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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | MARCH 15, 2022 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Linda Rhodes called the meeting to order at 5:30 p.m., noting that the virtual access option did not allow for comment, that anyone wishing to speak should submit a form before the meeting began, and that some items would be taken out of order. At this time, the Council considered items V.C.5. and V.C.6.

Police Chief Darrell Hull swore in Officers Yarbrough, Franklin, Cohea, and Huffnagle; and recognized Sergeant Clark's promotion. Fire Chief James Brown swore in Lieutenant Florence, Engineer Harrell, and Firefighter Brown; and recognized Lieutenant King for his handling of a recent grass fire during Chief Brown's absence.

AT 5:51 P.M., MAYOR RHODES RECESSED TO EXECUTIVE, PURSUANT TO 551.071 AND 551.074.

A. ROLL CALL

PRESENT: Mayor Linda Rhodes; Mayor Pro Tem Jan Joplin, Place 1; Gary Mitchell, Place 2; Kenneth Michels, Place 3; Austin Degenhart, Place 4; James Connor, Place 5; **ABSENT:** None; ***STAFF:*** *Interim City Manager Leslie E. Galloway, Director of Human Resources and Administrative Services Caroline Green, Police Chief Darrell Hull, Fire Chief James Brown, Public Works Director Joe Walsh, Administrative Assistant Rosie Ericson, Interim Finance Director Debby Scott, City Attorney Drew Larkin;* ***CONSULTANTS:*** *Max Aransen of Shield Engineering*

II. WORK SESSION

Mayor Rhodes reconvened the open meeting at 8:23 p.m.

A. WORK SESSION REPORTS

1. Discuss and consider offering staff direction regarding the Parks and Recreation Board's recommendation of the drafting of a contract related to a proposed Farmer's Market to be held monthly in TownCenter Park from March through November each year

   Discussion included the short time frame available to approve the event, whether the correct permits had been filed, the potential need to draft an Ordinance to more thoroughly address special events, what items would be offered at the event, whether vendors would accept SNAP payments, sales tax reporting, and why other nearby farmer's markets had recently ceased operations.

   Parks Board Chairman Jeff Nevarez spoke in support of the event and provided a copy of a blank Special Event Permit for Council to review. Event organizer Hanna Marshall registered to speak but was no longer present when this item was considered.

   Following the discussion, it was the consensus of the Council that – though they did not approve of the Parks Board acting to "approve" the event before it was heard by Council – that it would likely prove beneficial to the community and that staff should ensure all proper permits and paperwork were in place and that existing Ordinances would allow for such an event.

2. Update regarding various Economic Development Corporation (EDC) Board and/or Community Development items including but not limited to 600 W. Kennedale Parkway, potential reimbursement of the General Fund for purchase of approximately 13.5 acres at the intersection of Gail and Linda Drive, TownCenter shopping area, and/or the pending purchase of the land related to Red's Roadhouse (1170 E Kennedale Parkway)

   Interim City Manager Leslie Galloway stated that this item was requested by the Council and that updates were included in the packet.

   Mayor Pro Tem Jan Joplin stated that 600 W. Kennedale Parkway had previously been rezoned to Neighborhood Village (NV) but that that she would like to consider rezoning it to Commercial. The Council spoke in support.

   Regarding the potential reimbursement of the General Fund for purchase of land at the intersection of Gail and Linda Drive, Joplin stated that this transfer was supported by a previous Finance Director and that we were now waiting on the hiring of appropriate staff to facilitate such a transfer.

   Regarding TownCenter, Galloway stated that renovations began in December and that there was a potential that Building 3 would begin construction in coming months to house a sit down restaurant with patio seating.

   Regarding the land related to Red's Roadhouse, Joplin stated that property tax revenue would now benefit the General Fund rather than rental revenue benefitting the EDC Fund.

3. Update regarding the Park Dedication Fund and discussion, if desired, of various potential projects for the use of these funds

   Interim City Manager Leslie Galloway requested that the Council postpone this item until staff and the Parks Board were able to develop a proposal regarding potential uses for these funds. The Council supported this delay.

4. Discuss and consider offering staff direction regarding the budget, staffing, and/or program of services related to the Senior Citizen Center

   Mayor Linda Rhodes stated that, when the Center reopened, it was made clear that the primary purpose was to once again offer seniors a place to gather and socialize. However, following that "soft opening", that the Library Director had resigned, which slowed the process of re-establishing programming and meals. Discussion included rental fees, staffing, hours, health and safety requirements related to food preparation, and what other local centers offered.

   Patty Perry and Gloria Price spoke in favor of the Senior Center and expanded programming and hours.

5. Discuss and consider offering staff direction regarding the timing of agenda packet distribution to the City Council and the timing and procedure related to agenda item requests made by members of the Council

   After some discussion, the consensus among the Council was to have a draft agenda distributed one week before the meeting, followed by the full packet on the Thursday preceding the meeting (rather than Friday), and that Council requests and seconds for specific items would have a deadline of ten days prior to packet distribution. The Council further stated their support for identifying administrative assistance for Interim City Manager Leslie Galloway as well as the moving the regular meeting date of the Planning and Zoning Commission to the week following the Council's regular meetings.

6. Discuss and consider offering staff direction regarding the application and interview process, if desired, for the two newly-created advisory seats on the Economic Development Corporation (EDC) Board of Directors

   Following a brief discussion, the consensus among the Council was to advertise for applications, to hold interviews in April or May, and to determine some manner of proving ownership of a business.

