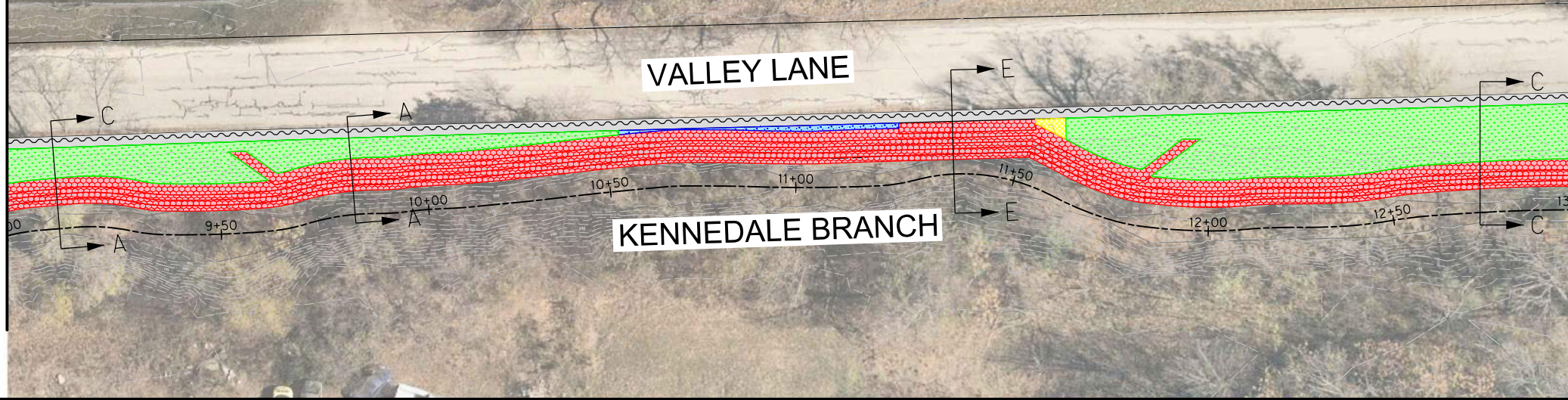
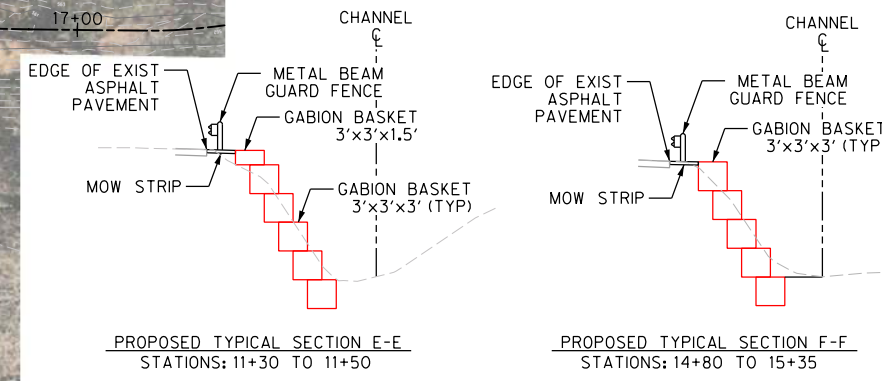
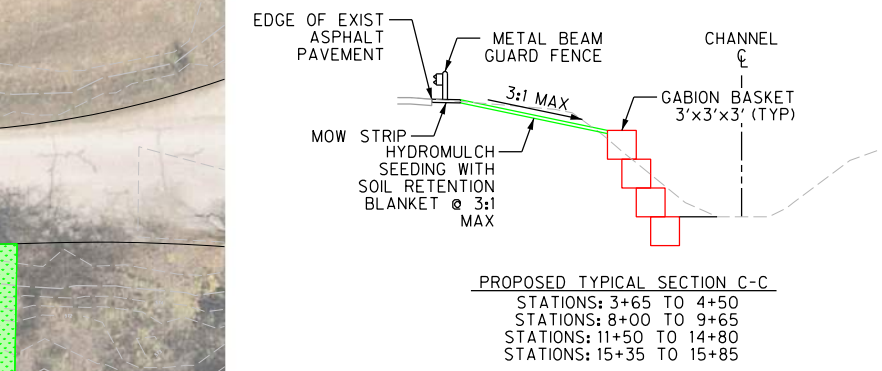
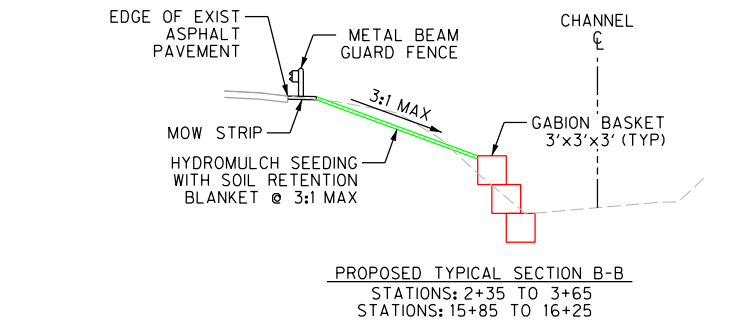
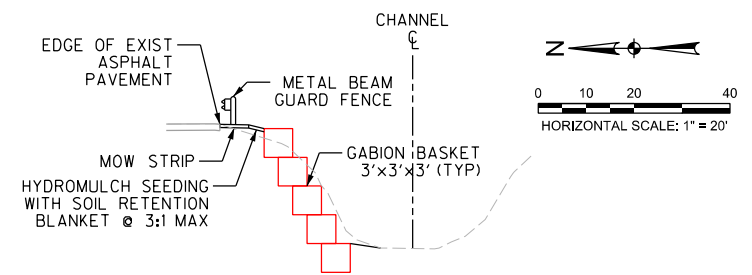
6" CONCRETE RIPRAP

HYDROMULCH SEEDING WITH SOIL RETENTION BLANKET

TURF REINFORCEMENT MAT

4" CONCRETE MOW STRIP

METAL BEAM GUARD FENCE



HALFF  
DESIGNED

SCALE



PROJECT LAYOUT

SHEET

VALLEY L

NE STREAMBANK STABILIZATION



# Kennedale

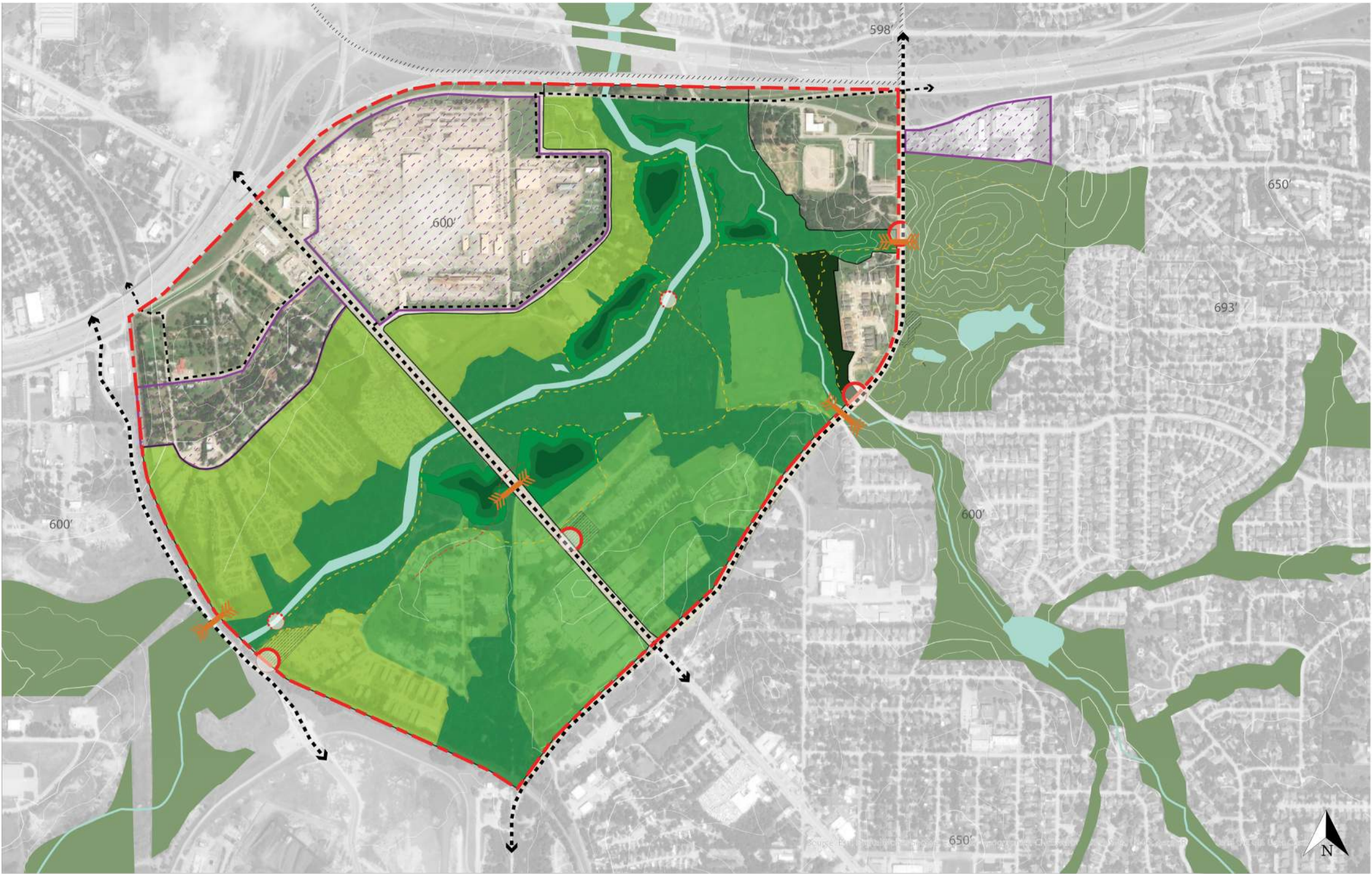
## Village Creek Zone V

### Project Key Components:

- 1. Identify and Acquire land for dual purposes: stormwater detention + wildlife habitat. This land will act to slow floodwater down during high flow events, reducing downstream flood impacts
- 2. Designate a paddle trail along Village Creek, with developed kayak/canoe launches - a designated put-in and a designated take-out
- 3. Create a wildlife crossing, a land bridge or tunnel, to connect Southwest Nature Preserve with Village Creek and Winding Creek wildlife travel corridors
- 4. Create constructed wetlands to filter out pollutants through the wetlands
- 5. Create Nature Park at Arts and Culture Foundation property, to include creekside trail and viewing platforms and a small parking lot with pervious pavement. Park should include informational kiosk about Kennedale Parks System with wayfinding map. Kiosk could be designed as "welcoming gateway to Kennedale" on northside.

### Conceptual design produced by:

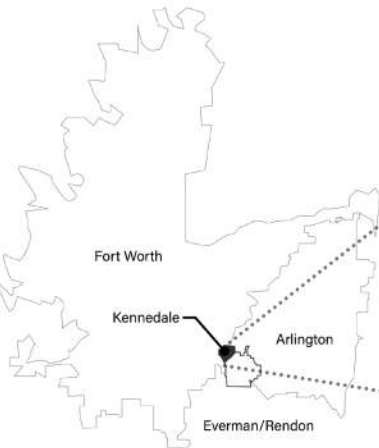
**Rivers, Trails and Conservation Assistance Program**  
Maria Fernanda Treviño, Environmental Designer



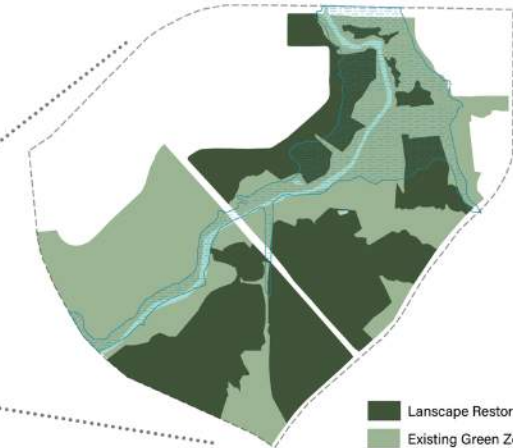
### Legend:

|                                                                                                               |                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  Water Bodies              |  Fishing Stations                |
|  Village Creek Park        |  Paddle Stations                 |
|  Existing Landscape        |  Gateways & Entrances            |
|  Ecological Restoration    |  Wildlife Corridors              |
|  Brownfield Remediation    |  Main Streets                    |
|  Constructed Wetlands      |  Site Boundary                   |
|  Possible Pollution Source |  Lake Arlington Master Plan Area |
|  Parking Locations         |                                                                                                                     |

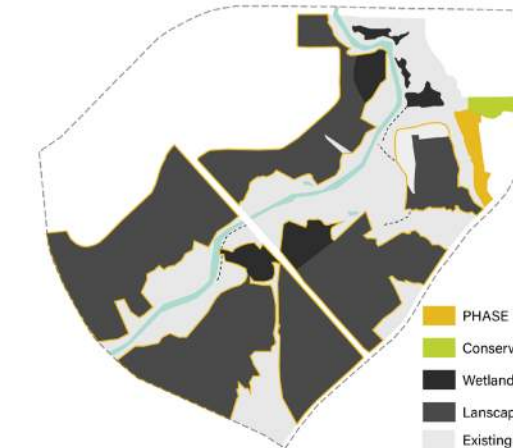
### Location:



### Ecology & Flood Zone:



### Purchased Land & Area Distribution:



### Mobility & Connectivity:







SHIELD ENGINEERING GROUP, PLLC  
1600 W 7th STREET SUITE 200, FORT WORTH, TEXAS 76102  
PHONE NO. (817) 810-0696

**PRELIMINARY OPINION OF PROBABLE COSTS**

Valley Lane Reconstruction  
City of Kennedale

**SHIELD PROJECT NO.:** 2014034.31

**DATE:** 12-Oct-2021

**PREPARED FOR:** City of Kennedale

**NET PROJECT COSTS**

|                                               |                  |
|-----------------------------------------------|------------------|
| <b>VALLEY LANE - NET CONSTRUCTION COST</b>    | <b>\$585,727</b> |
| PAVING IMPROVMENTS CONSTRUCTION COSTS         | \$569,167        |
| DRAINAGE IMPROVEMENTS CONSTRUCTION COSTS      | \$16,560         |
| <b>MISCELLANEOUS ITEMS CONSTRUCTION COSTS</b> | <b>\$5,000</b>   |
| <b>ENGINEERING &amp; SURVEY COSTS (15%)</b>   | <b>\$87,859</b>  |
| <b>NET PROJECT COST</b>                       | <b>\$678,586</b> |

**SPECIAL NOTES**

- 1) This Opinion is based on Engineering Judgment only and provided without the use of Engineering Documents, Survey Data, and any other pertinent design data.
- 2) Unit prices are based on previous bid tabs that are available at the time of preparation, actual pricing from contractors may vary.
- 3) Costs shown herein **EXCLUDE** interest, legal fees, inspection fees, other services provided by others, telephone service, electric service, natural gas, off-site easement procurement, easement preparation, geotechnical report, testing and soft costs, or other costs not specifically addressed.
- 4) Since the design professional has no control over the cost of labor, materials, or equipment, or over the contractor's method of determining prices, or over competitive bidding or market conditions, his opinions of probable development cost provided for herein are to be made on the basis of his experience and qualifications. These opinions represent his best judgment as a design professional familiar with the construction industry. However, the design professional cannot and does not guarantee that proposals, bids, or the development cost will not vary from opinions of probable cost prepared by him. If the owner wishes greater assurance as to the development cost, he shall employ an independent cost estimator.
- 5) City Fees are not included.





SHIELD ENGINEERING GROUP, PLLC  
1600 W 7th STREET SUITE 200, FORT WORTH, TEXAS 76102  
PHONE NO. (817) 810-0696

**PRELIMINARY OPINION OF PROBABLE COSTS**

Valley Lane Reconstruction  
City of Kennedale

**SHIELD PROJECT NO.:** 2014034.31

**DATE:** 12-Oct-2021

**PREPARED FOR:** City of Kennedale

**VALLEY LANE RECONSTRUCTION**

**PAVING IMPROVEMENTS**

| ITEM #          | DESCRIPTION                                       | UNIT | EST. QTY | UNIT PRICE | AMOUNT           |
|-----------------|---------------------------------------------------|------|----------|------------|------------------|
| 1               | Mobilization                                      | LS   | 1        | \$ 2,675   | \$2,675          |
| 2               | Site Clearing                                     | LS   | 1        | \$ 5,000   | \$5,000          |
| 3               | Remove and Dispose Concrete Pavement              | SY   | 210      | \$ 13      | \$2,730          |
| 4               | Remove and Dispose Asphalt Pavement               | SY   | 4775     | \$ 9       | \$42,975         |
| 5               | Remove Concrete Curb                              | LF   | 100      | \$ 6       | \$600            |
| 6               | 6" Concrete Pavement                              | SY   | 210      | \$ 75      | \$15,750         |
| 7               | 6" Concrete Curb                                  | LF   | 100      | \$ 15      | \$1,500          |
| 8               | 6" Type "B" HMAC Base Course                      | SY   | 4775     | \$ 40      | \$191,000        |
| 9               | 2" Type "D" HMAC Surface Course                   | SY   | 4775     | \$ 25      | \$119,375        |
| 10              | 8" Subgrade Treatment                             | SY   | 4775     | \$ 4.50    | \$21,488         |
| 11              | Hydrated Lime (27lb/SY)                           | TON  | 64       | \$ 236     | \$15,213         |
| 12              | Adjustment of Water Valve Covers and Valve Sticks | EA   | 5        | \$ 1,000   | \$5,000          |
| 13              | Adjusting Manholes (Sanitary)                     | EA   | 3        | \$ 2,000   | \$6,000          |
| 14              | SWPPP                                             | LS   | 1        | \$ 15,000  | \$15,000         |
| 15              | Traffic Control                                   | LS   | 1        | \$ 30,000  | \$30,000         |
| <b>SUBTOTAL</b> |                                                   |      |          |            | <b>\$474,306</b> |

**DRAINAGE IMPROVEMENTS**

| ITEM #          | DESCRIPTION         | UNIT | EST. QTY | UNIT PRICE | AMOUNT          |
|-----------------|---------------------|------|----------|------------|-----------------|
| 1               | 18" Class III RCP   | LF   | 70       | \$ 140     | \$9,800         |
| 2               | 18" Winged Headwall | EA   | 2        | \$ 2,000   | \$4,000         |
| <b>SUBTOTAL</b> |                     |      |          |            | <b>\$13,800</b> |

\*Storm water is assumed to drain through curb cuts and flow directly into the creek

**MISCELLANEOUS ITEMS**

| ITEM #          | DESCRIPTION  | UNIT | EST. QTY | UNIT PRICE | AMOUNT         |
|-----------------|--------------|------|----------|------------|----------------|
| 1               | TxDOT Permit | LS   | 1        | \$ 5,000   | \$5,000        |
| <b>SUBTOTAL</b> |              |      |          |            | <b>\$5,000</b> |

**CONSTRUCTION SUBTOTAL** \$488,106

**CONSTRUCTION CONTINGENCY (20%)** \$97,621

**MISCELLANEOUS ITEMS** \$5,000

**ENGINEERING & SURVEY COSTS (15%)** \$87,859

**NET PROJECT COST** \$678,586

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM III.C.1.

**SUBJECT**

Updates from the City Council

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

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

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM III.C.2.

**SUBJECT**

Updates from the Mayor

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Updates and/or Proclamations from Mayor Linda Rhodes, if any.

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM III.C.3.

**SUBJECT**

Updates from the Interim City Manager

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Updates and information from Interim City Manager Leslie Galloway, if any.

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM III.C.3.a.

**SUBJECT**

Introduction of Director of Human Resources and Administrative Services Caroline Green and Public Works Director Joe Walsh

**ORIGINATED BY**

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** REPORTS AND ANNOUNCEMENTS ITEM III.C.4.

**SUBJECT**

Financial Reports for the City

**ORIGINATED BY**

Lakeita Sutton, Director of Finance and Information Technology

**SUMMARY**

Any particular highlights of the attached financials will be provided by Finance Director Lakeita Sutton during the meeting.

**RECOMMENDATION**

**ATTACHMENTS**

|    |                            |                                |
|----|----------------------------|--------------------------------|
| 1. | 2021_10 Monthly Financials | 2021_10 Monthly Financials.pdf |
|----|----------------------------|--------------------------------|



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

| GENERAL FUND<br>REVENUES |         |            |                    |
|--------------------------|---------|------------|--------------------|
| Budget                   | AMENDED | Actual     | Actual<br>Budget % |
| \$ 8,002,160             | \$ -    | \$ 288,083 | 3.6%               |

| GENERAL FUND<br>EXPENDITURES |         |            |                    |
|------------------------------|---------|------------|--------------------|
| Budget                       | AMENDED | Actual     | Actual<br>Budget % |
| \$ 8,901,590                 | \$ -    | \$ 600,146 | 6.7%               |

| STREETS FUND<br>REVENUES |         |           |                    |
|--------------------------|---------|-----------|--------------------|
| Budget                   | AMENDED | Actual    | Actual<br>Budget % |
| \$ 917,506               | \$ -    | \$ 59,360 | 6.5%               |

| STREETS FUND<br>EXPENDITURES |         |           |                    |
|------------------------------|---------|-----------|--------------------|
| Budget                       | AMENDED | Actual    | Actual<br>Budget % |
| \$ 1,154,766                 | \$ -    | \$ 27,079 | 2.3%               |

| WATER/SEWER FUND<br>REVENUES |         |            |                    |
|------------------------------|---------|------------|--------------------|
| Budget                       | AMENDED | Actual     | Actual<br>Budget % |
| \$ 4,521,797                 | \$ -    | \$ 389,506 | 8.6%               |

| WATER/SEWER FUND<br>EXPENDITURES |         |            |                    |
|----------------------------------|---------|------------|--------------------|
| Budget                           | AMENDED | Actual     | Actual<br>Budget % |
| \$ 4,377,462                     | \$ -    | \$ 185,062 | 4.2%               |

| STORMWATER FUND<br>REVENUES |         |           |                    |
|-----------------------------|---------|-----------|--------------------|
| Budget                      | AMENDED | Actual    | Actual<br>Budget % |
| \$ 266,175                  | \$ -    | \$ 22,110 | 8.3%               |

| STORMWATER FUND<br>EXPENDITURES |         |        |                    |
|---------------------------------|---------|--------|--------------------|
| Budget                          | AMENDED | Actual | Actual<br>Budget % |
| \$ 229,343                      | \$ -    | \$ -   | 0.0%               |

GENERAL FUND  
FOR THE MONTH ENDED OCTOBER 31, 2021  
FY 2021-22 WITH PRIOR YEAR COMPARISON

8.3%

|                                            | CURRENT FISCAL YEAR |                |                     |                     |             |                    | PRIOR FISCAL YEAR   |                     |                    |                    |                |
|--------------------------------------------|---------------------|----------------|---------------------|---------------------|-------------|--------------------|---------------------|---------------------|--------------------|--------------------|----------------|
|                                            | BUDGET              |                | ACTUAL              |                     |             | PROJECTED          | BUDGET              |                     | FY ACTUAL          |                    |                |
|                                            | FY 2021-2022        |                | M-T-D               | Y-T-D               | Y-T-D       |                    | FY 2020-2021        |                     | FY 2020-2021       |                    |                |
|                                            | Adopted Budget      | Amended Budget | Oct-21              | Oct-21              | % Budget    | Oct-21             | Original Budget     | Amended Budget      | M-T-D OCT-20       | Y-T-D OCT-20       | Y-T-D % Budget |
| <b>REVENUES</b>                            |                     |                |                     |                     |             |                    |                     |                     |                    |                    |                |
| Property Taxes                             | \$ 4,813,480        |                | \$ 170,664          | \$ 170,664          | 3.5%        | \$ 401,123         | \$ 4,629,418        | \$ 4,808,157        | \$ 238,974         | \$ 238,974         | 5.0%           |
| Sales / Beverage Tax                       | 1,824,643           |                | 569                 | 569                 | 0.0%        | 152,053.58         | 1,438,404           | 1,580,632           | 533                | 533                | 0.0%           |
| Grants / Contributions                     | 46,000              |                | -                   | -                   |             | 3,833.33           | 65,000              | 65,000              | 40,997             | 40,997             | 63.1%          |
| Licenses / Permits                         | 192,680             |                | 48,762              | 48,762              | 25.3%       | 16,056.67          | 191,605             | 282,485             | 13,117             | 13,117             | 4.6%           |
| Fines / Fees                               | 71,604              |                | 9,743               | 9,743               | 13.6%       | 5,967.00           | 106,718             | 63,718              | 5,375              | 5,375              | 8.4%           |
| Charge for Services                        | 247,401             |                | 8,998               | 8,998               | 3.6%        | 20,616.75          | 205,500             | 205,500             | 23,203             | 23,203             | 11.3%          |
| Investment Earnings                        | 1,500               |                | 66                  | 66                  | 4.4%        | 125.00             | 24,017              | 12,000              | 208                | 208                | 1.7%           |
| Miscellaneous Income                       | 25,135              |                | 1,008               | 1,008               | 4.0%        | 2,094.58           | 5,250               | 5,250               | 335                | 335                | 6.4%           |
| Intergovernmental                          | 778,217             |                | 48,273              | 48,273              | 6.2%        | 64,851.42          | 647,243             | 647,243             | 39,360             | 39,360             | 6.1%           |
| Surplus / Sales Rentals                    | 1,500               |                | -                   | -                   | 0.0%        | 125.00             | 1,500               | 1,500               | -                  | -                  | 0.0%           |
| <b>Total Revenues</b>                      | <b>\$ 8,002,160</b> | <b>\$ -</b>    | <b>\$ 288,083</b>   | <b>\$ 288,083</b>   | <b>3.6%</b> | <b>\$ 666,847</b>  | <b>\$ 7,314,655</b> | <b>\$ 7,671,485</b> | <b>\$ 362,102</b>  | <b>\$ 362,102</b>  | <b>4.7%</b>    |
| <b>EXPENDITURES</b>                        |                     |                |                     |                     |             |                    |                     |                     |                    |                    |                |
| City Manager                               | \$ 298,728          |                | \$ 8,933            | \$ 8,933            | 3.0%        | \$ 24,894          | \$ 316,473          | \$ 321,424          | \$ 13,666          | \$ 13,666          | 4.3%           |
| Mayor and City Council                     | 173,025             |                | 3,040               | 3,040               | 1.8%        | 14,419             | 140,525             | 140,525             | 1,994              | 1,994              | 1.4%           |
| City Secretary                             | 187,082             |                | 11,038              | 11,038              | 5.9%        | 15,590             | 175,454             | 183,777             | 5,434              | 5,434              | 3.0%           |
| Municipal Court                            | 106,204             |                | 7,538               | 7,538               | 7.1%        | 8,850              | 98,215              | 103,477             | 7,954              | 7,954              | 7.7%           |
| Human Resources                            | 141,526             |                | 4,422               | 4,422               | 3.1%        | 11,794             | 125,229             | 135,211             | 5,190              | 5,190              | 3.8%           |
| Finance                                    | 484,149             |                | 13,617              | 13,617              | 2.8%        | 40,346             | 438,148             | 464,564             | 12,975             | 12,975             | 2.8%           |
| Police                                     | 3,125,084           |                | 200,973             | 200,973             | 6.4%        | 260,424            | 2,660,845           | 2,988,696           | 182,909            | 182,909            | 6.1%           |
| Police SRO                                 | 212,749             |                | 7,378               | 7,378               | 3.5%        | 17,729             | 178,016             | 208,698             | 7,267              | 7,267              | 3.5%           |
| Fire                                       | 2,649,247           |                | 92,260              | 92,260              | 3.5%        | 220,771            | 2,208,977           | 2,492,360           | 85,237             | 85,237             | 3.4%           |
| Community Development                      | 438,900             |                | 9,192               | 9,192               | 2.1%        | 36,575             | 387,924             | 412,959             | 15,897             | 15,897             | 3.8%           |
| Senior Citizen Center                      | 48,316              |                | 617                 | 617                 | 1.3%        | 4,026              | 38,376              | 88,376              | 543                | 543                | 0.6%           |
| Library                                    | 299,681             |                | 14,842              | 14,842              | 5.0%        | 24,973             | 275,755             | 293,925             | 9,911              | 9,911              | 3.4%           |
| Non-Departmental                           | 736,900             |                | 226,296             | 226,296             | 30.7%       | 61,408             | 580,159             | 580,159             | 85,937             | 85,937             | 14.8%          |
| <b>Total Expenditures</b>                  | <b>\$ 8,901,590</b> | <b>\$ -</b>    | <b>\$ 600,146</b>   | <b>\$ 600,146</b>   | <b>6.7%</b> | <b>\$ 741,799</b>  | <b>\$ 7,624,096</b> | <b>\$ 8,414,151</b> | <b>\$ 434,914</b>  | <b>\$ 434,914</b>  | <b>5.2%</b>    |
| <b>Total Revenues Over (Under) Exp</b>     | <b>\$ (899,430)</b> | <b>\$ -</b>    | <b>\$ (312,063)</b> | <b>\$ (312,063)</b> |             | <b>\$ (74,953)</b> | <b>\$ (309,441)</b> | <b>\$ (742,666)</b> | <b>\$ (72,812)</b> | <b>\$ (72,812)</b> |                |
| <b>Other Financing Sources (Uses):</b>     |                     |                |                     |                     |             |                    |                     |                     |                    |                    |                |
| Non-cash Transactions:                     |                     |                |                     |                     |             |                    |                     |                     |                    |                    |                |
| Capital lease proceeds                     |                     |                |                     |                     |             |                    |                     |                     |                    |                    |                |
| Capital expenditures                       |                     |                |                     |                     |             |                    |                     |                     |                    |                    |                |
| Transfers In (Out):                        |                     |                |                     |                     |             |                    |                     |                     |                    |                    |                |
| <b>Net Change in Fund Balance</b>          | <b>\$ (899,430)</b> | <b>\$ -</b>    |                     | <b>\$ (312,063)</b> |             |                    | <b>\$ (309,441)</b> | <b>\$ (742,666)</b> |                    |                    |                |
| Total Unassigned Fund Balance - BOY        | 1,890,124           |                |                     | 1,890,124           |             |                    | 940,257             | 2,453,218           |                    |                    |                |
| <b>Ending Fund Balance Sept. 30</b>        | <b>\$ 990,694</b>   | <b>\$ -</b>    |                     | <b>\$ 1,578,061</b> |             |                    | <b>\$ 630,816</b>   | <b>\$ 1,710,552</b> |                    |                    |                |
| Less: Commitments for Specific Use         |                     |                |                     | -                   |             |                    |                     |                     |                    |                    |                |
| Less: Assigned for Specific Use            |                     |                |                     | -                   |             |                    | -                   |                     |                    |                    |                |
| <b>Ending Fund Balance - Unassigned</b>    | <b>\$ 990,694</b>   | <b>\$ -</b>    |                     | <b>\$ 1,578,061</b> |             |                    | <b>\$ 630,816</b>   | <b>\$ 1,710,552</b> |                    |                    |                |
| <b>AVERAGE DAILY EXPENDITURES</b>          | <b>24,388</b>       | <b>-</b>       |                     | <b>1,644</b>        |             |                    | <b>20,888</b>       | <b>23,052</b>       |                    |                    |                |
| <b>NUMBER OF DAYS IN RESERVE</b>           | <b>41</b>           |                |                     | <b>960</b>          |             |                    | <b>30</b>           | <b>74</b>           |                    |                    |                |
| <b>FUND BALANCE AS A % OF EXPENDITURES</b> | <b>11.1%</b>        |                |                     | <b>262.9%</b>       |             |                    | <b>8.3%</b>         | <b>20.3%</b>        |                    |                    |                |

STREETS FUND  
FOR THE MONTH ENDED OCTOBER 31, 2021  
FY 2021-22 WITH PRIOR YEAR COMPARISON

8.3%

|                                     | CURRENT FISCAL YEAR |                |        |         |        | PRIOR FISCAL YEAR |        |                 |                |              |           |           |         |         |    |
|-------------------------------------|---------------------|----------------|--------|---------|--------|-------------------|--------|-----------------|----------------|--------------|-----------|-----------|---------|---------|----|
|                                     | BUDGET              |                | ACTUAL |         |        | PROJECTED         |        | BUDGET          |                | FY ACTUAL    |           |           |         |         |    |
|                                     | FY 2021-2022        |                | M-T-D  | Y-T-D   | Y-T-D  | FY 2021-2022      |        | FY 2020-2021    |                | FY 2020-2021 |           |           |         |         |    |
|                                     | Original Budget     | Amended Budget |        |         |        |                   | %      | Original Budget | Amended Budget | M-T-D        | Y-T-D     | Y-T-D     |         |         |    |
|                                     |                     |                | Oct-21 | Oct-21  | Budget | Oct-21            | Budget |                 |                | OCT-20       | OCT-20    | % Budget  |         |         |    |
| REVENUES                            |                     |                |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Frachise Fees Telephone             | \$                  | 18,558         | \$     | 200     | 200    | 1.1%              | \$     | 1,547           | 8.3%           | \$           | 200       | 1%        |         |         |    |
| Frachise Fees Garbage               |                     | 68,607         |        | -       | -      |                   | 5,717  | 8.3%            |                | 68,607       | -         | 0%        |         |         |    |
| Franchise Fees Gas                  |                     | 63,767         |        | -       | -      |                   | 5,314  | 8.3%            |                | 64,469       | -         | 0%        |         |         |    |
| Franchise Fees Electricity          |                     | 312,427        |        | -       | -      |                   | 26,036 | 8.3%            |                | 312,427      | -         | 0%        |         |         |    |
| Franchise Fees Cable                |                     | 41,000         |        | -       | -      |                   | 3,417  | 8.3%            |                | 53,906       | 25,942    | 48%       |         |         |    |
| Franchise Fees Water Sew            |                     | 390,084        |        | 32,507  | 32,507 | 8.3%              | 32,507 | 8.3%            |                | 311,312      | 23        | 0%        |         |         |    |
| Investment Income                   |                     | 110            |        | 2       | 2      | 1.8%              | 9      | 8.3%            |                | 6,930        | 170       | 2%        |         |         |    |
| TexDot Connecting Kennedale         |                     |                |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Misc. Income                        |                     |                | 26,211 | 26,211  |        |                   |        |                 |                |              | -         |           |         |         |    |
| Admin Charge - Stormwater           | 19,995              |                | -      | -       |        | 1,666             | 8.3%   | 19,995          | 19,995         |              |           | 0%        |         |         |    |
| Park Pavilion Rental                | 2,908               |                | 440    | 440     | 15.1%  | 242               | 8.3%   | 3,663           | 3,663          | -            | -         | 0%        |         |         |    |
| Ballfield Rental                    | 50                  |                | -      | -       |        | 4                 | 8.3%   | 50              | 50             |              |           |           |         |         |    |
| Sale of Parts/Assets                |                     |                | -      | -       |        | -                 |        |                 |                | 3,840        | 3,840     |           |         |         |    |
| Transfer In Park Dedication         |                     |                |        |         |        | -                 |        |                 |                |              |           |           |         |         |    |
| Transfer In TIF Fund                |                     |                |        |         |        | -                 |        |                 |                |              |           |           |         |         |    |
| Transfer In Donation Fund           |                     |                |        |         |        | -                 |        |                 |                |              |           |           |         |         |    |
| Total Revenues                      | \$                  | 917,506        | \$     | 59,360  | 59,360 | 6.5%              | \$     | 76,459          | 8.3%           | \$           | 30,175    | 30,175    | 3%      |         |    |
| EXPENDITURES                        |                     |                |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Street Maintenance                  | \$                  | 997,624        | \$     | 26,497  | 26,497 | 2.7%              | 83,135 | 8.3%            | \$             | 868,448      | 915,994   | 32,728    | 32,728  | 4%      |    |
| Park Maintenance                    |                     | 120,000        |        | 582     | 582    | 0.5%              | 10,000 | 8.3%            |                | 122,920      | 122,920   | 298       | 298     | 0%      |    |
| Capital Projects                    |                     | 37,142         |        | -       | -      | 0.0%              | 3,095  | 8.3%            |                | 24,302       | 24,302    | -         | -       |         |    |
| Total Expenditures                  | \$                  | 1,154,766      | \$     | 27,079  | 27,079 | 2.3%              | \$     | 96,231          | 8.3%           | \$           | 1,015,670 | 1,063,216 | 33,026  | 33,026  | 3% |
| Total Revenues Over (Under) Exp     | \$                  | (237,260)      | \$     | 32,281  | 32,281 |                   | \$     | (19,772)        |                | \$           | (138,055) | (185,601) | (2,851) | (2,851) |    |
| Other Funding Sources (Uses):       |                     |                |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Non-Cash Transactions:              |                     |                |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Capital Lease Proceeds              |                     | -              |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Capital Expenditures                |                     | -              |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Transfers In (Out):                 |                     |                |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Debt Service Payments               |                     | -              |        |         |        |                   |        |                 |                |              |           |           |         |         |    |
| Net Change in Fund Balance          | \$                  | (237,260)      | \$     | 32,281  |        |                   |        |                 |                | \$           | (138,055) | (185,601) |         |         |    |
| Total Unassigned Fund Balance - BOY |                     | 200,978        |        | 200,978 |        |                   |        |                 |                |              | 341,246   | 386,646   |         |         |    |
| Ending Fund Balance Sept. 30        | \$                  | (36,282)       | \$     | 233,259 |        |                   |        |                 |                | \$           | 203,191   | 201,045   |         |         |    |
| Less: Commitments for Specific Use  |                     |                |        | -       |        |                   |        |                 |                |              |           |           |         |         |    |
| Less: Assigned for Specific Use     |                     |                |        | -       |        |                   |        |                 |                |              |           |           |         |         |    |
| Ending Fund Balance - Unassigned    | \$                  | (36,282)       | \$     | 233,259 |        |                   |        |                 |                | \$           | 203,191   | 201,045   |         |         |    |
| AVERAGE DAILY EXPENDITURES          |                     | 3,263          | -      | (565)   |        |                   |        |                 |                |              | 2,226     | 2,362     |         |         |    |
| NUMBER OF DAYS IN RESERVE           | (11)                |                | (413)  |         |        |                   |        |                 |                | 91           | 85        |           |         |         |    |
| FUND BALANCE AS A % OF EXPENDITURES | -3.1%               |                | 861.4% |         |        |                   |        |                 |                | 20.0%        | 18.9%     |           |         |         |    |

**WATER & SEWER FUND**  
**FOR THE MONTH ENDED OCTOBER 31, 2021**  
**FY 2021-22 WITH PRIOR YEAR COMPARISON**

8.3%

|                                       | CURRENT FISCAL YEAR |                |            |              |          |              | PRIOR FISCAL YEAR |                 |                |              |              |                |
|---------------------------------------|---------------------|----------------|------------|--------------|----------|--------------|-------------------|-----------------|----------------|--------------|--------------|----------------|
|                                       | BUDGET              |                | ACTUAL     |              |          | PROJECTED    |                   | BUDGET          |                | FY ACTUAL    |              |                |
|                                       | FY 2021-2022        |                | M-T-D      | Y-T-D        | Y-T-D    | FY 2021-2022 |                   | FY 2020-2021    |                | FY 2020-2021 |              |                |
|                                       | Original Budget     | Amended Budget | Oct-21     | Oct-21       | % Budget | Oct-21       | % Budget          | Original Budget | Amended Budget | M-T-D OCT-20 | Y-T-D OCT-20 | Y-T-D % Budget |
| REVENUES                              |                     |                |            |              |          |              |                   |                 |                |              |              |                |
| Water Service                         | \$ 2,239,404        |                | \$ 228,243 | \$ 228,243   | 10.2%    | \$ 186,617   | 8.3%              | \$ 2,128,290    | \$ 2,128,290   | \$ 225,303   | \$ 225,303   | 11%            |
| Sewer Service                         | 1,700,194           |                | 137,997    | 137,997      | 8.1%     | 141,683      | 8.3%              | 1,700,194       | 1,700,194      | 141,519      | 141,519      | 8%             |
| Sewer Surcharge                       |                     |                | -          | -            |          |              |                   | 2,705           | 2,705          | -            | -            |                |
| Penalties                             |                     |                | -          | -            |          |              |                   | 13,231          | 13,231         | -            | -            |                |
| Administrative Fees                   |                     |                | -          | -            |          |              |                   | 3,762           | 3,762          | 125          | 125          | 3%             |
| Water Tap Fees                        | 4,000               |                | -          | -            |          | 333          | 8.3%              | 2,856           | 2,856          | -            | -            |                |
| Meter Purchase / Install              | 3,645               |                | 3,274      | 3,274        | 89.8%    | 304          | 8.3%              | 3,645           | 3,645          | -            | -            |                |
| Sewer Tap Fees                        | 1,768               |                | -          | -            |          | 147          | 8.3%              | 1,768           | 1,768          | -            | -            |                |
| Engineer Review Fees                  | 6,120               |                | 4,262      | 4,262        | 69.6%    | 510          | 8.3%              | 6,120           | 6,120          | -            | -            |                |
| Sanitation Billing Fees               | 15,507              |                | -          | -            |          | 1,292        | 8.3%              | 15,507          | 15,507         | -            | -            |                |
| Other Fees Water / Sewer              | 1,984               |                | -          | -            |          | 165          | 8.3%              | 1,984           | 1,984          | -            | -            |                |
| Sales Tax                             | 139                 |                | 12         | 12           | 8.6%     | 12           | 8.3%              | 139             | 139            | 11           | 11           | 8%             |
| Arlington Operator Cost               | 354,500             |                | -          | -            |          | 29,542       | 8.3%              | 354,500         | 354,500        | -            | -            |                |
| Investment Income                     | 1,100               |                | 91         | 91           | 8.3%     | 92           | 8.3%              | 19,179          | 19,179         | 217          | 217          | 1%             |
| Miscellaneous Income                  | 4,911               |                | -          | -            |          | 409          | 8.3%              | 4,911           | 4,911          | -            | -            |                |
| Cash Over/Under                       |                     |                | -          | -            |          |              |                   |                 |                |              |              |                |
| Equipment Sale Gain (Loss)            |                     |                | -          | -            |          |              |                   |                 |                | -            | -            |                |
| Sale of Parts/Assets                  | 1,000               |                | -          | -            |          | 83           | 8.3%              | 1,000           | 1,000          | -            | -            |                |
| Transfer In - Water Impact Fund       |                     |                | -          | -            |          |              |                   |                 |                | -            | -            |                |
| Transfer In - Sewer Impact Fund       | 60,000              |                | 5,000      | 5,000        | 8.3%     | 5,000        | 8.3%              |                 |                | -            | -            |                |
| Transfer In - Roadway Impact Fund     | 127,525             |                | 10,627     | 10,627       | 8.3%     | 10,627       | 8.3%              | 187,525         | 187,525        | 15,627       | 15,627       | 8%             |
| Total Revenues                        | \$ 4,521,797        | \$ -           | \$ 389,506 | \$ 389,506   | 8.6%     | \$ 376,816   | 8.3%              | \$ 4,447,316    | \$ 4,447,316   | \$ 382,802   | \$ 382,802   | 9%             |
| EXPENDITURES                          |                     |                |            |              |          |              |                   |                 |                |              |              |                |
| Utility Billing                       | \$ 1,343,331        |                | \$ 2,731   | \$ 2,731     | 0.2%     | \$ 111,944   | 8.3%              | \$ 1,460,295    | \$ 1,460,295   | \$ 23,581    | \$ 23,581    | 2%             |
| Operations                            | 1,388,069           |                | 94,063     | 94,063       | 6.8%     | \$ 115,672   | 8.3%              | 1,375,369       | 1,377,223      | 91,146       | 91,146       | 7%             |
| Debt Service                          | 295,216             |                | -          | -            | 0.0%     | \$ 24,601    | 8.3%              | 358,559         | 358,559        | -            | -            | 0%             |
| Capital Projects                      | 483,000             |                | -          | -            | 0.0%     | \$ 40,250    | 8.3%              | 600,000         | 600,000        | -            | -            |                |
| Non-Departmental                      | 867,846             |                | 88,268     | 88,268       | 10.2%    | \$ 72,321    | 8.3%              | 710,477         | 710,477        | 57,466       | 57,466       | 8%             |
| Total Expenditures                    | \$ 4,377,462        | \$ -           | \$ 185,062 | \$ 185,062   | 4.2%     | 364,789      | 8.3%              | \$ 4,504,700    | \$ 4,506,554   | \$ 172,193   | \$ 172,193   | 4%             |
| Total Revenues Over (Under) Exp       | \$ 144,335          | \$ -           | \$ 204,444 | \$ 204,444   |          | \$ 12,028    |                   | \$ (57,384)     | \$ (59,238)    | \$ 210,609   | \$ 210,609   |                |
| Other Funding Sources (Uses):         |                     |                |            |              |          |              |                   |                 |                |              |              |                |
| Debt Service - Bond Payments          |                     |                |            |              |          |              |                   |                 |                |              |              |                |
| Non-Cash Transactions:                |                     |                |            |              |          |              |                   |                 |                |              |              |                |
| Capital Lease Proceeds                |                     |                |            |              |          |              |                   |                 |                |              |              |                |
| Capital expenditures                  |                     |                |            |              |          |              |                   |                 |                |              |              |                |
| Net Change in Fund Balance            | \$ 144,335          | \$ -           |            | \$ 204,444   |          |              |                   | \$ (57,384)     | \$ (59,238)    |              |              |                |
| Total Unrestricted Fund Balance - BOY | 3,545,736           |                |            | 3,545,736    |          |              |                   | 2,076,297       | 2,946,002      |              |              |                |
| Total Fund Balance - EOY              | \$ 3,690,071        | \$ -           |            | \$ 3,750,180 |          |              |                   | \$ 2,018,913    | \$ 2,886,764   |              |              |                |
| Less: Commitments for Specific Use    |                     |                |            | -            |          |              |                   |                 |                |              |              |                |
| Less: Assigned for Specific Use       |                     |                |            | -            |          |              |                   | -               |                |              |              |                |
| Ending Fund Balance - Unrestricted    | \$ 3,690,071        | \$ -           |            | \$ 3,750,180 |          |              |                   | \$ 2,018,913    | \$ 2,886,764   |              |              |                |
| AVERAGE DAILY EXPENDITURES            | 11,993              | -              |            | 507          |          |              |                   | 157             | 162            |              |              |                |
| NUMBER OF DAYS IN RESERVE             | 308                 |                |            | 7,397        |          |              |                   | 12,842          | 17,787         |              |              |                |
| FUND BALANCE AS A % OF EXPENDITURES   | 84.3%               |                |            | 2026.4%      |          |              |                   | 44.8%           | 64.1%          |              |              |                |



**STORMWATER FUND**  
**FOR THE MONTH ENDED OCTOBER 31, 2021**  
**FY 2021-22 WITH PRIOR YEAR COMPARISON**

8.3%

|                                           | CURRENT FISCAL YEAR |                |                  |                   |             |                       |
|-------------------------------------------|---------------------|----------------|------------------|-------------------|-------------|-----------------------|
|                                           | BUDGET              |                | ACTUAL           |                   |             | FY PROJECTED          |
|                                           | FY 2021-2022        |                | M-T-D            | Y-T-D             | Y-T-D       | FY 2021-2022          |
|                                           | Original Budget     | Amended Budget | Oct-21           | Oct-21            | % Budget    | Oct-21 % Budget       |
| <b>REVENUES</b>                           |                     |                |                  |                   |             |                       |
| Penalties                                 | \$ -                |                |                  |                   |             | \$ -                  |
| Grant Revenue                             |                     |                |                  |                   |             |                       |
| Drainage Fees                             | 266,000             |                | 22,099           | 22,099            | 8.3%        | 22,167 8.3%           |
| Investment Income                         | 175                 |                | 11               | 11                | 6.3%        | 15 8.3%               |
| Miscellaneous Income                      |                     |                |                  |                   |             |                       |
| <b>Total Revenues</b>                     | <b>\$ 266,175</b>   | <b>\$ -</b>    | <b>\$ 22,110</b> | <b>\$ 22,110</b>  | <b>8.3%</b> | <b>\$ 22,181 8.3%</b> |
| <b>EXPENDITURES</b>                       |                     |                |                  |                   |             |                       |
| Stormwater Utility                        | 229,343             |                | \$ -             | \$ -              |             | \$ 19,112 8.3%        |
|                                           |                     |                |                  |                   |             |                       |
| <b>Total Expenditures</b>                 | <b>\$ 229,343</b>   | <b>\$ -</b>    | <b>\$ -</b>      | <b>\$ -</b>       | <b>0.0%</b> | <b>\$ 19,112 8.3%</b> |
| <b>Total Revenues Over (Under) Exp</b>    | <b>\$ 36,832</b>    | <b>\$ -</b>    | <b>\$ 22,110</b> | <b>\$ 22,110</b>  |             | <b>\$ 3,069</b>       |
| <b>Other Financing Sources (Uses):</b>    |                     |                |                  |                   |             |                       |
| Capital Grant Contributions               | -                   | -              | -                | -                 |             |                       |
| <b>Net Change in Fund Balance</b>         | <b>\$ 36,832</b>    | <b>\$ -</b>    |                  | <b>\$ 22,110</b>  |             |                       |
| Total Unrestricted Fund Balance - BOY     | 381,259             |                |                  | 381,259           |             |                       |
| <b>Total Fund Balance - EOY</b>           | <b>\$ 418,091</b>   | <b>\$ -</b>    |                  | <b>\$ 403,369</b> |             |                       |
| Less: Commitments for Specific Use        | -                   | -              |                  | -                 |             | -                     |
| <b>Ending Fund Balance - Unrestricted</b> | <b>\$ 418,091</b>   | <b>\$ -</b>    |                  | <b>\$ 403,369</b> |             |                       |

| PRIOR FISCAL YEAR   |                     |                  |                  |                |  |
|---------------------|---------------------|------------------|------------------|----------------|--|
| BUDGET              |                     | FY ACTUAL        |                  |                |  |
| FY 2020-2021        |                     | FY 2020-2021     |                  |                |  |
| Original Budget     | Final Budget        | M-T-D OCT-20     | Y-T-D OCT-20     | Y-T-D % Budget |  |
| \$ 1,200            | \$ 1,200            | \$ -             | \$ -             |                |  |
|                     |                     |                  | -                |                |  |
| 320,952             | 320,952             | 22,087           | 22,087           | 6.9%           |  |
| 1,000               | 1,000               | 35               | 35               | 3.5%           |  |
|                     |                     |                  |                  |                |  |
| <b>\$ 323,152</b>   | <b>\$ 323,152</b>   | <b>\$ 22,122</b> | <b>\$ 22,122</b> | <b>7%</b>      |  |
| 561,929             | \$ 565,644          | \$ 5,300         | \$ 5,300         | 0.9%           |  |
|                     |                     |                  |                  |                |  |
| <b>\$ 561,929</b>   | <b>\$ 565,644</b>   | <b>\$ 5,300</b>  | <b>\$ 5,300</b>  | <b>1%</b>      |  |
| <b>\$ (238,777)</b> | <b>\$ (242,492)</b> | <b>\$ 16,822</b> | <b>\$ 16,822</b> |                |  |
| -                   | -                   | -                | -                |                |  |
| <b>\$ (238,777)</b> | <b>\$ (242,492)</b> |                  |                  |                |  |
| <b>\$ (151,838)</b> | <b>\$ 287,257</b>   |                  |                  |                |  |
| <b>\$ (390,615)</b> | <b>\$ 44,765</b>    |                  |                  |                |  |
| -                   | -                   |                  |                  |                |  |
| <b>\$ (390,615)</b> | <b>\$ 44,765</b>    |                  |                  |                |  |

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

|                       |                            | BUDGET       |              |                         |                                |                          | Y-T-D ACTUAL |          |              |          |                         |                                |                               |
|-----------------------|----------------------------|--------------|--------------|-------------------------|--------------------------------|--------------------------|--------------|----------|--------------|----------|-------------------------|--------------------------------|-------------------------------|
| FUND                  | 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          | \$ 1,727,705 | \$ 1,686,763 | \$ 40,942               | \$ 601,112                     | \$ 642,054               | \$ 78,926    | 5%       | \$ -         | 0%       | \$ 78,926               | \$ 601,112                     | \$ 680,038                    |
| OTHER GENERAL FUNDS   |                            |              |              |                         |                                |                          |              |          |              |          |                         |                                |                               |
| 5                     | Capital Replacement Fund   | \$ 234,703   | \$ 219,663   | \$ 15,040               | \$ 29,055                      | \$ 44,095                | \$ 12        | 0%       | \$ 15,034    | 7%       | \$ (15,022)             | \$ 29,055                      | \$ 14,033                     |
| 12                    | Court Security Fund        | 2,115        | -            | 2,115                   | 25,344                         | 27,459                   | 241          | 11%      | -            | 0%       | 241                     | 25,344                         | 25,585                        |
| 16                    | Court Technology Fund      | 1,210        | 875          | 335                     | 14,049                         | 14,384                   | 205          | 17%      | -            | 0%       | 205                     | 14,049                         | 14,254                        |
| 18                    | Juvenile Case Manager Fund | 1,205        | -            | 1,205                   | 9,894                          | 11,099                   | 29           | 2%       | -            |          | 29                      | 9,894                          | 9,923                         |
| 21                    | TIF 1 (New Hope Rd) Fund   | 192,748      | -            | 192,748                 | (231,673)                      | (38,925)                 | 13           | 0%       | -            |          | 13                      | (231,673)                      | (231,660)                     |
| 34                    | Leose Fund                 | 1,740        | 1,650        | 90                      | 2,102                          | 2,192                    | 0.05         | 0%       | -            | 0%       | 0                       | 2,102                          | 2,102                         |
| 83                    | Tree Reforestation Fund    | 30           | -            | 30                      | 71,053                         | 71,083                   | 1            | 3%       | -            | 7%       | 1                       | 71,053                         | 71,054                        |
|                       |                            | \$ 433,751   | \$ 222,188   | \$ 211,563              | \$ (80,176)                    | \$ 131,387               | \$ 501       |          | \$ 15,034    |          | \$ (14,533)             | \$ (80,176)                    | \$ (94,709)                   |
| CAPITAL FUNDS         |                            |              |              |                         |                                |                          |              |          |              |          |                         |                                |                               |
| 4                     | Capital Projects Fund      | \$ 120,060   | \$ 106,501   | \$ 13,559               | \$ 118,161                     | \$ 131,720               | \$ 9         | 0%       | \$ -         | 0%       | \$ 9                    | \$ 118,161                     | \$ 118,170                    |
| 13                    | Capital Bond Fund          | 1,235        | -            | 1,235                   | 8,211,684                      | 8,212,919                | 6,015,432    | 487080%  | -            |          | 6,015,432               | 8,211,684                      | \$ 14,227,116                 |
| 14                    | Park Dedication Fund       | 375          | 170          | 205                     | 314,310                        | 314,515                  | 10,967       | 2925%    | -            | 0%       | 10,967                  | 314,310                        | \$ 325,277                    |
| 32                    | Library Building Fund      | 110          | -            | 110                     | (2,282)                        | (2,172)                  | -            | 0%       | -            |          | -                       | (2,282)                        | \$ (2,282)                    |
| 45                    | Roadway Impact Fee Fund    | 12,130       | 137,525      | (125,395)               | 678,058                        | 552,663                  | 16,830       | 139%     | 10,627       | 8%       | 6,203                   | 678,058                        | \$ 684,261                    |
| 61                    | Water Impact Fee Fund      | 52,660       | -            | 52,660                  | 37,946                         | 90,606                   | 12,344       | 23%      | -            |          | 12,344                  | 37,946                         | 50,290                        |
| 62                    | Sewer Impact Fee Fund      | 16,948       | 60,000       | (43,052)                | 162,506                        | 119,454                  | 13,943       | 82%      | 5,000        |          | 8,943                   | 162,506                        | 171,449                       |
|                       |                            | \$ 203,518   | \$ 304,196   | \$ (100,678)            | \$ 9,520,383                   | \$ 9,419,705             | \$ 6,069,525 |          | \$ 15,627    |          | \$ 6,015,441            | \$ 8,329,845                   | \$ 14,345,286                 |
| EDC 4B FUNDS          |                            |              |              |                         |                                |                          |              |          |              |          |                         |                                |                               |
| 15                    | EDC 4B Fund                | \$ 800,048   | \$ 625,073   | \$ 174,975              | \$ 1,061,839                   | \$ 1,236,814             | \$ 26,864    | 3%       | \$ 55,954    | 9%       | \$ (29,090)             | \$ 1,061,839                   | \$ 1,032,749                  |
|                       |                            | \$ 800,048   | \$ 625,073   | \$ 174,975              | \$ 1,061,839                   | \$ 1,236,814             | \$ 26,864    |          | \$ 55,954    |          | \$ (29,090)             | \$ 1,061,839                   | \$ 1,032,749                  |
| SPECIAL REVENUE FUNDS |                            |              |              |                         |                                |                          |              |          |              |          |                         |                                |                               |
| 30                    | Hotel/Motel Tax Fund       | \$ 11,000    | \$ -         | \$ 11,000               | \$ 24,011                      | \$ 35,011                | \$ 1         |          | \$ -         |          | \$ 1                    | \$ 24,011                      | \$ 24,012                     |
| 35                    | Disaster Recovery Fund     | -            | -            | \$ -                    | 717                            | \$ 717                   | -            |          | -            |          | \$ -                    | \$ -                           | \$ -                          |
|                       |                            | 11,000       | -            | 11,000                  | 24,728                         | 35,728                   | 1            |          | -            |          | 1                       |                                | \$ 24,012                     |
|                       |                            |              |              |                         |                                |                          |              |          |              |          |                         |                                | PAGE 6                        |

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

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM III.D.1.

**SUBJECT**

Approval of the minutes from the October 18, 2021 special meeting

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Minutes are attached for the Council's review and consideration.

**RECOMMENDATION**

Approve

**ATTACHMENTS**

|    |                               |                                   |
|----|-------------------------------|-----------------------------------|
| 1. | 2021_10.18 Special CC Minutes | 2021_10.18 Special CC Minutes.pdf |
|----|-------------------------------|-----------------------------------|

## KENNEDALE CITY COUNCIL MINUTES

SPECIAL MEETING | OCTOBER 18, 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.

### II. ROLL CALL

**PRESENT:** Mayor Pro Tem Jan Joplin, Place 1; Gary Mitchell, Place 2; Julie Jacobson, Place 3; Austin Degenhart, Place 4; James Connor, Place 5. **STAFF:** Rosie Ericson, Administrative Assistant

### III. EXECUTIVE SESSION

The Council recessed to Executive Session at 5:30 p.m.

A. City Manager

### IV. RECONVENE INTO OPEN SESSION AND TAKE NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

Mayor Rhodes reconvened the open meeting at 7:08 p.m.

### V. ADJOURNMENT

**Motion Adjourn. Action Adjourn Moved By Connor, Seconded By Jacobson. Motion passed unanimously.**  
Mayor Rhodes adjourned the meeting at 7:09 p.m.

APPROVED:

ATTEST:

---

LINDA RHODES, MAYOR

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LESLIE E. GALLOWAY, CITY SECRETARY



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

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM III.D.2.

**SUBJECT**

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

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Minutes are attached for the Council's review and consideration.

**RECOMMENDATION**

Approve

**ATTACHMENTS**

|    |                                                          |                                                              |
|----|----------------------------------------------------------|--------------------------------------------------------------|
| 1. | 2021_10.19 Minutes_City Council Regular Meeting<br>DRAFT | 2021_10.19 Minutes_City Council Regular Meeting<br>DRAFT.pdf |
|----|----------------------------------------------------------|--------------------------------------------------------------|

## **KENNEDALE CITY COUNCIL MINUTES**

**REGULAR MEETING | OCTOBER 19, 2021 AT 5:30 PM**

**CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060**

**MEMBERS OF THE PUBLIC MAY JOIN IN PERSON OR  
ACCESS A LIVE FEED AT [WWW.CITYOFKENNEDALE.COM/VIDEOS](http://WWW.CITYOFKENNEDALE.COM/VIDEOS)  
THE VIRTUAL OPTION DOES NOT ALLOW FOR PUBLIC COMMENT**

### **I. CALL TO ORDER**

Mayor Linda Rhodes called the meeting to order at 5:30 p.m.

#### **A. ROLL CALL**

**PRESENT:** Mayor Linda Rhodes; Mayor Pro Tem Jan Joplin, Place 1; Gary Mitchell (left at 7:40 p.m. following the first Executive Session), Place 2; Julie Jacobson, Place 3; Austin Degenhart, Place 4; James Connor, Place 5; **ABSENT:** NONE; **STAFF:** *Interim City Manager Leslie E. Galloway, Director of Finance and Information Technology Lakeita Sutton, Director of Human Resources and Administrative Services Caroline Green, Fire Chief James Brown, Police Chief Darrell Hull, City Attorney Drew Larkin; CONSULTANTS:* Chance LeBlanc of Dunaway

### **II. WORK SESSION**

#### **A. WORK SESSION REPORTS**

##### **1. Discussion of the board appointment process and calendar**

The Council requested to see attendance records for current members and to have interviews for new applicants scheduled for Monday, November 15.

##### **2. Hold a discussion and consider offering staff direction regarding potential amendments to the EDC Bylaws and/or Articles of Incorporation**

Interim City Manager Leslie Galloway stated that following a discussion at the last Council meeting, that staff was now seeking direction regarding what amendments might be sought.

After some discussion, it was the consensus of the Council to have a Resolution drafted that would add two advisory (non-voting) places for those who may not live within the City but are business and/or property owners.

##### **3. Update regarding American Rescue Plan Act (ARPA) funding received by the City**

Finance Director Lakeita Sutton stated that the City is expected to receive just over \$2 million, and has already received the first half. She noted that the IRS has created a special rule regarding these funds, which are more tightly regulated than the last round of COVID-related funding; that there are four basic categories to spend the money; and that the funds must be spent within five years of receipt. There was a brief discussion of infrastructure needs including water and wastewater, the broadband category of funding, the ability to use these funds to replace lost revenues.

##### **4. Hold a discussion and consider offering staff direction regarding Texas Water**

Development Board (TWDB) Flood Infrastructure Fund (FIF) grant application and funding sources for the Valley Lane Streambank Stabilization project

Interim City Manager Leslie Galloway stated that a previous Informal Staff Report to the Council had incorrectly stated that this funding would include the repair of the roadway. However, the cost is for the stabilization of the streambank that has significantly contributed to the failure of the roadway. Following a brief discussion of the secondary costs related to roadway repair, discretionary funding available via the Tarrant County Bond Program, and the potential of partnering with the County to repair this asphalt roadway as well as Trent Street, it was the consensus among the Council to move forward with the application.

5. Hold a discussion and consider offering staff direction regarding use and project prioritization for the \$6 million CO issued in September 2021

Director of Finance and IT Lakeita Sutton stated that the City will soon receive the \$6m CO proceeds approved during the September meeting, and that there have been many different priority rankings over the past months. She added that this CO is part of a \$14m package (with another \$8m issuance available in 2024) with no impact on the I&S portion of the tax rate. Sutton stated that staff is again presenting the five-year capital needs and is seeking Council direction regarding the prioritization of the projects. There was some discussion of the four projects submitted to the Tarrant County Bond Program. The Council expressed a desire to see a dashboard of projects and progress, the funds were remaining on previous tax notes, and information regarding engineering costs. There was some discussion of critical needs, increases in construction costs since most of these projects were estimated, and the use of the 2021 CO to purchase a fire truck and ambulance.

The Council recessed to Executive at 6:13 p.m.

#### **B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA**

### **III. EXECUTIVE SESSION**

- 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, legal issues regarding the Open Meetings Act, and the following:
  1. Hammack Creek (337 Kennedale Sublett Road)
  2. Proposed Developments by SummaTerra Ventures at 404 E Kennedale Parkway, 521 W Kennedale Parkway, and 409 W Kennedale Parkway
  3. CASE #PZ 21-13
- B. **PURSUANT TO §551.074** — Deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee; and the following:
  1. City Manager

#### IV. RECONVENE INTO OPEN SESSION AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

Mayor Linda Rhodes reconvened the open meeting at 7:40 p.m., noting that the Council would return to Executive later in the meeting. Councilmember Gary Mitchell left following this first Executive Session.

#### V. REGULAR SESSION

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

Mayor Pro Tem Jan Joplin offered the invocation.

##### B. VISITOR AND CITIZEN FORUM

- Herman White, 716 W Kennedale Parkway, Lot 7, assaulted on September 3, stated that he has not received any response to emails.
- Sara Johnson, representing New Senior Outreach of Kennedale, 209 W 3rd Street, announced upcoming events and asked for volunteers.

##### C. REPORTS AND ANNOUNCEMENTS

###### 1. Updates from the City Council

- **Mayor Pro Tem Jan Joplin, Place 1**, announced that early voting had begun which includes several propositions along with the Tarrant County Transportation Bond Program; that she attended the Tarrant Regional Transportation Meeting at the Arlington Board of Realtors, KPD's Bark in the Park, and Concert in the Park – thanking Jeff Nevarez and all volunteers for work on that event; and that October is Breast Cancer Awareness Month and that, as a 20-year survivor, she urged all to get checked.
- **Gary Mitchell, Place 2**, was not present at this time.
- **Julie Jacobson, Place 3**, had no announcements at this time.
- **Austin Degenhart, Place 4**, announced that he was recently appointed to City Council Place 4; that his professional background is in commercial construction representing owners, municipalities, ISDs, and higher education in large commercial projects; and that he looked forward to serving through the next election cycle and getting to know members of the community.
- **James Connor, Place 5**, announced that he had recovered from COVID-19 and was negative since October 14; that he was not able to attend recent events due to this; and asked for patience as he caught up on messages from the public.

###### 2. Updates from the Mayor

Mayor Linda Rhodes proclaimed November 6 as Arbor Day in the City of Kennedale; announced that she attended the TML Conference, Bark in the Park, and Concert in the Park; that she and Interim City Manager Leslie Galloway met with the Chamber of Commerce and had a meeting scheduled with Kennedale ISD following the State of the City Address at the Chamber luncheon tomorrow; that former Mayor Brian Johnson's portrait



had been added to the wall, including a frame by local vendor BlueLine Framing; that early voting was taking place, and that November 2 would be Election Day; that Saturday, December 11 would be the annual Salvation Army Mayor's Red Kettle Challenge; and that in 2022 the City of Kennedale will be celebrating their 75th anniversary of incorporation – and that staff was seeking input and volunteers from the community for the celebration. Mayor Rhodes noted that she helped lead the 50<sup>th</sup> Anniversary Parade when she was a City of Kennedale employee.

At the Mayor's request, Laurie Sanders announced that the next FUMC Quarter Auction would benefit KPD.

3. Updates from the Interim City Manager

Interim City Manager Leslie Galloway announced upcoming events and Goldee's (on Dick Price Road in our ETJ) being named the best BBQ in the state by *Texas Monthly*.

4. Financial Reports for the City

Lakeita Sutton announced that the ARPA funding that was received is reported in Fund 35 (Disaster Recovery Fund); and that though September represents the end of the FY, that these numbers were preliminary, and the final numbers would not be published until the audit was complete. There was some discussion of the deficit budget and that the drawdown was less than projected. Mayor Pro Tem Joplin asked staff to provide a full year financial report.

5. Schedule of Investment Activity for quarter ending September 30, 2021

There was no discussion at this time.

6. Financial Reports and/or Minutes for the EDC

There was no discussion at this time.

D. CONSENT AGENDA

1. Approval of the minutes from the August 17, 2021 regular meeting
2. Approval of the minutes from the August 24, 2021 special meeting
3. Approval of the minutes from the August 31, 2021 special meeting
4. Approval of the minutes from the September 15, 2021 special meeting
5. Approval of the minutes from the September 21, 2021 regular meeting
6. Approval of the minutes from the September 25, 2021 special meeting
7. Approval of the minutes from the September 27, 2021 special meeting
8. Approval of the minutes from the October 4, 2021 special meeting
9. Approval of the minutes from the October 9, 2021 special meeting

10. Approval of the minutes from the October 11, 2021 special meeting  
**Motion** Approve. **Action** Approve the Consent Agenda, **Moved By** Mayor Pro Tem Joplin, **Seconded By** Degenhart. **Motion passed unanimously.**

E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider approval of a FY 2022 Asset Forfeiture Sharing Agreement with local task force participants of the DEA Task Force Group (Fort Worth) and a 2022 Program – Funded State and Local Task Force Agreement with the Drug Enforcement Administration (DEA), and authorize Chief of Police to execute all documents related to same

Police Chief Darrell Hull stated that staff was proposing to be a part of the DEA Taskforce out of the Fort Worth office, noting that the funding for this position would come from the City's budget (and would be existing personnel). Hull added that, in return, the City would be eligible to receive a portion of the proceeds from asset forfeiture(s), but that those funds were not guaranteed. There was some discussion of it being an honor to be invited to join the other ten participating agencies in this program, that Chief Hull had been a part of the program more than 20 years ago, and that this would help us with training.

- **Jeremy Johnston**, 299 Jonah Road, spoke in favor of this item.

**Motion** Approve. **Action** Approve a FY 2022 Asset Forfeiture Sharing Agreement with local task force participants of the DEA Task Force Group (Fort Worth) and a 2022 Program – Funded State and Local Task Force Agreement with the Drug Enforcement Administration (DEA), and authorize Chief of Police to execute all documents related to same, **Moved By** Mayor Pro Tem Joplin, **Seconded By** Degenhart. **Motion passed unanimously.**

F. PUBLIC HEARINGS

1. **CASE #PZ 21-13** — Conduct a public hearing and consider adoption of an ordinance regarding a request by Mycoskie & Associates for a rezoning from C2 General Commercial, R2 & R3 Residential to R4 Residential for approximately 108 acres located at 299 Jonah Road situated in the C.B. Teague Survey Tract 4, 3780 New Hope Road, located in the Raceway Estates Addition Lots 7A & 7B, 3830 New Hope Road is situated in the Robert C Richey Survey Tract 1B, City of Kennedale, Tarrant County, Texas

Mayor Rhodes stated that staff would present, then the applicant, then the public hearing would be opened, and then staff could respond.

Planning Consultant Chance LeBlanc of Dunaway stated that this was a request to rezone 108 acres to residential zoning. There was some discussion of current use and zoning, surrounding uses and zoning, floodway and floodplain, what is allowed under the current zoning, designations under the Future Land Use Plan, and certain details of the existing Developer Agreement from 2014. LeBlanc stated that staff recommended approval to P&Z, but that the P&Z Commissioners recommended denial with a vote 3-2. He noted that the item before the Council is not a regarding any proposed plan – but the zoning applied for.

In response to a question from Councilmember Degenhart, LeBlanc stated that P&Z

recommended denial based upon concerns about road capacity and floodplain issues.

Jacob Sumpter, President of mma, representing the applicants, gave a presentation included Developer Agreement details, the history of this proposal, the current zoning, what portion of the 108 were developable (59 acres), and addressed some concerns that his team had heard from the community. There was some discussion of the pocket parks and other amenities included, the impact fees, property tax, and TIRZ revenue, and projected population growth related to the development.

Councilmember James Connor made a statement regarding a development in Arlington that some members of this development team had been a part of, stated his concerns regarding existing roadway capacity and the nearby active racetrack, and his desire to see preservation of Post Oak trees.

City Attorney Drew Larkin noted that the Council's decision should not be based on what happened in other cities, adding that this is a straight zoning request and that the Council cannot put any restrictions on approvals.

Mayor Pro Tem Jan Joplin noted that there was no existing R-4 in Kennedale. There was some discussion of possibly amending the request to a PD, which would require separate submittals and approvals at the administrative level before appearing before the P&Z and Council.

Councilmember Austin Degenhart thanked the group for their willingness to invest in Kennedale, noting that this was a large project, but that he would be more in favor of a PD.

Mayor Linda Rhodes opened the public hearing at 8:46 p.m.

- Jeremy Johnston, Liz McDonald, Demetrie Norwood, Jeff Morris, Linda Hull, Brian Cleek, Jerry Hull, Fred McDonald, and Rockie Gilley spoke against this item.

Mayor Rhodes closed the public hearing at 9:19 p.m.

There was some discussion of the abutting land owned by Oncor, that no homes would be built within the floodplain, that a flood study would be done, the existing traffic issues on New Hope Road, the proposed extension of Little School Road, that Dave McMillan had ceased operations in 2016, and the potential property tax revenues to the City and the ISD.

**Motion Deny. Action Deny CASE #PZ 21-13** regarding a request by Mycoskie & Associates for a rezoning from C2 General Commercial, R2 & R3 Residential to R4 Residential for approximately 108 acres located at 299 Jonah Road situated in the C.B. Teague Survey Tract 4, 3780 New Hope Road, located in the Raceway Estates Addition Lots 7A & 7B, 3830 New Hope Road is situated in the Robert C Richey Survey Tract 1B, City of Kennedale, Tarrant County, Texas, **Moved By** Connor, **Seconded By** Jacobson. Motion to deny by Connor. 2nd by Jacobson.

Councilmember Connor stated a desire to see a plan presented that included R-3 or was a PD. Councilmember Degenhart stated that R-1 or R-2 would be more conducive to fitting with what homes already exist. Mayor Pro Tem Joplin noted that this was a difficult decision due to the McMillan closure of the track in 2016, but stated that R-4 was not compatible.

**Motion to deny passed unanimously (4-0)**, with Councilmember Mitchell being absent.

2. **CASE #PZ 21-14** — Conduct a public hearing and consider adoption of an ordinance regarding a request by H. Nemat for a rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 1.474 acres located at 1200, 1220 and 1224 Mansfield Cardinal Road, in the B. Jopling Survey, Abstract 880 and the J. Russell Survey, Abstract 1361, Tracts 1D, 10A and 10B, City of Kennedale, Tarrant County, Texas

Planning Consultant Chance LeBlanc of Dunaway stated that this request was to rezone three parcels from R-3 to R-4. There was some discussion of current use and zoning, surrounding uses and zoning, and designations under the Future Land Use Plan. He added that staff recommended approval to P&Z, and that the Commissioners also recommended approval unanimously (5-0).

Councilmember Connor noted that the developer had not presented any plans to the P&Z. There was some discussion of the Council's desire to see R-3 rather than R-4 on all or most of this land. The applicant was not present at this meeting.

Mayor Linda Rhodes opened the public hearing at 9:35 p.m.

- Richard Weber spoke about lot sizes.

Mayor Linda Rhodes closed the public hearing at 9:36 p.m.

**Motion Deny. Action Deny CASE #PZ 21-14** regarding a request by H. Nemat for a rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 1.474 acres located at 1200, 1220 and 1224 Mansfield Cardinal Road, in the B. Jopling Survey, Abstract 880 and the J. Russell Survey, Abstract 1361, Tracts 1D, 10A and 10B, City of Kennedale, Tarrant County, Texas, **Moved By** Connor, **Seconded By** Jacobson. **Motion to deny passed unanimously (4-0)**, with Councilmember Mitchell being absent.

Following this item, the Council took a brief recess from 9:40 to 9:45 p.m.

3. **CASE #PZ 21-15** — Conduct a public hearing and consider adoption of an ordinance regarding a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6800 Oak Crest Drive W, Oak Crest Addition, Block 1, Lots 26, City of Kennedale, Tarrant County, Texas

Planning Consultant Chance LeBlanc of Dunaway stated that this was proposed as four lots with an HOA lot for the parking area. There was some discussion of current use and zoning, surrounding uses and zoning, and designations under the Future Land Use Plan. He added that staff recommended approval to P&Z, and that the Commissioners also recommended approval unanimously (5-0).

Applicant Frederico Canoura stated that this proposed development would promote higher density while keeping a residential feel. There was some discussion of garage parking versus a parking lot and existing TH zoning in Kennedale.

**Motion Approve. Action Approve CASE #PZ 21-15** regarding a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6800 Oak Crest Drive W, Oak Crest Addition, Block 1, Lots 26, City of Kennedale, Tarrant County, Texas, **Moved By** Degenhart, **Motion died for lack of a second.**



Mayor Rhodes opened the public hearing at 10:08 p.m. There were no requests to speak at this time. The public hearing was not closed.

There was some discussion about Council's concern about the property existing between the property in this item and the next item.

**Motion Postpone. Action** Continue the public hearing and to table **CASE #PZ 21-15** until the next Regular Council meeting, **Moved By** Jacobson, **Seconded By** Connor. **Motion to postpone passed unanimously (4-0)**, with Councilmember Mitchell being absent.

4. **CASE #PZ 21-16** — Conduct a public hearing and consider adoption of an ordinance regarding a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6808 Oak Crest Drive W, Oak Crest Addition, Block 1, Lots 28, City of Kennedale, Tarrant County, Texas

Mayor Rhodes opened the public hearing at 10:12 p.m. There were no requests to speak at this time. The public hearing was not closed.

**Motion Postpone. Action** Continue the public hearing and to table **CASE #PZ 21-16** until the next Regular Council meeting, **Moved By** Degenhart, **Seconded By** Jacobson. **Motion to postpone passed unanimously (4-0)**, with Councilmember Mitchell being absent.

The Council recessed to Executive at 10:14 p.m.

Mayor Linda Rhodes reconvened the open meeting at 10:49 p.m.

## VI. ADJOURNMENT

**Motion Adjourn. Action** Adjourn, **Moved By** Connor, **Seconded By** Degenhart. **Motion to adjourn passed unanimously (4-0)**, with Councilmember Mitchell being absent.

Mayor Linda Rhodes adjourned the meeting at 10:49 p.m.

APPROVED:

ATTEST:

---

LINDA RHODES, MAYOR

---

LESLIE E. GALLOWAY, CITY SECRETARY

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** CONSENT AGENDA ITEM III.D.3.

**SUBJECT**

Appoint Public Works Director Joe Walsh (voting member) and Finance Director Lakeita Sutton (alternate) to the Fort Worth Wholesale Water and Wastewater Advisory Committee

**ORIGINATED BY**

Lakeita Sutton, Director of Finance and Information Technology

**SUMMARY**

As a part of the Wholesale Water and Wholesale Wastewater Contracts with the City of Fort Worth, the City of Kennedale appoints a member of staff to serve on the Wholesale Water and Wastewater Customer Advisory Committee with the City of Fort Worth.

The committee meets annually to discuss annual rate updates to the customer cities. Additionally, the committee meets quarterly to discuss Fort Worth water operations and potential impacts on customer cities. Currently, Lakeita Sutton serves as the voting member and Dennis Brown (who is no longer with the City) serves as the alternate. Approval of this item would appoint Public Works Director Joe Walsh as the voting member and Finance Director Lakeita Sutton as the alternate.

**RECOMMENDATION**

Approval of the Consent Agenda by Council would approve the appointment of Public Works Director Joe Walsh as the voting member and Finance Director Lakeita Sutton as the alternate to the Fort Worth Wholesale Water and Wastewater Advisory Committee.

**ATTACHMENTS**

|    |                                                |                                                    |
|----|------------------------------------------------|----------------------------------------------------|
| 1. | OfficialAppointmentsForm-FY2022-fillable (002) | OfficialAppointmentsForm-FY2022-fillable (002).pdf |
|----|------------------------------------------------|----------------------------------------------------|



**APPOINTMENT FORM**  
**Wholesale Water and Wastewater Customer Advisory Committee**

**DATE:** November 9, 2021

**WHOLESALE CUSTOMER:** City of Kennedale

Check all that apply:      ☒ Water      ☐ Wastewater

The following individuals have been officially appointed by the **CUSTOMER's GOVERNING BODY**, under the terms of the Wholesale Contract for Services as the **VOTING MEMBER** and **ALTERNATE** for the Water and/or Wastewater System Advisory Committee. The term is for the Fiscal Year beginning October 1, 2021 through September 30, 2022.

**Voting Member:**

Joe Walsh  
Name  
Director of Public Works  
Title  
817-985-2170  
Office Phone  
817-538-7375  
Cell Phone  
jwalsh@cityofkennedale.com  
Email Address

**Mailing Address:**

405 Municipal Drive  
Kennedale, TX 76060

**Alternate Member**

Lakeita Sutton  
Name  
Director of Finance  
Title  
817-985-2110  
Office Phone  
  
Cell Phone  
lutton@cityofkennedale.com  
Email Address

**Mailing Address:**

405 Municipal Drive  
Kennedale, TX 76060

Signature of Mayor/Board President

Official Seal

***Please complete and return as soon as possible, but no later than October 31, 2021***  
**to:** [WaterWholesale@fortworthtexas.gov](mailto:WaterWholesale@fortworthtexas.gov)

*or*

City of Fort Worth Water Utility  
Billing Section/Wholesale  
P. O. Box 870  
Fort Worth, Texas 76101

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.1.

**SUBJECT**

Consider authorizing the President or Executive Director of the Kennedale Economic Development Corporation to negotiate, finalize, and execute a deed of trust in favor of Valliance Bank for property within TownCenter

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Craig Hughes, on behalf of Kennedale Development Partners, has presented a Deed of Trust and Estoppel for consideration by the Council and the EDC Board, in relation to a refinancing of certain property within TownCenter. The City Attorney is currently reviewing these documents, and staff will provide them to the Council before the meeting. As landlords, the EDC (and then the Council) would need to approve these documents before the refinancing could occur. The EDC Board is scheduled to consider this same item during their meeting on Monday, November 15, at 6:00 p.m.

Staff and the City Attorney will be available during the meeting to provide further details and answer any questions from the Council.

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.2.

**SUBJECT**

Consider approval of an Interlocal Agreement (ILA) with the City of Arlington for the Sublett Road Project and authorize the Interim City Manager to execute the agreement

**ORIGINATED BY**

Joe Walsh, Public Works Director

**SUMMARY**

The attached interlocal agreement (ILA) with the City of Arlington outlines which entities are responsible for the resources, efforts, and costs related to the relocation and widening of Sublett Road just outside the eastern border of the City of Kennedale (with a small portion of the project existing within our boundaries as well). The ILA does grant Arlington the ability to acquire any necessary right-of-way within the City of Kennedale (for this project only) and requires that Kennedale will assist with coordination of the relocation of any existing utilities within our boundaries, as needed. The City of Kennedale does not expect to incur any significant costs related to this project, but some staff and/or consultant time will, of course, be necessary.

The full agreement is attached, and has been reviewed by the City Attorney. The Arlington City Council is expected to consider this item on January 11, 2022.

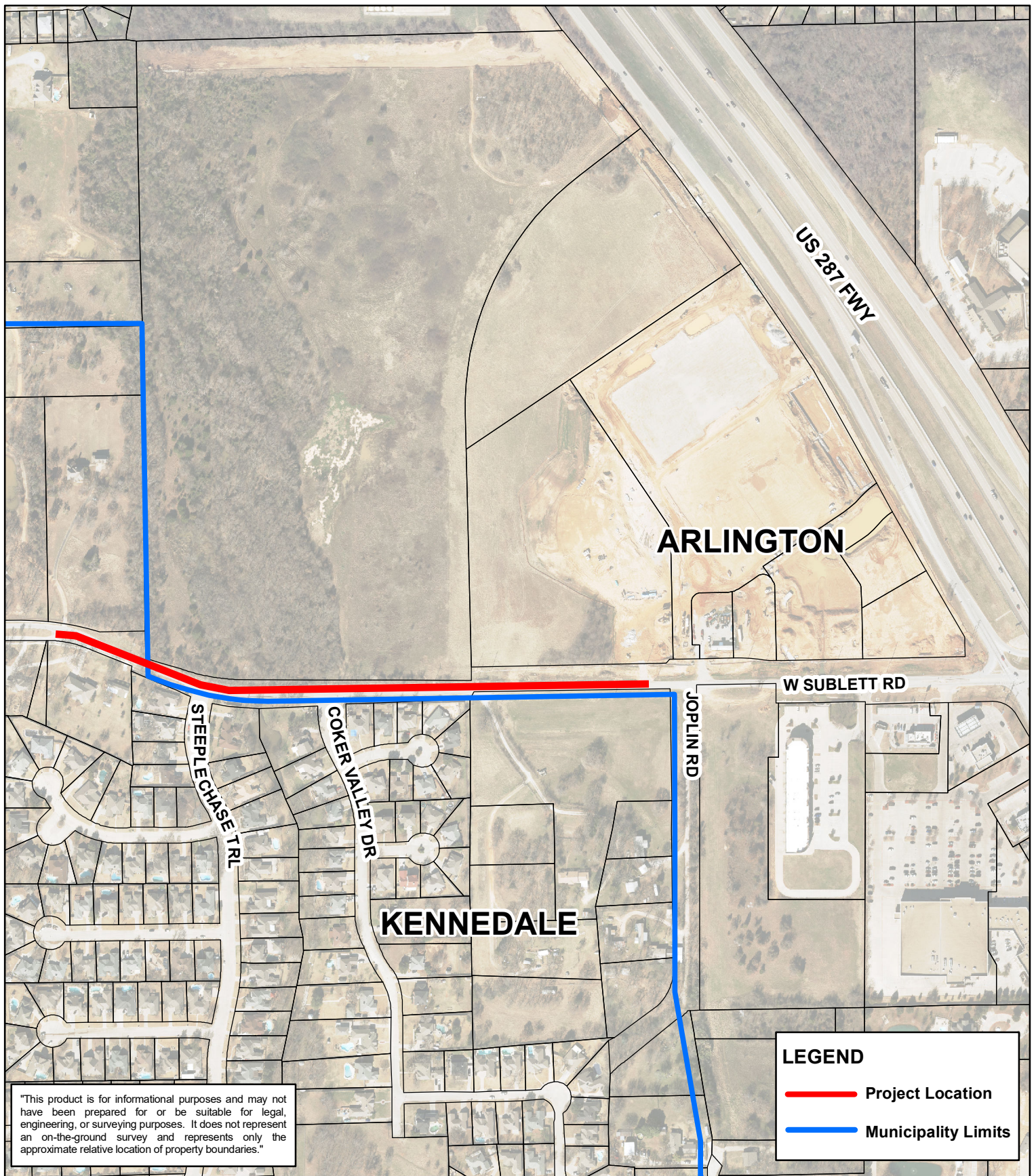
**RECOMMENDATION**

Approve

**ATTACHMENTS**

|    |                                                                           |                                                                               |
|----|---------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 1. | Sublet Road (Joplin Road to West City Limits)<br>Location Map - Exhibit A | Sublet Road (Joplin Road to West City Limits) Location<br>Map - Exhibit A.pdf |
| 2. | ILA Arlington-Kennedale-Sublett Road-Final_2021-<br>11-12                 | ILA Arlington-Kennedale-Sublett Road-Final_2021-11-<br>12.pdf                 |





# Sublett Road (West City Limits to Joplin Road)

## Project No. PWST18005

### Location Map

### Exhibit A



Prepared By:  
PWT Engineering Operations  
10/15/2018



THE STATE OF TEXAS   §   SUBLETT ROAD PROJECT INTERLOCAL  
                                          §   AGREEMENT BETWEEN CITY OF  
COUNTY OF TARRANT   §   ARLINGTON AND CITY OF KENNEDALE

THIS INTERLOCAL AGREEMENT (“Agreement”) is entered into on this the 16 day of November, 2021, by and between the **CITY OF ARLINGTON, TEXAS**, a municipal corporation (hereinafter referred to as “ARLINGTON”); and the **CITY OF KENNEDALE, TEXAS**, a municipal corporation (hereinafter referred to as “KENNEDEALE”);

Both ARLINGTON and KENNEDALE execute this Agreement pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended, and in accordance with Chapter 273 of the Texas Local Government Code, as amended.

**WHEREAS**, the parties to this Agreement wish to cooperate in the construction of ARLINGTON’S Sublett Road Widening Project between Joplin Road and ARLINGTON’S western city limits; and

**WHEREAS**, the parties, in paying for the performance of governmental functions or in performing such governmental functions shall make payments therefore only from revenues legally available to such parties; and

**WHEREAS**, the governing bodies of each party find that the Sublett Road Widening Project is a benefit of the public and that each party has the legal authority to build or maintain or to provide such service, and the construction and improvement thereof is in the common interest of both parties hereto; and that the covenants and promises constitutes adequate consideration to each party.

**NOW THEREFORE**, in consideration of the premises and the agreements, covenants and promises herein set forth, it is agreed as follows:

**I.**  
**DEFINITIONS**

The following terms shall have the following meanings when used in this Agreement:

- A. “Project” means: the widening and related improvements to that portion of Sublett Road between Joplin Road and ARLINGTON’S western city limits as defined on the attached **Exhibit “A”**.
- B. “CITIES” or “PARTIES” means ARLINGTON and KENNEDALE.
- C. “Project Costs” include design of all improvements, right-of-way acquisition, grading, storm drain improvements, street and sidewalk construction, traffic control striping, signs and permitting fees, utility relocations, and all other costs incident thereto.

## **II.**

### **PURPOSE**

The purpose of this Agreement is to provide for all functions and services required for the planning, design, construction, maintenance, right-of-way acquisition, and easement acquisition for the construction of the Project.

## **III.**

### **TERMS, RIGHTS, OBJECTIVES AND DUTIES** **OF THE PARTIES**

The following shall apply to the CITIES in the performance of this AGREEMENT.

- A. This Agreement shall commence on the date first written above and terminate upon final acceptance of the Project by ARLINGTON. Final acceptance is when the two-year maintenance bond expires.
- B. ARLINGTON will assume all costs associated with preparation of construction plans and specifications for the proposed road improvements.
- C. Upon determination of the right-of-way, easements or other property interests required for the Project, ARLINGTON will obtain the necessary property interests, including without limitation, right-of-way or easements by dedication, by purchase, or by condemnation, if determined by ARLINGTON to be necessary. KENNEDALE agrees and acknowledges that in authorizing and executing this Agreement, KENNEDALE grants to ARLINGTON the authority necessary to condemn or otherwise acquire property required for the Project within KENNEDALE. ARLINGTON and KENNEDALE agree to consider and act upon any resolutions necessary to accomplish the condemnation of land by ARLINGTON within the city limits of KENNEDALE. ARLINGTON will assume all costs of whatever nature associated with any eminent domain proceedings that are assessed against the condemner. Any easements or rights-of-way acquired in KENNEDALE will be dedicated to KENNEDALE.
- D. ARLINGTON will assume all costs associated with preparation of easement documents and easement acquisition for the proposed improvements.
- E. ARLINGTON will be responsible for administering the relocation of utility lines within each city, including necessary design and construction to accommodate the Project immediately following completion of right-of-way acquisition. Each City will also take any necessary action(s) to provide for all franchised utility companies to relocate facilities within their city in accordance with existing franchise agreements. If applicable, all costs attributable to relocations shall be deemed Project Costs, as that term is defined herein. This Agreement will not alter any previous agreements for operation and/or maintenance of Arlington water and sewer lines.

- F. ARLINGTON will be responsible for the replacement of any current pavement markings and signage for the Project will be included as part of the Project.
- G. Except as otherwise specified in this AGREEMENT, ARLINGTON shall be responsible for all Project Costs, as herein defined.
- H. The Project plans will be prepared to include improvements necessary to construct the portions of roadway included in the Project in accordance with prevailing engineering standards, together with the transition of all improvements to existing streets, driveways, and drainage structures. KENNEDALE concurs to the building of the improvements by the standards required by ARLINGTON by its ordinances and regulations.
- I. KENNEDALE agrees that ARLINGTON shall have the authority to provide inspection for the construction of the Project. KENNEDALE further agrees that any contact with the contractor will be directed through ARLINGTON.
- J. ARLINGTON will be responsible for street repair and landscaping repair along Sublett Road, Steeplechase Trail, and Cocker Valley Drive necessary to connect to the Project as shown in the construction plans.
- K. Upon and after final acceptance of the Project, ARLINGTON will be responsible to maintain storm sewer infrastructure, including, but not limited to reinforced concrete pipe, storm, inlets, and permanent bank stabilization as shown in the construction plans within KENNEDALE city limits. ARLINGTON shall maintain repaired or replaced pavement required by the storm infrastructure within KENNEDALE city limits. KENNEDALE shall maintain the pavement and all other appurtenances thereto within KENNEDALE city limits; except for improvements and repairs shown in the Project construction plans.
- L. KENNEDALE and/or private property owners shall be responsible to perform any routine maintenance of vegetation, including but not limited to mowing, tree trimming, and tree removal, on the banks of the creek within KENNEDALE city limits.
- M. ARLINGTON will not assume any responsibility to continue work beyond the construction contract to mitigate flood risks outside of the Sublett Road right-of-way.

#### **IV.** **DEFAULT**

If at any time during the term of this Agreement, either party shall fail to commence the work in accordance with the provisions of this Agreement or fail to diligently provide the services in an efficient, timely and careful manner and in strict accordance with provisions of this Agreement, or fail to use an adequate number or quality of personnel or equipment to complete the work or fail to perform any of its obligations under this Agreement, then the other party shall have the right, if the defaulting party shall not cure any such default after thirty (30) days written notice thereof, to terminate this Agreement and complete the work in any manner it deems desirable, including engaging the services of other parties therefor. Any such act by the other party shall not be deemed a waiver of any other right or remedy of the other party.



**V.**  
**NO VERBAL AGREEMENT**

This Agreement contains all the terms, commitments and covenants of the CITIES pursuant to this Agreement. Any verbal or written commitment not contained in this Agreement or expressly referred to in this Agreement and incorporated by reference shall have no force or effect.

**VI.**  
**AGREEMENT INTERPRETATION AND VENUE**

The CITIES covenant and agree that any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas and venue shall be proper exclusively in Tarrant County, Texas.

**VII.**  
**CAPTION**

The captions to the various clauses of this Agreement are for informational purposes only and in no way alter the substance of the terms and conditions of this Agreement.

**VIII.**  
**IMMUNITY**

**It is expressly understood and agreed that, in the execution of this Agreement, no party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.**

**IX.**  
**SEVERABILITY**

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Agreement are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, or conditions in this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidate.

EXECUTED in multiple original counterparts to be effective on the date above first written.

**CITY OF KENNEDALE, TEXAS**

By: \_\_\_\_\_  
Linda Rhodes, Mayor

ATTEST:

\_\_\_\_\_  
Leslie Galloway, City Secretary

APPROVED AS TO FORM:  
Drew Larkin, City Attorney

By: \_\_\_\_\_

**CITY OF ARLINGTON, TEXAS**

By: \_\_\_\_\_  
LEMUEL RANDOLPH  
Deputy City Manager

ATTEST:

\_\_\_\_\_  
ALEX BUSKEN, City Secretary

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

By: \_\_\_\_\_

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.3.

**SUBJECT**

Discuss and consider adoption of a Resolution, affirming the casting of votes for the 2021 Tarrant Appraisal District (TAD) Board of Directors

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

At this time, Council will consider for which candidate(s) the City's five (5) votes should be cast in the Tarrant Appraisal District (TAD) Board of Directors election. The ballot must be submitted to TAD by December 15, 2021. Taxing entities elect members to this board every two years. The 5,000 total countywide votes are allocated by the total amount of tax funds collected.

**At this time the Council should determine the candidate(s) for whom the five (5) votes will be cast.** Votes can be cast collectively or separately. A copy of the current ballot and accompanying letter from TAD are attached. Rockie Gilley, who currently serves on our TIRZ Board, is one of the 11 candidates running for five total places.

The attached Resolution will be updated to reflect the Council's vote.

**RECOMMENDATION**

None

**ATTACHMENTS**

|    |                                      |                                          |
|----|--------------------------------------|------------------------------------------|
| 1. | TAD - Board of Directors (2022-2023) | TAD - Board of Directors (2022-2023).pdf |
|----|--------------------------------------|------------------------------------------|



Jeff Law  
Executive Director  
Chief Appraiser

October 29, 2021

Mr. Linda Rhodes  
Mayor  
City of Kennedale  
405 Municipal Drive  
Kennedale, Texas 76060

RE: Appointments to Board of Directors for 2022-2023  
Ballot for Voting for Appointees

Dear Ms. Rhodes:

Following up on my September 17, 2021, letter about nominating candidates for appointment to Tarrant Appraisal District's Board of Directors, I prepared a ballot as required by the Texas Property Tax Code. That letter lists the number of votes for each school district, city, and county entity that is entitled to participate in the appointment process. The taxing units listed are not required to vote but, if they choose to do so, ***they may determine their votes only by a resolution adopted by the governing body and they must submit the resolution to me before December 15, 2021.*** The resolutions and the completed ballot if you wish to include it should be sent –

- by mail to Jeff Law, Chief Appraiser, Tarrant Appraisal District, P. O. Box 185579, Fort Worth, Texas, 76181-0579;
- by fax to (817)595-6198; or
- by email to [jwooddell@tad.org](mailto:jwooddell@tad.org)

Enclosed are not only the ballot but also bios collected from nominees and taxing units and a sample resolution form.

The remaining steps in the appointment process and schedule set out in the Property Tax Code may be summarized as follows:

|                          |                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------|
| before December 15, 2021 | Governing bodies of taxing units determine their votes by resolution and send submit votes to Chief Appraiser          |
| before December 31, 2021 | Chief Appraiser counts votes, determines which candidates received the most votes, and submits results to taxing units |
| January 1, 2022          | new two-year term begins                                                                                               |

If you have questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Law", is written over a circular blue ink stamp. Below the signature, the text "Jeff Law", "Executive Director", and "Chief Appraiser" is printed in a black, sans-serif font.

Jeff Law  
Executive Director  
Chief Appraiser

JL:jw  
Enclosures



**RESOLUTION NO. 597**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, AUTHORIZING THE CASTING OF THE CITY OF KENNEDALE'S ALLOCATED VOTES FOR APPOINTMENT ON THE TARRANT APPRAISAL DISTRICT (TAD) 2022-23 BOARD OF DIRECTORS.**

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

That the Mayor of the City of Kennedale, Texas, is hereby authorized, on behalf of the City Council of the City of Kennedale, Texas, to cast the City of Kennedale's allocated 5 (five) votes on the official ballot for the election of members to the Tarrant Appraisal District's Board of Directors.

That a substantial copy of the official ballot is attached hereto and incorporated herein for all intents and purposes.

Further, that the City Secretary is hereby directed to forward a certified copy of the Resolution to Mr. Jeff Law, Chief Appraiser, Tarrant Appraisal District, 2500 Handley-Ederville Road, Fort Worth, Texas 76118.

Number of Votes

Candidate

5

**DULY PASSED, ADOPTED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, AT A REGULAR MEETING ON THIS THE 16<sup>TH</sup> DAY OF NOVEMBER 2021, BY A VOTE OF \_\_\_\_ AYES AND \_\_\_\_ NAYS.**

**APPROVED:**

\_\_\_\_\_  
MAYOR LINDA RHODES

[CITY SEAL]

**ATTEST:**

\_\_\_\_\_  
CITY SECRETARY LESLIE E. GALLOWAY

**APPROVED AS TO FORM:**

\_\_\_\_\_  
CITY ATTORNEY DREW LARKIN



## OFFICIAL BALLOT

### ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS TARRANT APPRAISAL DISTRICT

Following are the candidates for appointment to the five (5) voting positions on the Board, listed alphabetically with the taxing unit(s) that timely submitted the nominations for each.

Please indicate your taxing unit's vote(s) by entering the number of votes to the left of your candidate(s) of choice.

| VOTES FOR | Nominees                         |
|-----------|----------------------------------|
|           | Mr. Jim Austin                   |
|           | Mr. Wesley Bullock               |
|           | Mr. Rich DeOtte                  |
|           | Mr. Rockie Gilley                |
|           | Mr. Jim Griffin                  |
|           | Mr. Jungus Jordan                |
|           | Mr. Mike Leyman                  |
|           | Mr. Gary Losada                  |
|           | Mr. Joseph Ralph (J.R.) Martinez |
|           | Mr. Tony Pompa                   |
|           | Ms. Kathryn Wilemon              |

**IMPORTANT:** This ballot must be returned **before December 15, 2021** to Jeff Law, Chief Appraiser, Tarrant Appraisal District, **P. O. Box 185579, Fort Worth, Texas, 76181-0579**, by mail or by fax to (817) 595-6198 or by email to [jwooddell@tad.org](mailto:jwooddell@tad.org).

***Please attach this ballot to the resolution passed by your taxing unit authorizing this vote.***

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.4.

**SUBJECT**

Consider approval of a Resolution amending the certificate of formation and bylaws of the Kennedale Economic Development Corporation by adding two advisory non-voting members and amending requirements for the Executive Director

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Currently, EDC members are required to reside within the City. During the Work Session of the October 19 meeting, it was staff's understanding that the Council sought to consider a Resolution that would amend the EDC Bylaws to allow for two additional advisory places to be added to the current seven-member board.

The attached Resolution would allow that anyone who owned property or a business within the City of Kennedale, regardless of residency (as long as their residency would conform to State law) could be appointed to either of these non-voting places. The existing requirements for regular (voting) members are not affected by this Resolution.

Additionally, as there was some discussion amongst the Council regarding potentially hiring or engaging an economic development consultant, the Resolution has been written to allow that — unless the position was otherwise appointed by Council — the City Manager would serve as the Executive Director of the EDC. This allows (but does not require) the Council to appoint someone other than the City Manager as Executive Director.

**RECOMMENDATION**

Staff hopes that the attached Resolution carries out what was understood to be the intentions of the Council. If not, Council discussion and direction is appreciated at this time.

**ATTACHMENTS**

|    |                            |                                |
|----|----------------------------|--------------------------------|
| 1. | R598_Amending EDC Articles | R598_Amending EDC Articles.pdf |
|----|----------------------------|--------------------------------|

## **RESOLUTION NO. 598**

**A RESOLUTION OF THE CITY OF KENNEDALE, TEXAS AMENDING THE CERTIFICATE OF FORMATION AND BYLAWS OF THE KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BY ADDING TWO ADVISORY NON-VOTING MEMBERS AND AMENDING REQUIREMENTS FOR THE EXECUTIVE DIRECTOR; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Kennedale Economic Development Corporation ("KEDC") is a Texas non-profit corporation operating under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 ("Act"), the Texas Non-Profit Corporation Act, and other applicable laws; and

**WHEREAS**, the KEDC promotes economic development within the City of Kennedale, Texas ("City") to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

**WHEREAS**, the KEDC's certificate of formation currently outlines requirements for board membership and the executive director; and

**WHEREAS**, the City Council of City desires to amend the certificate of formation to provide for two advisory non-voting members and amending the requirements for the executive director; and

**WHEREAS**, Section 501.302 of the Act and Article IX of the KEDC's certificate of formation provide that the City Council of City may, in its sole discretion, amend the KEDC's certificate of formation by adopting the amendment by resolution and delivering the certificate of amendment to the Secretary of State; and

**WHEREAS**, Section 8.02 of the KEDC bylaws state that the bylaws may be amended by the City Council itself, at its sole discretion.

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

### **SECTION 1.**

Section (a) of Article XI of the KEDC's certificate of formation is amended to read as follows:

- (a) The affairs of the Corporation shall be managed by a board of directors which shall be composed of seven persons appointed by the City

Council of the City for two-year terms of office. Places 1, 3, 5, and 7 shall be appointed in odd-numbered years, and the initial term shall expire in 1997. Places 2, 4, and 6 shall be appointed in even numbered years, with the initial term expiring in 1998. There shall also be two advisory non-voting members who shall be appointed in odd-numbered years. Terms of directors and advisory non-voting members shall begin October 1st of each year.

## **SECTION 2.**

Section (b) of Article XI of the KEDC's certificate of formation is amended to read as follows:

(b) Each director must be a resident of the City. At least three of the directors must not be employees, officers, or members of the City Council. A majority of the entire membership of the board of directors, including any vacancies, is a quorum. The board shall conduct all meetings within the boundaries of the City. The two advisory non-voting members must own a business or property in the City.

## **SECTION 3.**

Section (d) of Article XI of the KEDC's certificate of formation is amended by amending the last sentence of that section to read as follows:

Unless another individual has been appointed by the City Council, the city manager shall serve as executive director of the corporation to provide administrative support services for the corporation.

## **SECTION 4.**

Section 2.01 of the KEDC's bylaws is amended to read as follows:

**2.01 Number, Appointment, and Term of Office.** The business and affairs of the corporation shall be managed by a board of seven directors (the "Board"). Directors shall be appointed by the city council of the City of Kennedale ("City Council"), and at least three directors must not be employees, officers, or members of the City Council. Each member of the Board shall serve at the pleasure of the City Council for a term of two years. Each director shall be a resident of the City of Kennedale ("City") and is entitled to one vote upon the business of the corporation. There shall also be two advisory non-voting members who shall be appointed in odd-numbered years. The two advisory non-voting members must own a business or property in the City. Each advisory non-voting member will serve at the pleasure of the City Council for a term of two years.



## **SECTION 5.**

Section 3.03 of the KEDC's bylaws is amended to read as follows:

**3.03 Other Officers.** The office of secretary shall be held by the city secretary. The office of treasurer shall be held by the city's director of finance. Unless another individual has been appointed by the City Council, the city manager shall serve as executive director of the corporation to provide administrative support services for the corporation. The Board may appoint such other officers as they deem necessary, who shall have such authority and shall perform such duties as from time to time may be prescribed by the Board. The Secretary, Treasurer, and Executive Director shall be non-voting ex officio members of the Board.

## **SECTION 6.**

The City Attorney is authorized to file a certificate of amendment with the Secretary of State, as required by the Act, and City staff and the Mayor are authorized to take all actions necessary to effectuate the amendments to the certificate of formation and bylaws.

## **SECTION 7.**

This Resolution shall become effective from and after its passage.

**DULY PASSED, ADOPTED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, AT A REGULAR MEETING ON THIS THE 16<sup>TH</sup> DAY OF NOVEMBER 2021.**

**APPROVED:**

\_\_\_\_\_  
**MAYOR LINDA RHODES**

[CITY SEAL]

**ATTEST:**

\_\_\_\_\_  
**CITY SECRETARY LESLIE E. GALLOWAY**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.5.

**SUBJECT**

Consider making appointments to various advisory boards and commissions including the Board of Adjustment/Building Board of Appeals (BOA/BBA), Keep Kennedale Beautiful (KKB) Commission, Kennedale Economic Development Corporation (EDC), Parks and Recreation Board, Planning and Zoning (P&Z) Commission, Library Advisory Board, Utility and Infrastructure Board (UIB), TownCenter Development District (TDD) Board, and the Tax Increment Reinvestment Zone (TIRZ) #1 Board

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

At this time, the Council may make appointments to various advisory boards and commissions. Information related to the item is attached to Work Session Item II.A.2. Applications have been provided via email to the Council for review.

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.6.

**SUBJECT**

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

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Currently, Jeff Nevarez serves as Chair and Azam Shaikh as Vice Chair. Ordinance 529 states:

***Sec. 17-430. Board of Adjustment***

***(c) Organization, Rules, and Requirements.***

*(1) By November of each year, the city council shall designate one member as chair and one member as vice chair. The terms of the chair and vice chair shall be one (1) year. It will be the duty of the chair to preside over meetings and to administer oaths and compel the attendance of witnesses. If the chair is absent the vice chair shall assume the duties of that office.*

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.7.

**SUBJECT**

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

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Currently, Kayla Hughes serves as Vice Chair of the P&Z, but there is not a Chair at this time. "Section 29.3 Planning and Zoning Commission" of the UDC states:

**C. Organization, Rules, and Requirements.**

1. By November of each year, the City Council shall designate a chair and a vice chair. The terms of the chair and vice chair shall be one (1) year. It will be the duty of the chair to preside over meetings and to assist in setting meeting agendas. If the chair is absent the vice chair shall assume the duties of that office.

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.8.

**SUBJECT**

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

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

Currently, Darold Tippey (who did not reapply by the time of packet publication) serves as Chair of the TIRZ Board. The Board elects a Vice Chair, but there is not one at this time. Ordinance 506 states:

***"Section 3. Zone Board of Directors***

*A board of directors for the Zone ("Board") is hereby created. The Board shall consist of seven (7) members who shall serve for terms of two (2) years each. Of these seven (7) members, each taxing unit other than the City that levies taxes on real property in the Zone may, but is not required to, appoint one (1) member to the Board.*

*After each taxing unit other than the City designates to the City either the name of the member that the taxing unit wishes to appoint or the fact that the taxing unit wishes to waive its right to appoint a member, the City Council shall appoint whatever number of members are necessary to fill the remaining positions on the Board. **Each year the City Council shall appoint a member to serve as chair for a term of one year beginning January 1 of the following year per Section 311.009(f) of the Texas Tax Code.** The City Council authorizes the Board of Directors to elect from its members a vice chair and such other officers as the Board of Directors sees fit."*

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM III.E.9.

**SUBJECT**

Consider appointment of a Chair and Vice Chair of the Utility and Infrastructure Board (UIB), pursuant to Ordinance 684, Section 1

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

There is no member currently designated as Chair or Vice Chair of the UIB. Ordinance 684 states:

"By November of each year, or as soon as practicable thereafter, the city council must appoint, by simple majority vote, a chair and vice chair. The terms of the chair and vice chair shall be one (1) year. It will be the duty of the chair to preside over meetings. If the chair is absent the vice chair shall assume the duties of the office."

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.F.1.

**SUBJECT**

**CASE #PZ 21-15** — Continue a public hearing and consider adoption of an ordinance regarding a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6800 Oak Crest Drive W, Oak Crest Addition, Block 1, Lot 26, City of Kennedale, Tarrant County, Texas

**ORIGINATED BY**

Chance LeBlanc, Planning Consultant with Dunaway

**SUMMARY**

This item originally appeared on the Council's Tuesday, October 19, 2021 agenda. During that meeting, the public hearing was opened and continued to the next regular meeting. At this time, the Council may continue to receive public comment before discussion and/or action regarding this application. The original staff report is below and all previously provided attachments are included as well.

Staff received the following update from the applicant via email on Friday, November 12: I spoke with (the owner of the house between these two lots) who did receive the notice from the city but did not attend because they were not opposed. They, in fact, are exited to see the changes coming to the neighborhood.

**BACKGROUND AND OVERVIEW**

|                                  |                                                   |
|----------------------------------|---------------------------------------------------|
| Request                          | R3 Single-Family District to TH Townhome District |
| Applicant                        | FC Designs (Federico Canoura)                     |
| Location                         | 6800 Oak Crest Drive W                            |
| Surrounding Uses                 | Single-Family Residential                         |
| Surrounding Zoning               | R3                                                |
| Future Land Use Plan Designation | Industrial and Future Transit Station             |
| Staff Recommendation             | Approve                                           |

**CURRENT STATUS OF PROPERTY**

The property is a 0.35-acre vacant lot situated in the Oak Crest Neighborhood.

**SURROUNDING PROPERTIES & NEIGHBORHOOD**

This property is located Southwest of the intersection at Oak Crest Drive W and Link Street. Oak Crest Drive W is characterized by a combination of single-family homes, some vacant lots, and industrial uses. The lot across the street is the street is a portion of the Oak Crest Church. The West portion of the property abuts the Union Pacific Railroad.

**STAFF REVIEW**

*Future Land Use Plan*

The Future Land Use Plan indicates this property as Industrial and Future Transit Station.

*Related Goals from the Comprehensive Land Use Plan*

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

- **PRINCIPLE 1: CONNECTED CITY, SUPPORTING A WALKABLE BUILT ENVIRONMENT.**  
As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles, and transit.
- **PRINCIPLE 2: ECONOMIC PROSPERITY. PROMOTE ACCESS TO HOUSING.**

Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

#### *City Council Ends Statements and Goals*

- Well-planned community based on principles of a connected city, economic prosperity, and a thriving community.

#### **SUMMARY**

The property has been vacant for many years. The owner of the property has expressed an intent to develop two townhomes with two units each on the vacant lot. The property will be accessed by a private drive from Oak Street Drive. The development will require a replat to vacate the existing 35' building setback per the existing survey. The development will be required to meet standards for TH zoning. Parking for the residents will be surface parking located in the rear of the property, along the west and north property lines.

The infill development for townhouses is consistent with the surrounding existing residential land use and the proposed zoning is compatible. This development would provide quality housing for the residents of Kennedale.

The 2012 Comprehensive Plan designates the subject property as Industrial with Future Transit Station. The request to rezone to "TH" is a deviation from the Future Land Use Map.

The future transit station is an opportunity to encourage transit supportive land use patterns at these stops, such as locating higher intensity residential units within walking distance.

Staff recommended approval to the Planning and Zoning (P&Z) Commission; and, during their meeting on Tuesday, October 14, the P&Z Commission voted 4-1 to recommend approval of this request.

#### **RECOMMENDATION**

Based on the above analysis, staff recommends approval.

#### **ACTION BY THE COUNCIL:**

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

#### **ATTACHMENTS**

|    |                                                     |                                                          |
|----|-----------------------------------------------------|----------------------------------------------------------|
| 1. | 6800 Oak Crest Dr- Zoning Change Concept - 08-06-21 | 6800 Oak Crest Dr- Zoning Change Concept - 08-06-21.pdf  |
| 2. | 6800 Oak Crest Dr - Survey Plat                     | 6800 Oak Crest Dr - Survey Plat.pdf                      |
| 3. | 6800 Oak Crest Aerial                               | 6800 Oak Crest Aerial.pdf                                |
| 4. | 6800- Surrounding Uses                              | 6800- Surrounding Uses.pdf                               |
| 5. | FLUP -6800                                          | FLUP -6800.pdf                                           |
| 6. | PZ21-15                                             | O735 - PZ21-16 Rezoning 6808 Oak Crest Drive W to TH.pdf |

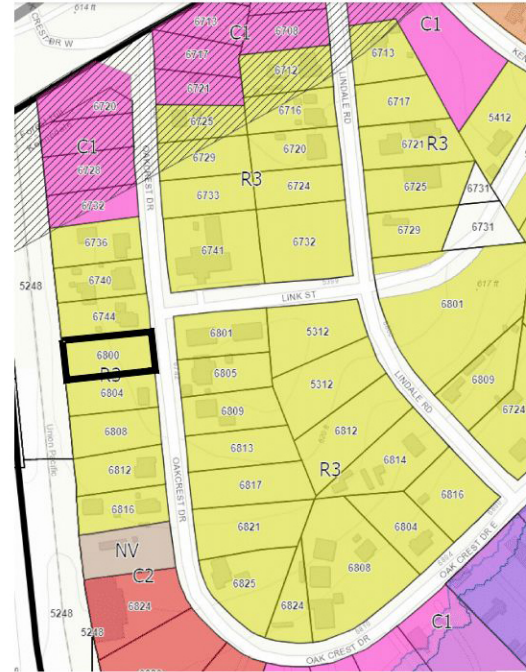
### VICINITY MAP - AERIAL VIEW



(PICTURE BY GOOGLE MAPS)



### VICINITY MAP - ZONING



(PICTURE BY THE CITY OF KENNEDALE, TX - ZONING MAP)



### STREET VIEW



(PICTURE BY GOOGLE MAPS)

### GENERAL NOTES

LOT OWNER: WARRIOR ACQUISITIONS, LLC  
 LOT ADDRESS: 6800 OAK CREST DR, KENNEDALE, TX 76140  
 LOT SIZE: 15,160.0 SF  
 CURRENT ZONING: R3  
 EXISTING CONDITION: LOT IS EMPTY  
 EXISTING SERVICES: ELECTRICITY, 8" WATER LINE, 8" SEWER LINE



FEDERICO CANOURA  
 FCANOURA@FCD-DESIGNS.NET  
 (862) 407-5770

CLIENT  
 WARRIOR  
 ACQUISITIONS, LLC

5361 GRENADA DR,  
 FORT WORTH, TX 76119

PROJECT  
 TOWNHOME  
 CONCEPT

6800 OAK CREST DR,  
 KENNEDALE, TX 76140

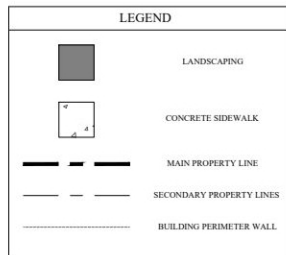
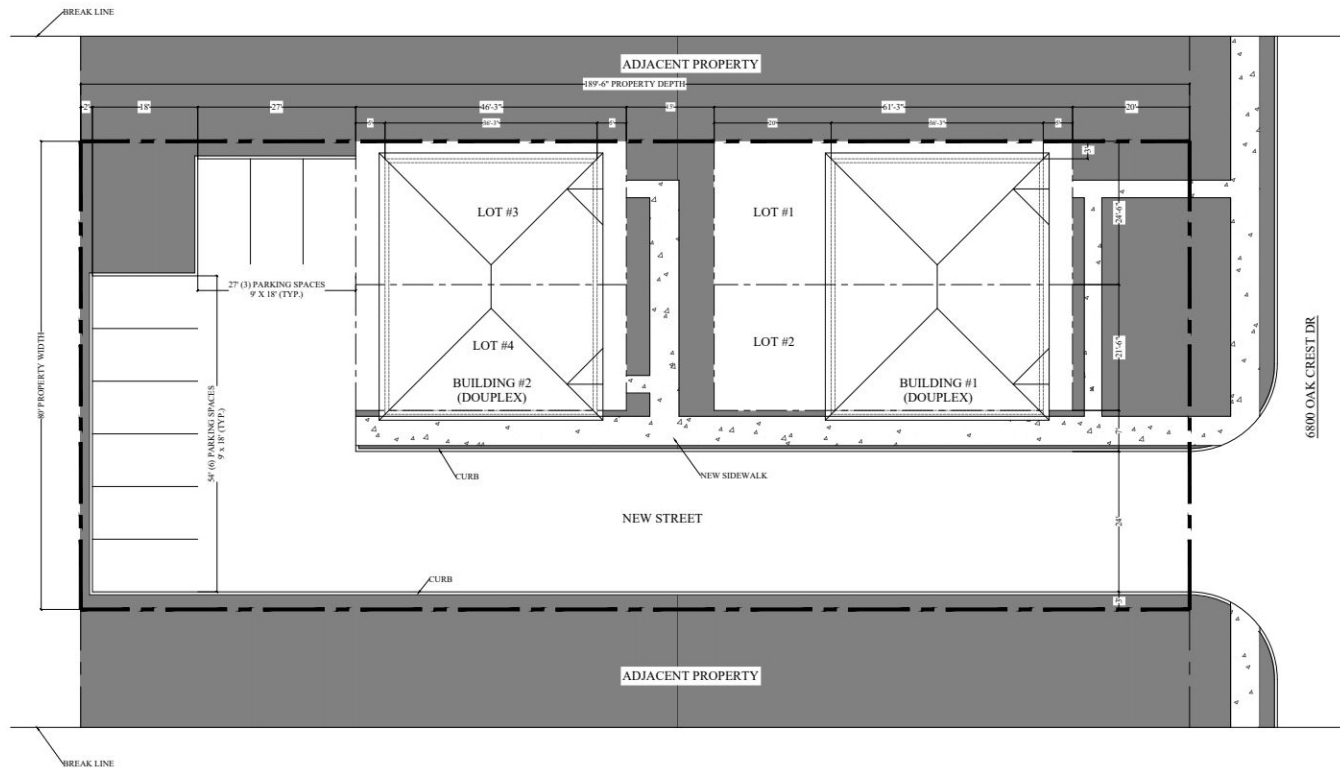
SHEET TITLE:

COVER  
 SHEET

| NO. | REVISION/ISSUED | DATE     |
|-----|-----------------|----------|
| 1   | ZONING CHANGE   | 08/06/21 |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |

DRAWN BY: F. CANOURA  
 CHECKED BY:  
 DATE: 08-06-21  
 SCALE: AS NOTED

CS1.0



**DESIGN**

PROPOSED ZONING CHANGE: TH

OWNER'S INTENT: IS THE INTENT OF THE OWNER TO CHANGE THE LOT'S CURRENT ZONING OF R3 TO TH.

DESIGN APPROACH: THE CONCEPT ABOVE HAS BEEN DESIGN AS PER TOWNHOME ORDINANCE 0799 OF THE CITY OF KENNEDALE, TX.

COMMENTS: IS THE INTENT OF THE OWNER TO CHANGE THE ZONING TO "TH" IN AN EFFORT TO LATER RE-PLAN THE LOT INTO 4 DIFFERENT LOTS. BUILD TWO BUILDINGS WITH TWO UNITS EACH (DOUPLEXES) TO LATER SELL EACH UNIT IN THEIR RESPECTIVE LOTS INDIVIDUALLY. EACH UNITS IS APPROXIMATELY 1,500 SF OF A/C SPACE (4 BEDROOMS, 3 BATHS). A NEW DRIVEWAY WILL LEAD RESIDENTS TO A PARKING LOT AREA IN THE BACK OF THE LOT.



# CONCEPT SITE PLAN

SCALE: 1/8" = 1'-0"



FEDERICO CANOURA  
FCANOURA@FCD-DESIGNS.NET  
(862) 407-5770

CLIENT  
WARRIOR  
ACQUISITIONS, LLC

5361 GRENADA DR.  
FORT WORTH, TX 76119

PROJECT  
TOWNHOME  
CONCEPT

6800 OAK CREST DR,  
KENNEDALE, TX 76140

SHEET TITLE:  
CONCEPT  
SITE PLAN

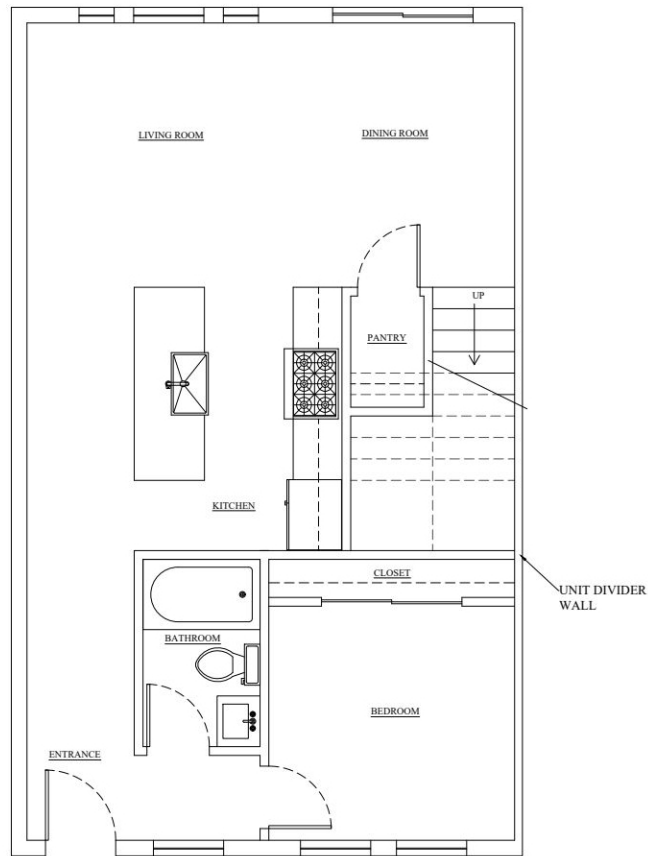
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| 1   | ZONING CHANGE   | 08/06/21 |
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DRAWN BY: F. CANOURA  
CHECKED BY:  
DATE: 08-06-21  
SCALE: AS NOTED

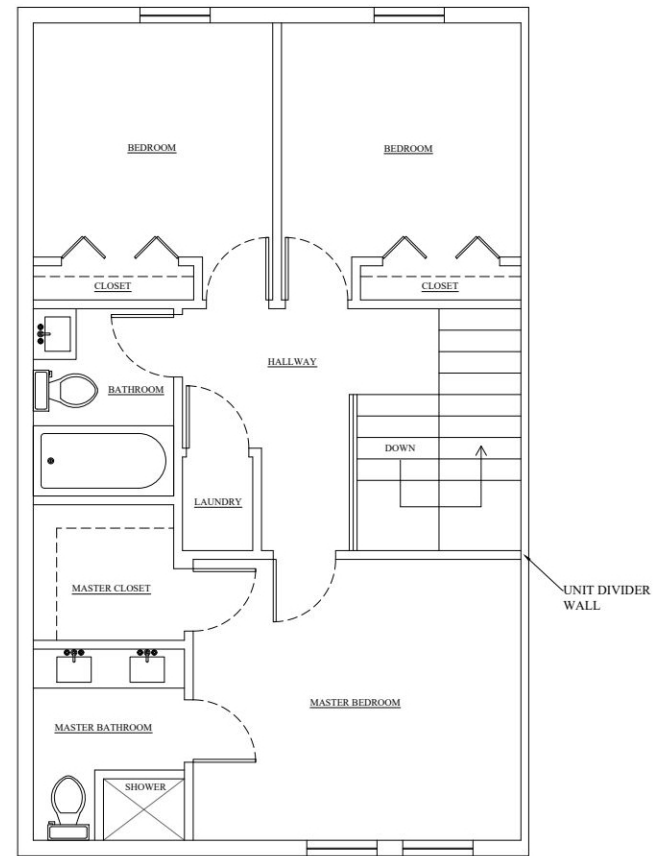
A1.0

02 OF 04





01 FIRST FLOOR



02 SECOND FLOOR

## CONCEPT FLOOR PLANS

SCALE: 1/2" = 1'-0"



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FCANOURA@FCD-DESIGNS.NET  
(862) 407-5770

CLIENT  
WARRIOR  
ACQUISITIONS, LLC

5361 GRENADA DR.  
FORT WORTH, TX 76119

PROJECT  
TOWNHOME  
CONCEPT

6800 OAK CREST DR,  
KENNEDALE, TX 76140

SHEET TITLE:  
FLOOR PLANS

| NO. | REVISION/ISSUED | DATE     |
|-----|-----------------|----------|
| 1   | ZONING CHANGE   | 08/06/21 |
|     |                 |          |
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|     |                 |          |

DRAWN BY: F. CANOURA  
CHECKED BY:  
DATE: 08-06-21  
SCALE: AS NOTED

A3.0

03 OF 04



FEDERICO CANOURA  
FCANOURA@FCD-DESIGNS.NET  
(862) 407-5770

CLIENT  
**WARRIOR  
ACQUISITIONS, LLC**  
5361 GRENADA DR.  
FORT WORTH, TX 76119

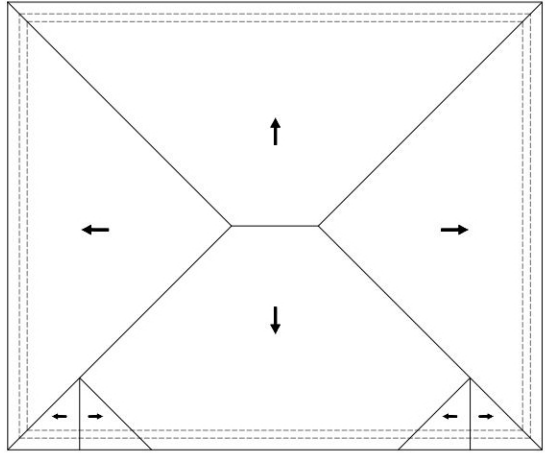
PROJECT  
**TOWNHOME  
CONCEPT**  
6800 OAK CREST DR,  
KENNEDALE, TX 76140

SHEET TITLE:  
**ROOF PLAN  
AND FACADE**

| NO. | REVISION/ISSUED | DATE     |
|-----|-----------------|----------|
| 1   | ZONING CHANGE   | 08/06/21 |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |

DRAWN BY: F. CANOURA  
CHECKED BY:  
DATE: 08-06-21  
SCALE: AS NOTED

**A3.0**



01 ROOF PLAN



02 FACADE

**CONCEPT ROOF PLAN AND FACADE OF DUPLEX**

SCALE: 1/4" = 1'-0"

7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

# SURVEY PLAT



FIRM REGISTRATION NO. 10194366

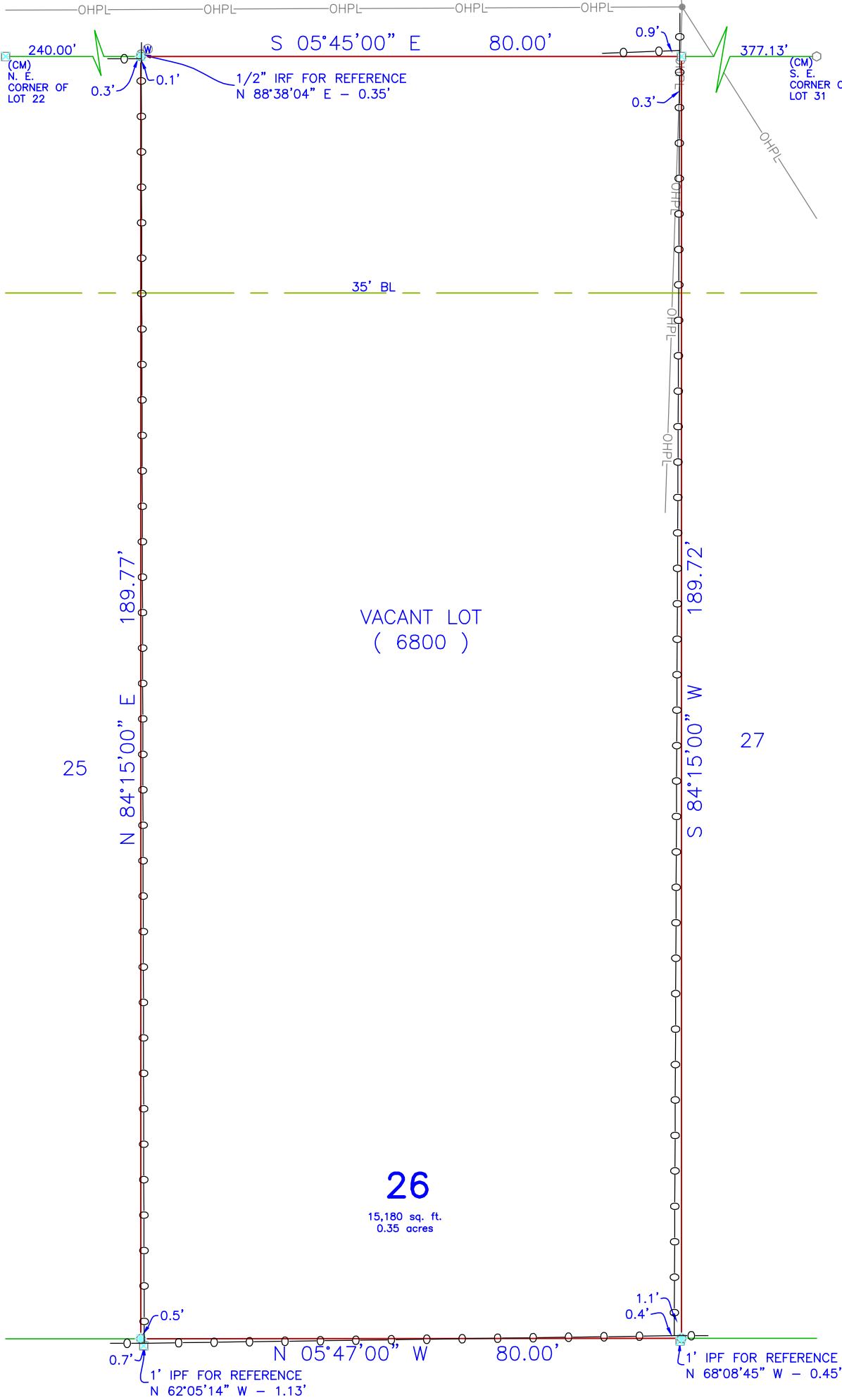
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6800 OAK CREST DRIVE WEST, in the city of KENNEDALE Texas.

BEING LOT 26, BLOCK 1, OAK CREST ADDITION, SITUATED IN THE CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AS SHOWN BY A DEED OF RECORD IN VOLUME 4994, PAGE 924, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS.

## OAK CREST DRIVE WEST

ASPHALT



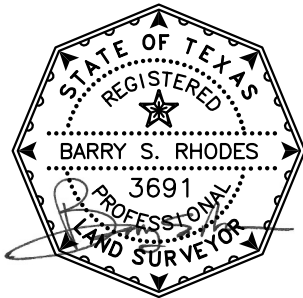
H. & T.C. TY. CO.

CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL. THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE. The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY WARRIOR ACQUISITIONS, LLC. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'  
Date: 05/10/2021  
G. F. No.: N/A  
Job no.: 202104411  
Drawn by: JSR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR WARRIOR ACQUISITIONS, LLC.

| LEGEND                            |                  |
|-----------------------------------|------------------|
| WOOD FENCE                        | TEXT             |
| CHAIN LINK                        | IMPROVEMENTS     |
| IRON FENCE                        | BOUNDARY LINE    |
| WIRE FENCE                        | EASEMENT SETBACK |
|                                   | RESIDENCE        |
| CM - CONTROLLING MONUMENT         |                  |
| MRD - MONUMENTS OF RECORD DIGNITY |                  |
| 1/2" IRON ROD FOUND               |                  |
| 1/2" YELLOW-CAPPED IRON ROD SET   |                  |
| 1" IRON PIPE FOUND                |                  |
| FOUND 'X'                         |                  |
| 2" IRON PIPE FOUND                |                  |
| POINT FOR CORNER                  |                  |
| C - CABLE                         | E - ELECTRIC     |
| CL - CLEAN OUT                    | PE - POOL EQUIP  |
| G - GAS METER                     | P - POWER POLE   |
| F - FIRE HYDRANT                  | T - TELEPHONE    |
| L - LIGHT POLE                    | W - WATER METER  |
| M - MANHOLE                       | V - WATER VALVE  |
| ( UNLESS OTHERWISE NOTED )        |                  |



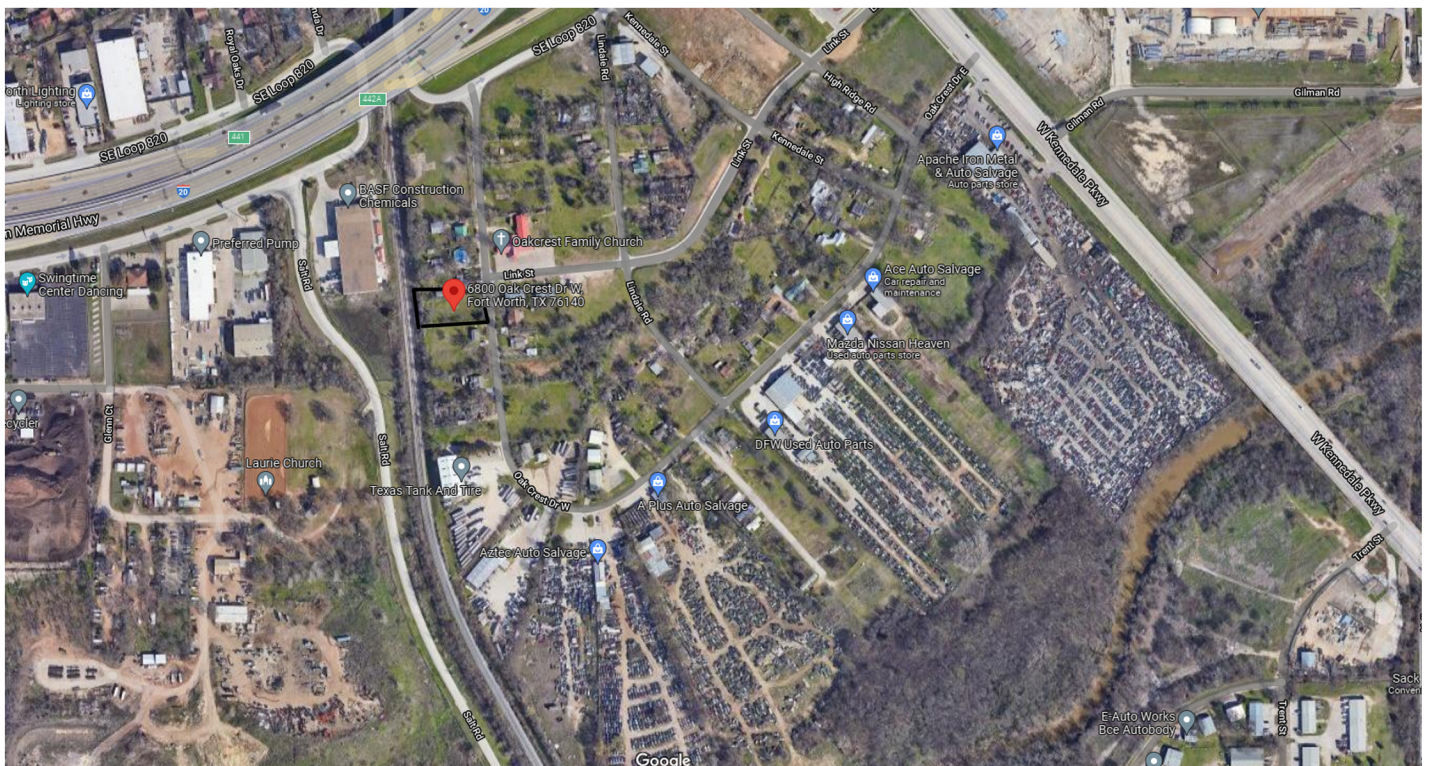
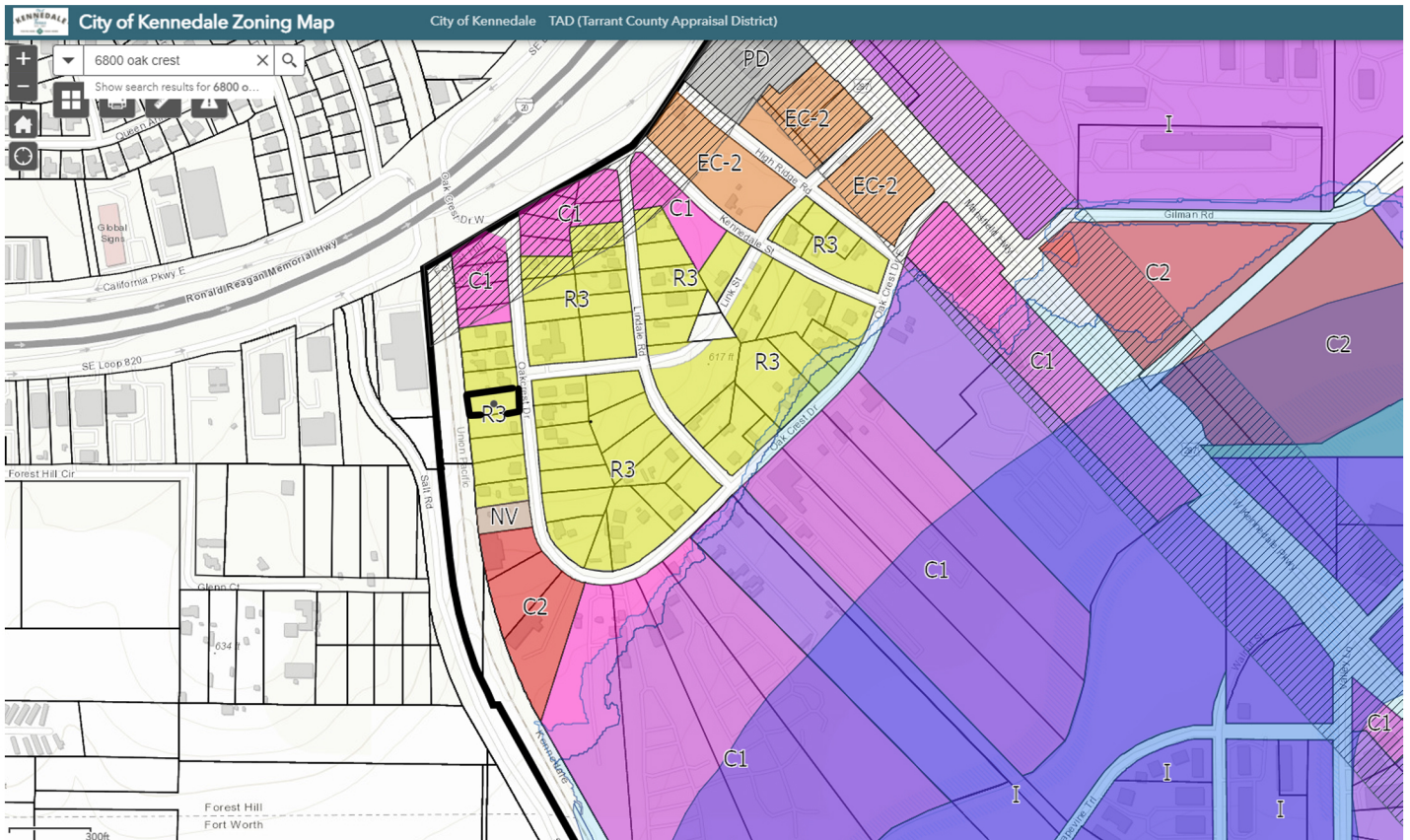






# CASE #PZ 21-15

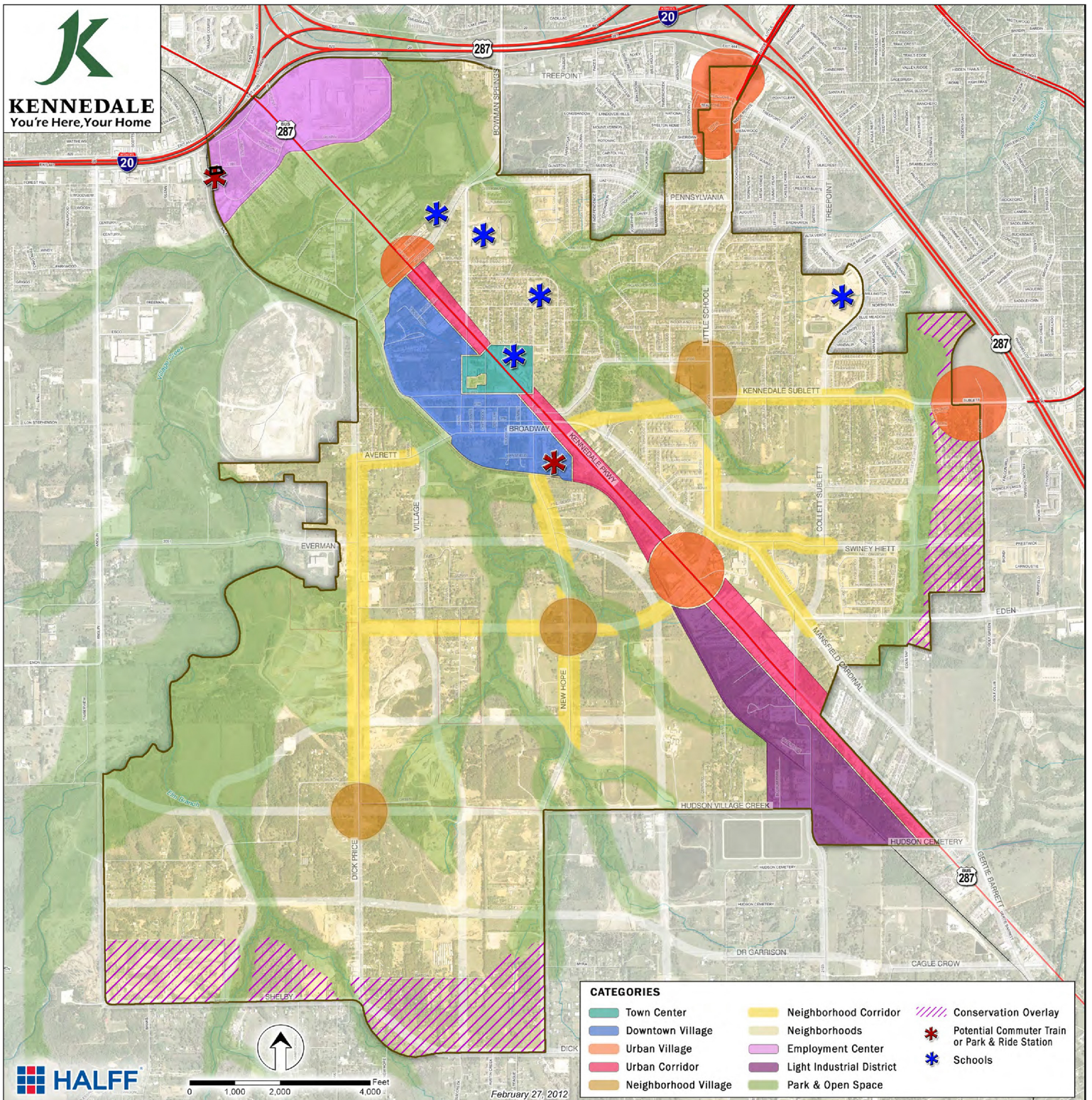
## 6800 OAK CREST DRIVE W







**KENNEDALE**  
You're Here. Your Home





## **ORDINANCE NO. 735**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE BY REZONING CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF KENNEDALE, BEING AN APPROXIMATELY 0.35 ACRE TRACT DESCRIBED AS 6808 OAK CREST DRIVE W, OAK CREST ADDITION, BLOCK 1, LOT 28, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, FROM “R-3” SINGLE-FAMILY RESIDENTIAL DISTRICTS TO “TH” TOWNHOME DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Kennedale Texas is a Home Rule municipality acting under its charter adopted by the electorate pursuant to Article XI of the Texas Constitution and Chapter 9 of the Local Government Code; and

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

**WHEREAS**, the City Council has determined that the “TH” Townhome District is the most suitable zoning district for the property described below, in accordance with the comprehensive land use plan, and with the standards in the Unified Development Code; and

**WHEREAS**, the requested change in zoning classification is consistent with the City’s comprehensive plan and any applicable adopted plans and the City Council has weighed plan goals, policies, and strategies and finds that the requested change provides a public benefit; and

**WHEREAS**, the requested change in zoning classification protects the existing character of neighboring properties and uses, and does not cause significant adverse impacts on surrounding properties; and

**WHEREAS**, the requested change in zoning classification will not result in significant adverse fiscal or economic impacts on the City; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 14<sup>th</sup> day of October, 2021 and by the City Council of the City of Kennedale on the 19<sup>th</sup> day of October, 2021 with respect to the zoning changes described herein; and

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

**WHEREAS**, the City Council does hereby deem it advisable and in the public interest to amend the City’s Unified Development Code as described herein.

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

**SECTION 1.** The Comprehensive Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and/or restricted as shown and described below:

An approximately 0.35 acre tract described as 6808 Oak Crest Drive W, Oak Crest Addition, Block 1, Lot 28, City of Kennedale, Tarrant County, Texas ("the Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein, is rezoned from "R3" Single-Family Residential Districts to "TH" Townhome District.

**SECTION 2.** The zoning districts and boundaries herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provisions of transportation water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community. The recitals of this Ordinance are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein, and the City Council further finds that all special review criteria and general review criteria of the Unified Development Code, including section 22.7, have been reviewed and the change in zoning classification complies with all applicable review criteria.

**SECTION 3.** The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

**SECTION 4.** This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other ordinances of the City of Kennedale affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

**SECTION 5.** Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 6.** All rights or remedies of the City of Kennedale, Texas are expressly saved as to any and all violations of the Unified Development Code, as amended, that have accrued at the time of the effective date of this Ordinance as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or

unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs 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 8.** The City Secretary of the City of Kennedale is hereby directed to publish this ordinance or caption to the extent required by law.

**SECTION 9.** This Ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

**DULY PASSED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, ON THE 16<sup>TH</sup> DAY OF NOVEMBER 2021.**

**APPROVED:**

\_\_\_\_\_  
**MAYOR LINDA RHODES**

[CITY SEAL]

**ATTEST:**

\_\_\_\_\_  
**CITY SECRETARY LESLIE E. GALLOWAY**

**APPROVED AS TO FORM AND LEGALITY:**

**EFFECTIVE DATE:**

\_\_\_\_\_  
**CITY ATTORNEY DREW LARKIN**

**ORDINANCE NO. 735  
EXHIBIT "A"**





**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** PUBLIC HEARING ITEM III.F.2.

**SUBJECT**

**CASE #PZ 21-16** — Continue a public hearing and consider adoption of an ordinance regarding a request by FC Designs for a rezoning from R3 Single-Family Residential to TH Townhome District for approximately 0.35-acre located at 6808 Oak Crest Drive W, Oak Crest Addition, Block 1, Lot 28, City of Kennedale, Tarrant County, Texas

**ORIGINATED BY**

Chance LeBlanc, Planning Consultant with Dunaway

**SUMMARY**

This item originally appeared on the Council's Tuesday, October 19, 2021 agenda. During that meeting, the public hearing was opened and continued to the next regular meeting. At this time, the Council may continue to receive public comment before discussion and/or action regarding this application. The original staff report is below and all previously provided attachments are included as well.

**BACKGROUND AND OVERVIEW**

|                                         |                                                   |
|-----------------------------------------|---------------------------------------------------|
| <b>Request</b>                          | R3 Single-Family District to TH Townhome District |
| <b>Applicant</b>                        | FC Designs (Federico Canoura)                     |
| <b>Location</b>                         | 6808 Oak Crest Drive W                            |
| <b>Surrounding Uses</b>                 | Single-Family Residential                         |
| <b>Surrounding Zoning</b>               | R3                                                |
| <b>Future Land Use Plan Designation</b> | Industrial and Future Transit Station             |
| <b>Staff Recommendation</b>             | Approve                                           |

**CURRENT STATUS OF PROPERTY**

The property is a 0.35-acre vacant lot situated in the Oak Crest Neighborhood.

**SURROUNDING PROPERTIES & NEIGHBORHOOD**

This property is located Southwest of the intersection at Oak Crest Drive W and Link Street. Oak Crest Drive W is characterized by a combination of single-family homes, some vacant lots, and industrial uses. The lot across the street is the street is an existing single-family home built in the 1950's. The West portion of the property abuts the Union Pacific Railroad.

**STAFF REVIEW**

Future Land Use Plan

The Future Land Use Plan indicates this property as Industrial and Future Transit Station.

Related Goals from the Comprehensive Land Use Plan

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

- **PRINCIPLE 1: CONNECTED CITY, SUPPORTING A WALKABLE BUILT ENVIRONMENT.**  
As land development creates the demand to travel, ensure that it reduces the need to drive by provide ample direct connections for pedestrians, bicycles, and transit.
- **PRINCIPLE 2: ECONOMIC PROSPERITY. PROMOTE ACCESS TO HOUSING.**  
Providing housing options for people of varying financial means and residential preferences. Provide the regulatory framework and developer support to provide quality housing for residents. Create job opportunities in Kennedale that help stabilize the local tax base and allow residents to work close to home.

### City Council Ends Statements and Goals

- Well-planned community based on principles of a connected city, economic prosperity, and a thriving community.

### **SUMMARY**

The property has been vacant for many years. The owner of the property has expressed an intent to develop two townhomes with two units each on the vacant lot. The property will be accessed by a private drive from Oak Street Drive. The development will require a replat to vacate the existing 35' building setback per the existing survey. The development will be required to meet standards for TH zoning. Parking for the residents will be surface parking located in the rear of the property, along the west and north property lines.

The infill development for townhouses is consistent with the surrounding existing residential land use and the proposed zoning is compatible. This development would provide quality housing for the residents of Kennedale.

The 2012 Comprehensive Plan designates the subject property as Industrial with Future Transit Station. The request to rezone to "TH" is a deviation from the Future Land Use Map.

The future transit station is an opportunity to encourage transit supportive land use patterns at these stops, such as locating higher intensity residential units within walking distance.

Staff recommended approval to the Planning and Zoning (P&Z) Commission; and, during their meeting on Tuesday, October 14, the P&Z Commission voted 3-2 to recommend approval of this request.

### **RECOMMENDATION**

Based on the above analysis, staff recommends approval.

### **ACTION BY THE COUNCIL:**

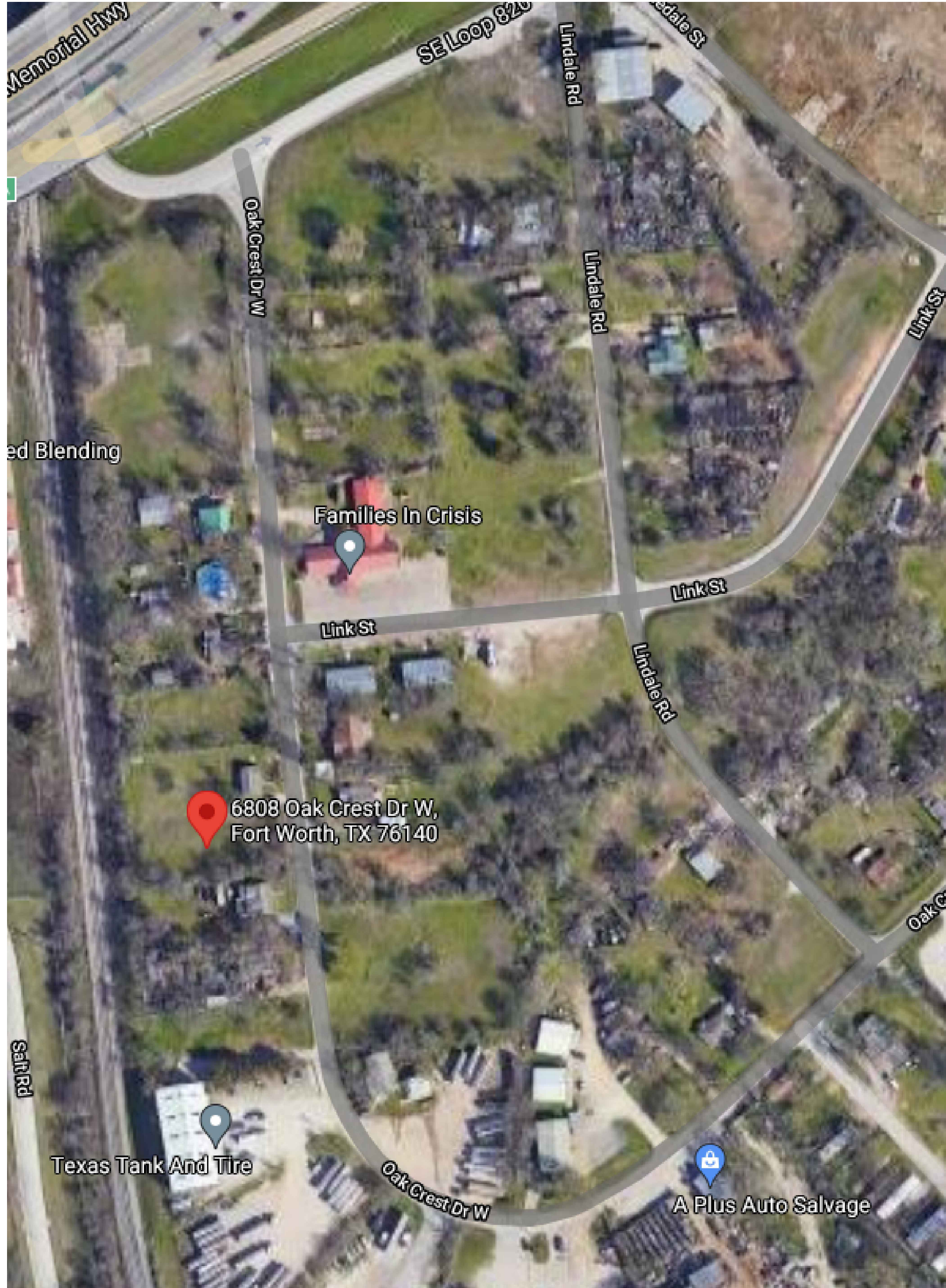
- **Approval:** Based on the information presented, I find that the request meets city requirements and is in compliance with the comprehensive land use plan and make a motion to approve the request for rezoning.
- **Deny:** Based on the information presented, I find that the proposed use does not meet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

### **ATTACHMENTS**

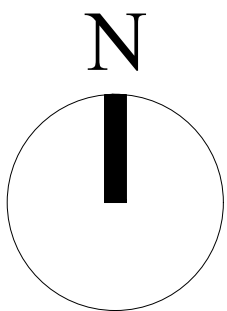
|    |                                                     |                                                          |
|----|-----------------------------------------------------|----------------------------------------------------------|
| 1. | 6808 Oak Crest Dr- Zoning Change Concept - 08-06-21 | 6808 Oak Crest Dr- Zoning Change Concept - 08-06-21.pdf  |
| 2. | 6808 Oak Crest Dr - Survey Plat                     | 6808 Oak Crest Dr - Survey Plat.pdf                      |
| 3. | FLUP -6808                                          | FLUP -6808.pdf                                           |
| 4. | 6808- Surrounding Uses                              | 6808- Surrounding Uses.pdf                               |
| 5. | PZ21-16                                             | O735 - PZ21-16 Rezoning 6808 Oak Crest Drive W to TH.pdf |



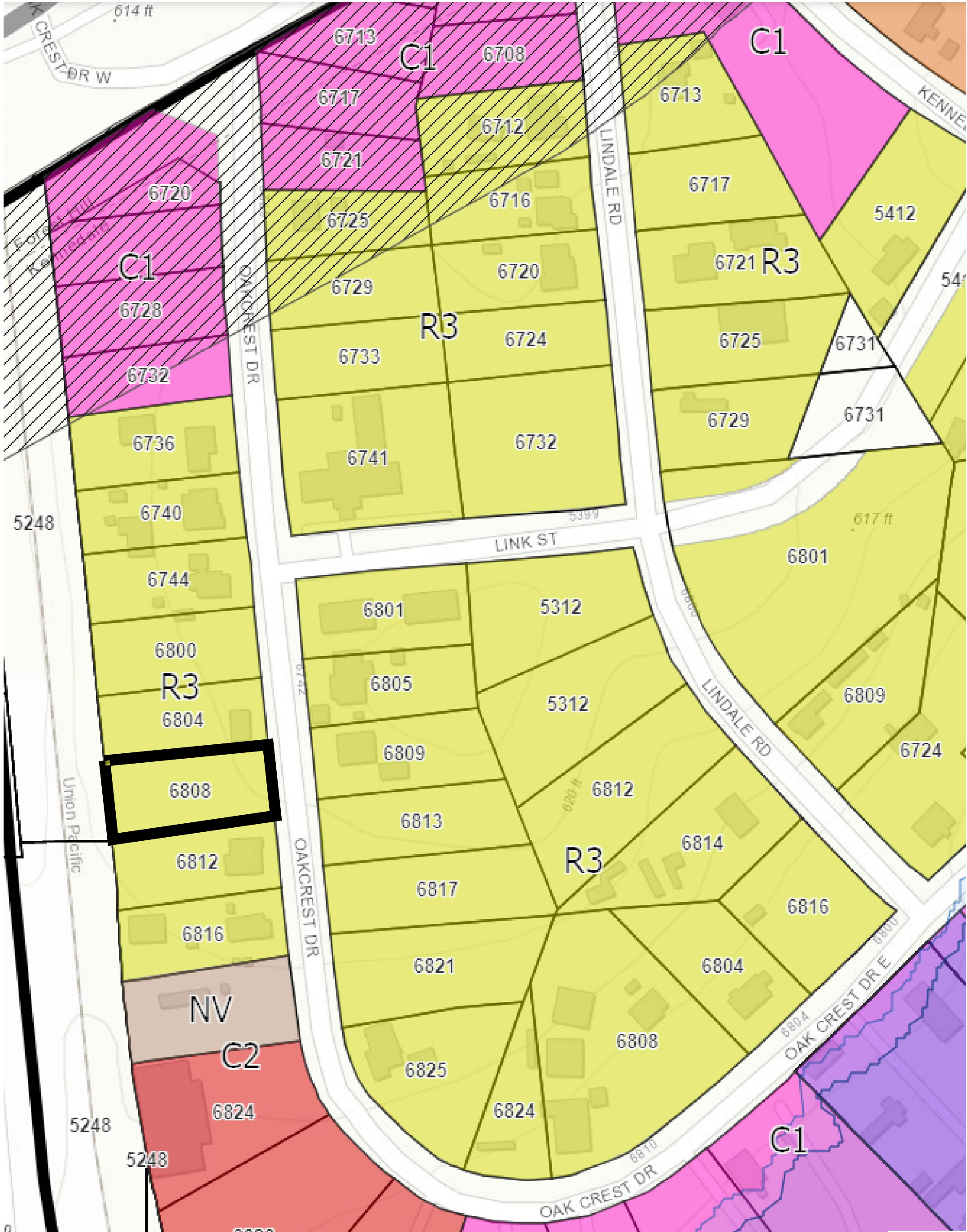
VICINITY MAP - AERIAL VIEW



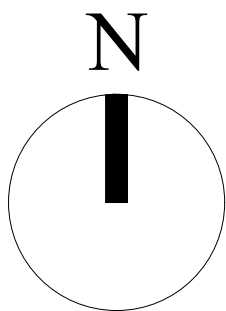
( PICTURE BY GOOGLE MAPS )



VICINITY MAP - ZONING



( PICTURE BY THE CITY OF KENNEDALE, TX - ZONING MAP )



STREET VIEW



( PICTURE BY GOOGLE MAPS )

GENERAL NOTES

LOT OWNER: WARRIOR ACQUISITIONS, LLC

LOT ADDRESS: 6808 OAK CREST DR, KENNEDALE, TX 76140

LOT SIZE: 15,160.0 SF

CURRENT ZONING: R3

EXISTING CONDITION: LOT IS EMPTY

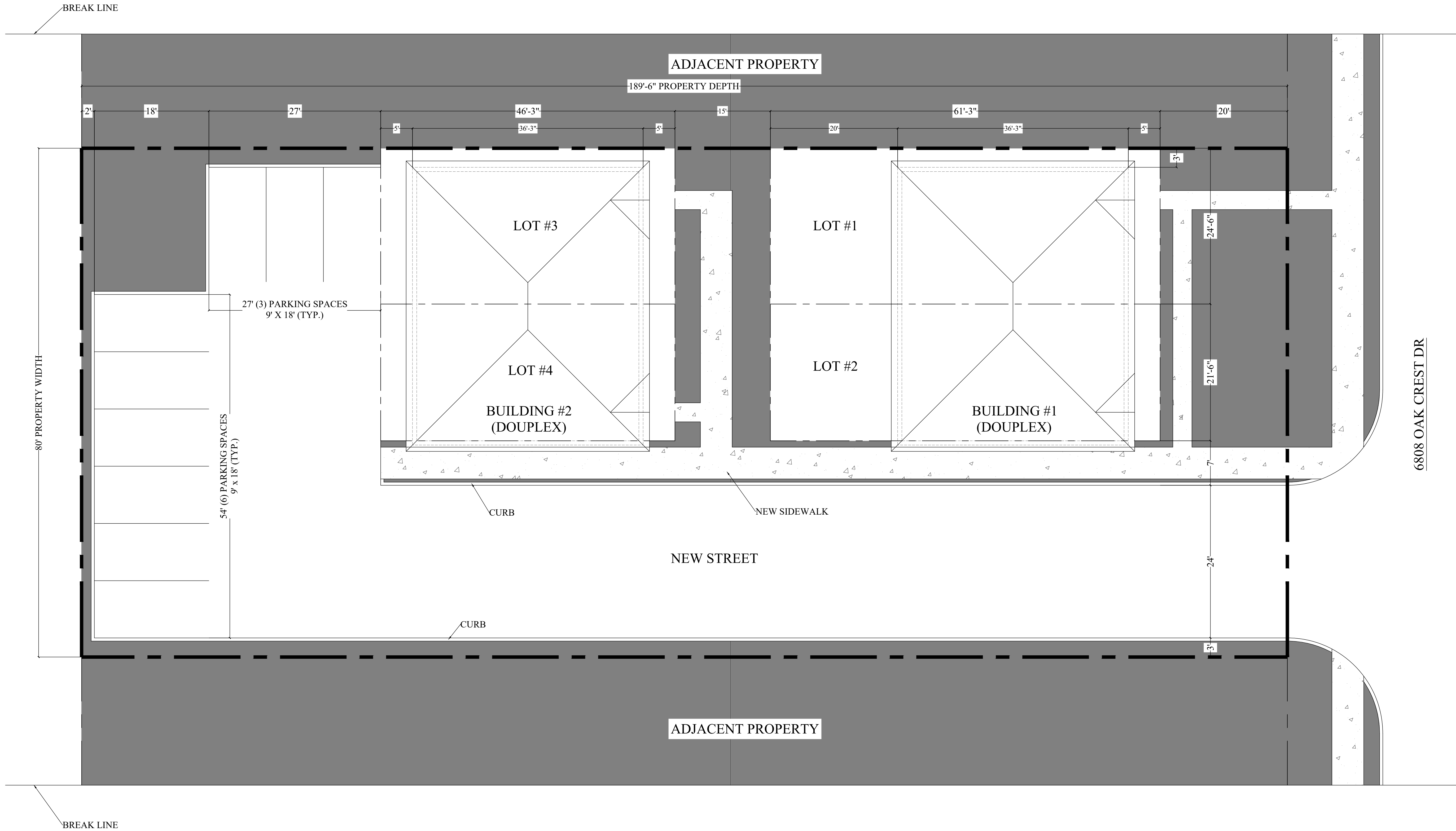
EXISTING SERVICES: ELECTRICITY, 8" WATER LINE, 8" SEWER LINE

| NO. | REVISION/ISSUED | DATE     |
|-----|-----------------|----------|
| 1   | ZONING CHANGE   | 08/06/21 |
|     |                 |          |
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|     |                 |          |



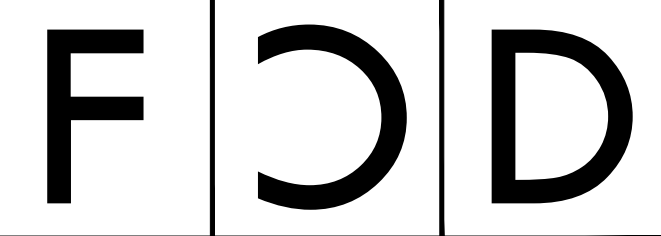
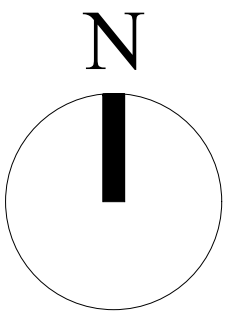
CONCEPT SITE PLAN

SCALE: 1/8" = 1'-0"



| LEGEND |                          |
|--------|--------------------------|
|        | LANDSCAPING              |
|        | CONCRETE SIDEWALK        |
|        | MAIN PROPERTY LINE       |
|        | SECONDARY PROPERTY LINES |
|        | BUILDING PERIMETER WALL  |

| DESIGN                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPOSED ZONING CHANGE: TH                                                                                                                                                                                                                                                                                                                                                                                  |
| OWNER'S INTENT: IS THE INTENT OF THE OWNER TO CHANGE THE LOT'S CURRENT ZONING OF R3 TO TH.                                                                                                                                                                                                                                                                                                                  |
| DESIGN APPROACH: THE CONCEPT ABOVE HAS BEEN DESIGN AS PER TOWNHOME ORDINANCE 0709 OF THE CITY OF KENNEDALE, TX.                                                                                                                                                                                                                                                                                             |
| COMMENTS: IS THE INTENT OF THE OWNER TO CHANGE THE ZONING TO " TH" IN AN EFFORT TO LATER RE PLAT THE LOT INTO 4 DIFFERENT LOTS, BUILD TWO BUILDINGS WITH TWO UNITS EACH (DUPLEXES) TO LATER SELL EACH UNIT IN THEIR RESPECTIVE LOTS INDIVIDUALLY. EACH UNITS IS APPROXIMATELY 1,300 SF OF A/C SPACE (4 BEDROOMS, 3 BATHS), A NEW DRIVEWAY WILL LEAD RESIDENTS TO A PARKING LOT AREA IN THE BACK OF THE LOT. |



ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA  
FCANOURA@FC-DESIGNS.NET  
(682) 407-5770

CLIENT:  
WARRIOR  
ACQUISITIONS, LLC

5361 GRENADA DR,  
FORT WORTH, TX 76119

PROJECT:  
TOWNHOME  
CONCEPT

6808 OAK CREST DR,  
KENNEDALE, TX 76140

SHEET TITLE:  
CONCEPT  
SITE PLAN

| NO. | REVISION/ISSUED | DATE     |
|-----|-----------------|----------|
| 1   | ZONING CHANGE   | 08/06/21 |
|     |                 |          |
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DRAWN BY: F. CANOURA

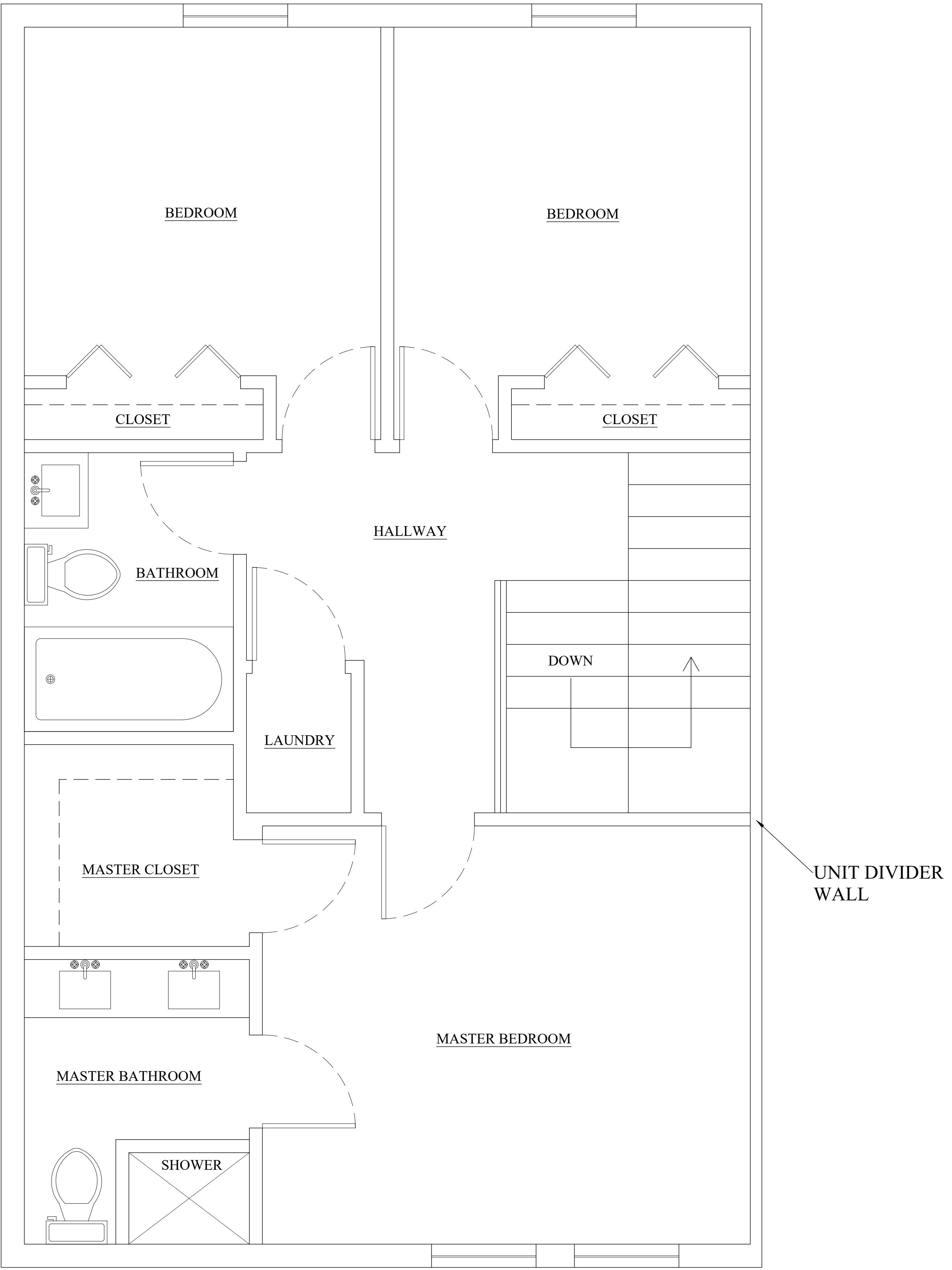
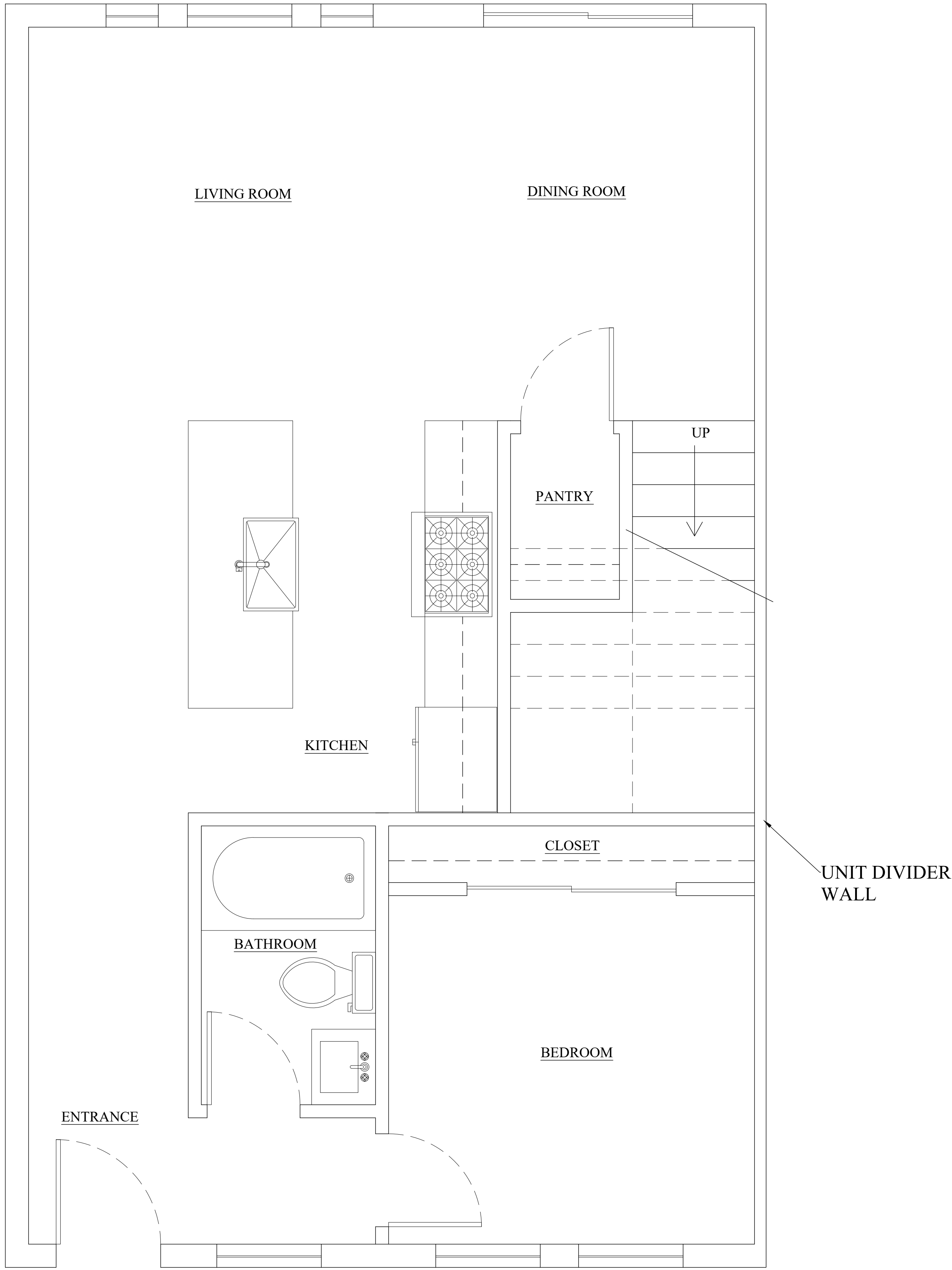
CHECKED BY:

DATE: 08-06-21

SCALE: AS NOTED

A1.0





CONCEPT FLOOR PLANS

SCALE: 1/2" = 1'-0"



FEDERICO CANOURA  
FCANOURA@FC-DESIGNS.NET  
(682) 407-5770

CLIENT: **WARRIOR ACQUISITIONS, LLC**  
5361 GRENADA DR,  
FORT WORTH, TX 76119

PROJECT: **TOWNHOME CONCEPT**  
6808 OAK CREST DR,  
KENNEDALE, TX 76140

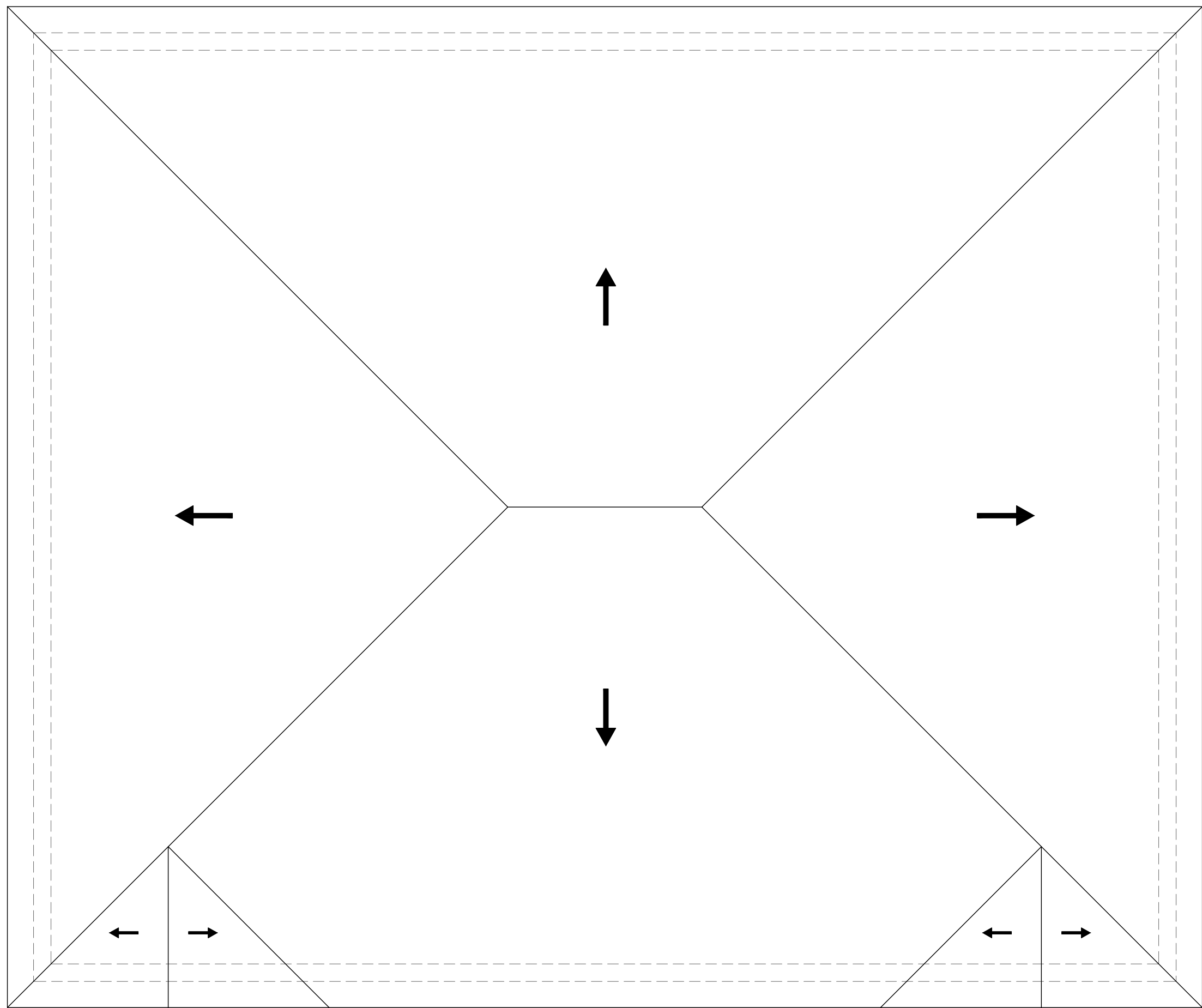
SHEET TITLE:  
**FLOOR PLANS**

| NO. | REVISION/ISSUED | DATE     |
|-----|-----------------|----------|
| 1   | ZONING CHANGE   | 08/06/21 |
|     |                 |          |
|     |                 |          |
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|     |                 |          |
|     |                 |          |
|     |                 |          |

DRAWN BY: F. CANOURA  
CHECKED BY:  
DATE: 08-06-21  
SCALE: AS NOTED

A3.0





01 ROOF PLAN



02 FACADE

CONCEPT ROOF PLAN AND FACADE OF DUPLEX

SCALE: 1/4" = 1'-0"

FCD

ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA  
FCANOURA@FC-DESIGNS.NET  
(682) 407-5770

CLIENT:

WARRIOR  
ACQUISITIONS, LLC

5361 GRENADA DR,  
FORT WORTH, TX 76119

PROJECT:

TOWNHOME  
CONCEPT

6808 OAK CREST DR,  
KENNEDALE, TX 76140

SHEET TITLE:

ROOF PLAN  
AND FACADE

| NO. | REVISION/ISSUED | DATE     |
|-----|-----------------|----------|
| 1   | ZONING CHANGE   | 08/06/21 |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |
|     |                 |          |

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 08-06-21

SCALE: AS NOTED

A3.0

04 OF 04



7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

# SURVEY PLAT

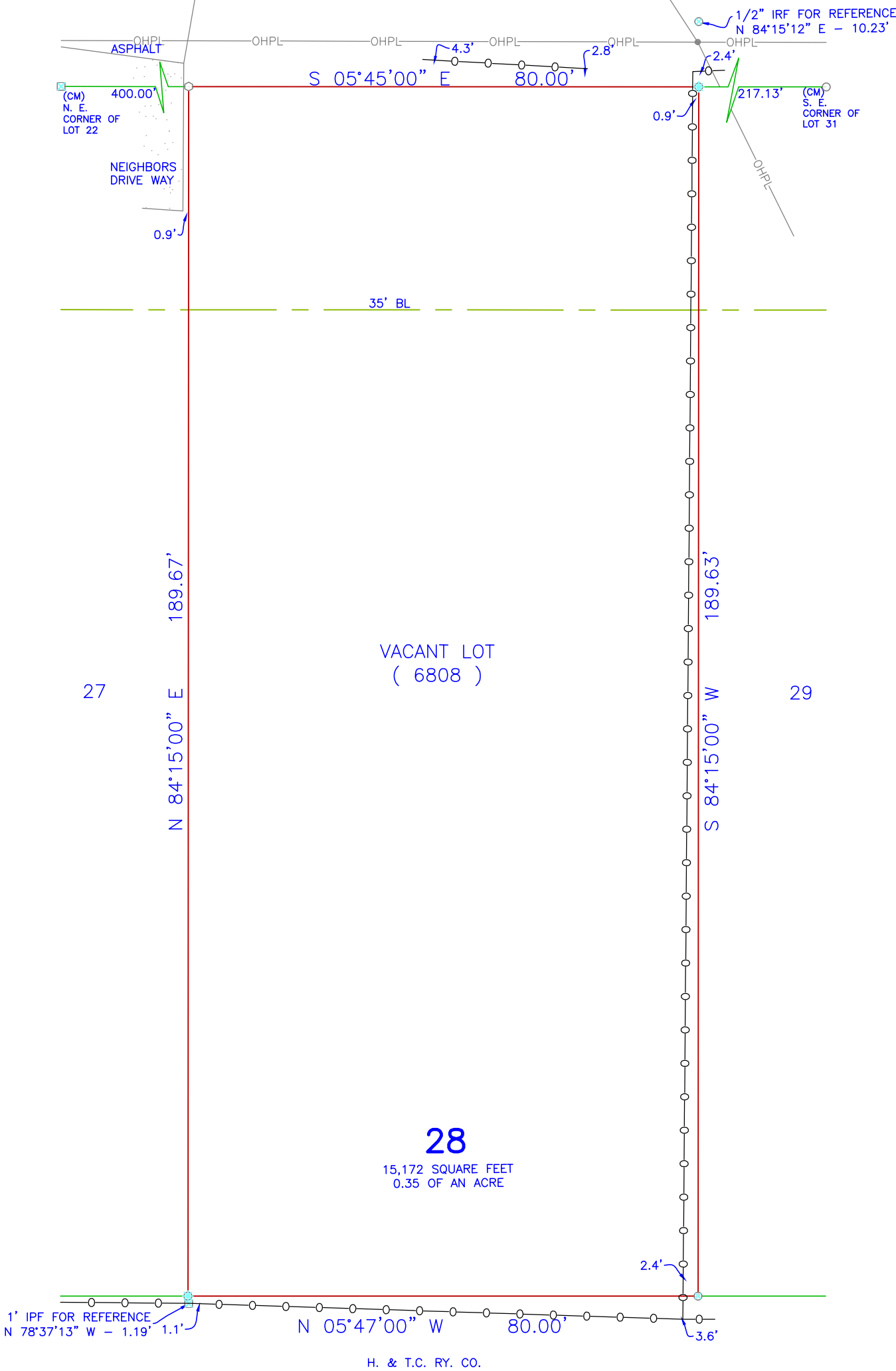


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 6808 OAK CREST DRIVE WEST, in the city of FORT WORTH Texas.  
BEING 28, BLOCK 1, OAK CREST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,  
ACCORDING TO THE PLAT RECORDS IN VOLUME 388-C, PAGE 81, PLAT RECORDS OF TARRANT  
COUNTY, TEXAS.

## OAK CREST DRIVE WEST

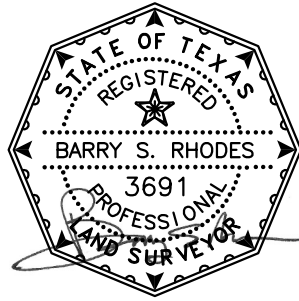


CM'S SHOWN HEREON ARE BASIS  
FOR DIRECTIONAL CONTROL  
THIS CERTIFICATION DOES NOT  
TAKE INTO CONSIDERATION  
ADDITIONAL FACTS THAT AN  
ACCURATE TITLE SEARCH AND OR  
EXAMINATION MIGHT DISCLOSE.  
The plat hereon is true, correct, and accurate representation of the property  
as determined by survey, the lines and dimensions of said property being as  
indicated by the plat: the size, location and type of building and improvements  
are as shown, all improvements being within the boundaries of the property, set  
back from property lines the distance indicated, or visible and apparent easements.  
TITLE AND ABSTRACTING WORK FURNISHED BY WARRIOR ACQUISITIONS, LLC.  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'  
Date: 05/10/2021  
G. F. No.: N/A  
Job no.: 202104410  
Drawn by: JSR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR  
ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
WARRIOR ACQUISITIONS, LLC.

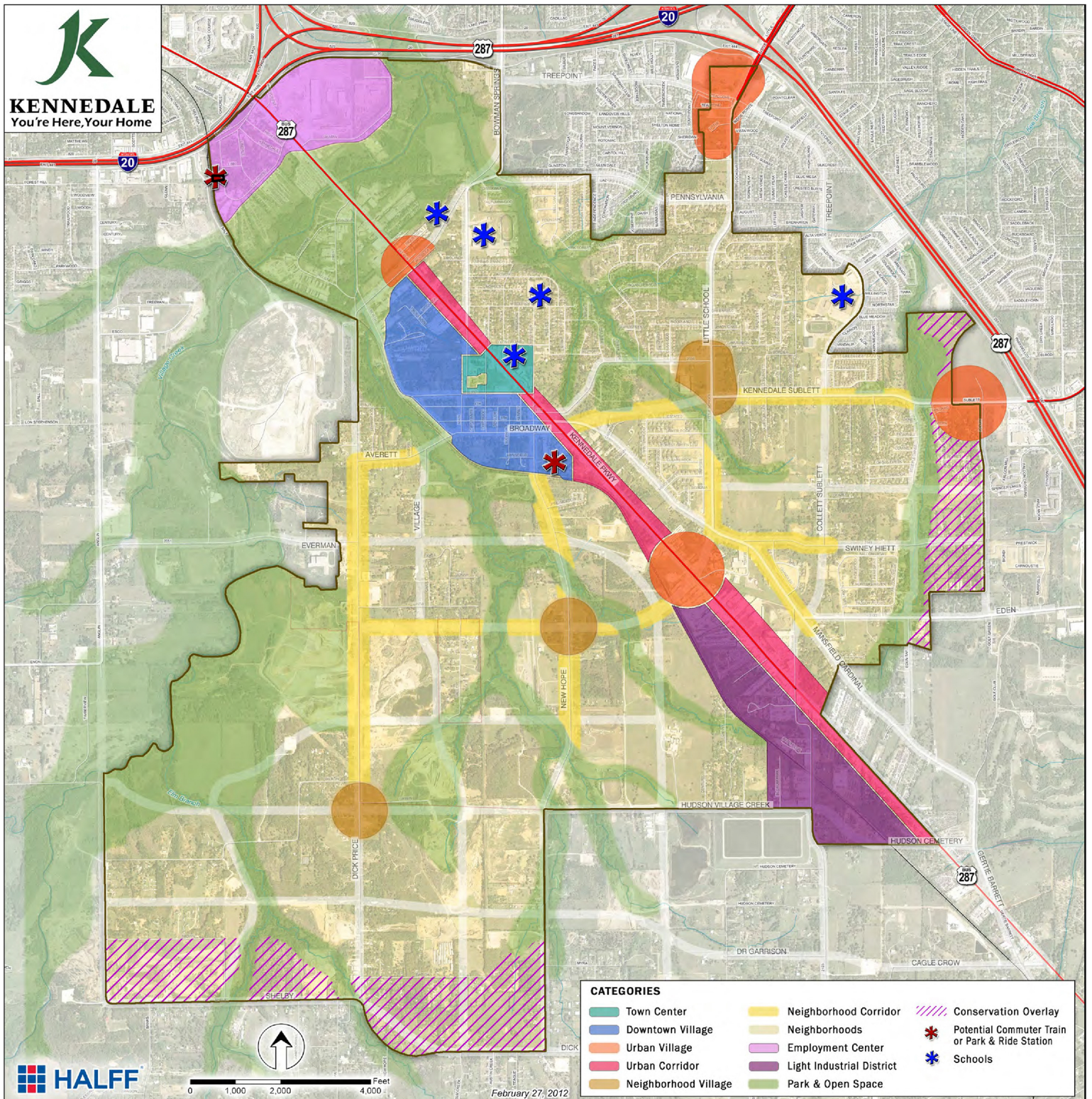
| LEGEND                            |                  |
|-----------------------------------|------------------|
| WOOD FENCE                        | TEXT             |
| CHAIN LINK                        | IMPROVEMENTS     |
| IRON FENCE                        | BOUNDARY LINE    |
| WIRE FENCE                        | EASEMENT SETBACK |
| CM - CONTROLLING MONUMENT         | RESIDENCE        |
| MRD - MONUMENTS OF RECORD DIGNITY |                  |
| 1' IRON PIPE FOUND                |                  |
| 1/2" YELLOW-CAPPED IRON ROD SET   |                  |
| 1/2" IRON PIPE FOUND              |                  |
| FOUND "X"                         |                  |
| 3/8" IRON ROD FOUND               |                  |
| POINT FOR CORNER                  |                  |
| CABLE                             | ELECTRIC         |
| CLEAN OUT                         | POOL EQUIP       |
| GAS METER                         | POWER POLE       |
| FIRE HYDRANT                      | TELEPHONE        |
| LIGHT POLE                        | WATER METER      |
| MANHOLE                           | WATER VALVE      |
| ( UNLESS OTHERWISE NOTED )        |                  |







**KENNEDALE**  
You're Here. Your Home



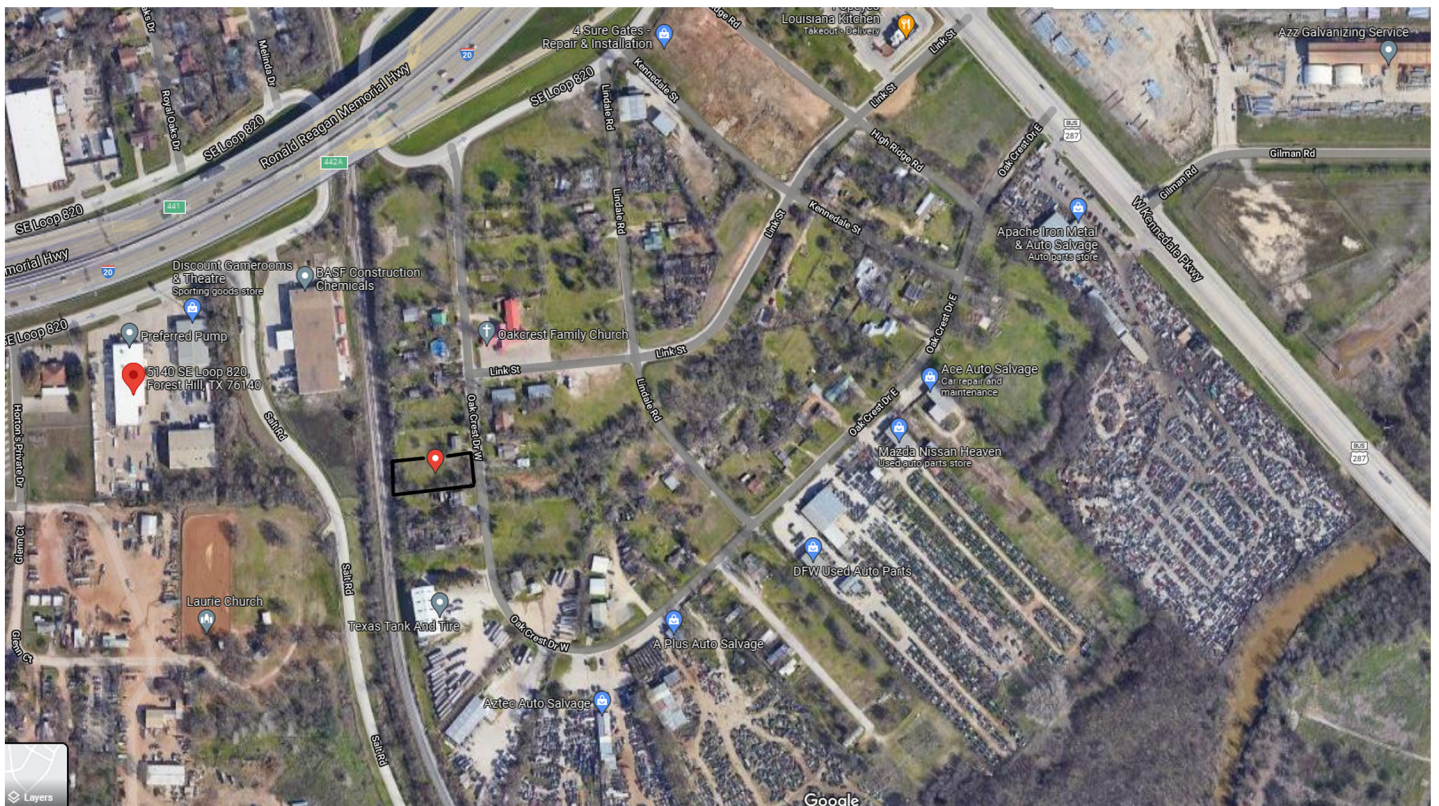
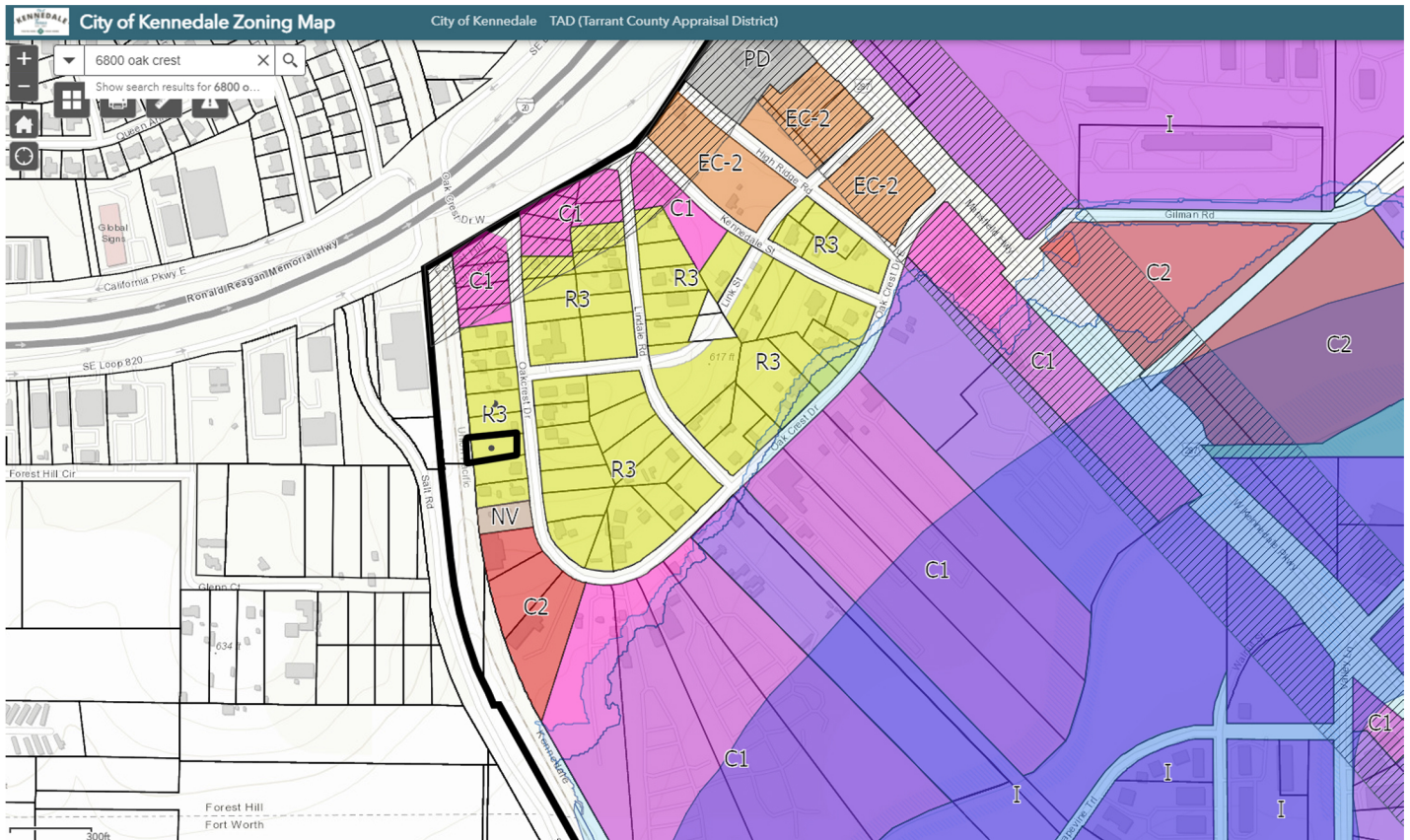
**CATEGORIES**

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



# CASE #PZ 21-16

## 6808 OAK CREST DRIVE W



## **ORDINANCE NO. 735**

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE BY REZONING CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF KENNEDALE, BEING AN APPROXIMATELY 0.35 ACRE TRACT DESCRIBED AS 6808 OAK CREST DRIVE W, OAK CREST ADDITION, BLOCK 1, LOT 28, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, FROM “R-3” SINGLE-FAMILY RESIDENTIAL DISTRICTS TO “TH” TOWNHOME DISTRICT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Kennedale Texas is a Home Rule municipality acting under its charter adopted by the electorate pursuant to Article XI of the Texas Constitution and Chapter 9 of the Local Government Code; and

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

**WHEREAS**, the City Council has determined that the “TH” Townhome District is the most suitable zoning district for the property described below, in accordance with the comprehensive land use plan, and with the standards in the Unified Development Code; and

**WHEREAS**, the requested change in zoning classification is consistent with the City’s comprehensive plan and any applicable adopted plans and the City Council has weighed plan goals, policies, and strategies and finds that the requested change provides a public benefit; and

**WHEREAS**, the requested change in zoning classification protects the existing character of neighboring properties and uses, and does not cause significant adverse impacts on surrounding properties; and

**WHEREAS**, the requested change in zoning classification will not result in significant adverse fiscal or economic impacts on the City; and

**WHEREAS**, a public hearing was duly held by the Planning and Zoning Commission of the City of Kennedale on the 14<sup>th</sup> day of October, 2021 and by the City Council of the City of Kennedale on the 19<sup>th</sup> day of October, 2021 with respect to the zoning changes described herein; and

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

**WHEREAS**, the City Council does hereby deem it advisable and in the public interest to amend the City’s Unified Development Code as described herein.



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

**SECTION 1.** The Comprehensive Zoning Ordinance is hereby amended so that the zoning classification and the uses in the hereinafter described area shall be changed and/or restricted as shown and described below:

An approximately 0.35 acre tract described as 6808 Oak Crest Drive W, Oak Crest Addition, Block 1, Lot 28, City of Kennedale, Tarrant County, Texas ("the Property"), as more particularly described on Exhibit "A" attached hereto and incorporated herein, is rezoned from "R3" Single-Family Residential Districts to "TH" Townhome District.

**SECTION 2.** The zoning districts and boundaries herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, and to facilitate the adequate provisions of transportation water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community. The recitals of this Ordinance are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein, and the City Council further finds that all special review criteria and general review criteria of the Unified Development Code, including section 22.7, have been reviewed and the change in zoning classification complies with all applicable review criteria.

**SECTION 3.** The City Secretary is hereby directed to amend the official zoning map to reflect the changes in classifications approved herein.

**SECTION 4.** This Ordinance shall be cumulative of the Unified Development Code, as amended, and all other ordinances of the City of Kennedale affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

**SECTION 5.** Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 6.** All rights or remedies of the City of Kennedale, Texas are expressly saved as to any and all violations of the Unified Development Code, as amended, that have accrued at the time of the effective date of this Ordinance as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 7.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared invalid or

unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs 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 8.** The City Secretary of the City of Kennedale is hereby directed to publish this ordinance or caption to the extent required by law.

**SECTION 9.** This Ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

**DULY PASSED, ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, ON THE 16<sup>TH</sup> DAY OF NOVEMBER 2021.**

**APPROVED:**

\_\_\_\_\_  
**MAYOR LINDA RHODES**

[CITY SEAL]

**ATTEST:**

\_\_\_\_\_  
**CITY SECRETARY LESLIE E. GALLOWAY**

**APPROVED AS TO FORM AND LEGALITY:**

**EFFECTIVE DATE:**

\_\_\_\_\_  
**CITY ATTORNEY DREW LARKIN**



**ORDINANCE NO. 735  
EXHIBIT "A"**



**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM IV.A.1.

**SUBJECT**

Hammack Creek (337 Kennedale Sublett Road)

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM IV.A.2.

**SUBJECT**

Proposed Developments by SummaTerra Ventures at 404 E Kennedale Parkway, 521 W Kennedale Parkway, and 409 W Kennedale Parkway

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM IV.A.3.

**SUBJECT**

CASE #BOA 21-08

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM IV.A.4.

**SUBJECT**

CASES #PZ 21-13; #PZ 21-15; #PZ 21-16

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM IV.A.5.

**SUBJECT**

Estoppel and Deed of Trust related to property in TownCenter

**ORIGINATED BY**

Leslie E. Galloway, Interim City Manager

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM IV.B.1.

**SUBJECT**

City Manager

**ORIGINATED BY**

Caroline Green, Director of HR and Administrative Services

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** EXECUTIVE SESSION ITEM IV.B.2.

**SUBJECT**

City Secretary

**ORIGINATED BY**

Caroline Green, Director of HR and Administrative Services

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**



**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.A.

**SUBJECT**

Consider appointment of City Manager and approving a City Manager Employment Agreement

**ORIGINATED BY**

Caroline Green, Director of HR and Administrative Services

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**

**MEETING DATE:** NOVEMBER 16, 2021

**AGENDA ITEM NUMBER:** INDIVIDUAL CONSIDERATION ITEM V.B.

**SUBJECT**

Consider taking action regarding City Secretary salary

**ORIGINATED BY**

Caroline Green, Director of HR and Administrative Services

**SUMMARY**

**RECOMMENDATION**

**ATTACHMENTS**