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA
   There was no discussion at this time.

III. EXECUTIVE SESSION

THERE WERE TWO EXECUTIVE SESSIONS HELD DURING THIS MEETING – ONE PRIOR TO THE WORK SESSION AND ONE FOLLOWING THE REGULAR 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. City Manager
   2. Hammack Creek (337 Kennedale Sublett Road)
   3. Chapter 380 and Economic Development Corporation Agreement between the City of Kennedale, the Kennedale Economic Development Corporation (KEDC), and Karmali Holdings, Inc.

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

V. REGULAR SESSION

Mayor Rhodes opened the Regular Session at 10:22 p.m.

A. INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
   Councilmember Mitchell offered the invocation and Councilmember Michels led the pledges.

B. VISITOR AND CITIZEN FORUM
   - Eric Elam spoke about concerns with the Hammack Creek development and provided supporting documents to the Council.

C. REPORTS AND ANNOUNCEMENTS

   1. Updates from the City Council

- **Councilmember Austin Degenhart, Place 4,** announced that he met with Interim City Manager Leslie Galloway, Police Chief Darrell Hull, and Fire Lieutenant Brian King regarding the homeless population; and that he met with KISD Superintendent Chad Gee regarding the impact of developments on the schools.
- **Councilmember James Connor, Place 5**, announced that he attended the Rotary meeting.
- **Councilmember Kenneth Michels, Place 3**, announced that he attended many events including planning meetings for the 75th Anniversary Diamond Jubilee and the Chamber Board meeting; and encouraged participation in the April 16 Great American Cleanup presented by KKB.
- **Councilmember Gary Mitchell, Place 2**, had no updates at this time.
- **Mayor Pro Tem Jan Joplin, Place 1,** announced that she attended the Chamber luncheon, a vendor event at Red's Roadhouse, and the Employee Banquet; and stated her request to have an update on items including the Safe Routes to School program, Public Safety Step Plans, and a Public Works infrastructure prioritized list.

2. Updates from the Mayor
   Mayor Linda Rhodes had no updates at this time.
3. Updates from the Interim City Manager
   Interim City Manager Leslie Galloway announced that there would be bulky trash drop-off at City Hall on April 23 and 24; that staff continued holding interviews for director level vacancies; and that staff had applied for an extension on the ACFR, which Council could expect to see next month.
4. Financial Reports for the City
   There was no discussion at this time.
5. Police Department Swearing-In Ceremony
   This item was considered immediately following the opening of the meeting.
6. Fire Department Swearing-In Ceremony
   This item was considered immediately following the opening of the meeting.

D. <u>CONSENT AGENDA</u>

1. Approval of the minutes from the February 15, 2022 regular meeting
2. Approval of a Resolution, supporting a grant application for police traffic data and enforcement system
3. Approval of a Resolution, supporting a grant application by the Police Department for Thermal Imaging Technology (FLIR)

   Motion Approve. **Action** Approve the Consent Agenda, **Moved By** Connor, **Seconded By** Michels. **Motion passed unanimously**.

E. <u>ITEMS FOR INDIVIDUAL CONSIDERATION</u>

1. Discuss and consider 75th Anniversary Diamond Jubilee specifications and authorize an unbudgeted expenditure of up to $10,000 under the City Council's budget

Interim City Manager Leslie Galloway stated that staff was requesting this funding for items including lighting, sound, and performers. There was discussion regarding fundraising efforts and sponsorship levels. Following discussion, it was the consensus that monies raised would be the first source of funding with this unbudgeted line item being available once those funds were expended.

Motion Approve. **Action** Authorize an unbudgeted expenditure of up to $10,000 under the City Council's budget for the 75th Anniversary Diamond Jubilee, **Moved By** Connor, **Seconded By** Michels. **Motion passed unanimously**.

2. Discuss and consider authorizing the sale of alcoholic beverages (to include beer and/or wine) at the City Sponsored 75th Anniversary Diamond Jubilee event to be held on Saturday, June 25, 2022 in and around TownCenter Park

   There was a brief discussion including crowd control, security, and first aid.

   Motion Approve. **Action** Authorize the sale of alcoholic beverages (to include beer and/or wine) at the City Sponsored 75th Anniversary Diamond Jubilee event to be held on Saturday, June 25, 2022 in and around TownCenter Park, **Moved By** Mitchell, **Seconded By** Degenhart. **Motion passed 4-1**, with Connor voting against.

3. Consider authorizing the addition of one full-time staff member at the Library and the conversion of a part-time role for a Public Works Administrative Assistant to a full-time role

   Interim City Manager Leslie Galloway stated that staff's first priority would be the conversion of the Public Works Administrative Assistant from part-time to full-time and that staff understood if the Council wished to delay consideration of the additional FTE at the Library until a Director had been hired. Public Works Director Joe Walsh noted that the additional hours would help to provide better customer service and accountability. After some discussion, it was the consensus of the Council to delay any decision regarding the Library role.

   Motion Approve. **Action** Authorize the conversion of a part-time role for a Public Works Administrative Assistant to a full-time role, **Moved By** Mitchell, **Seconded By** Degenhart. **Motion passed 4-1**, with Connor voting against.

F. <u>PUBLIC HEARINGS</u>

1. Conduct a Public Hearing and consider approval of a Resolution, authorizing funding participation with Tarrant County Community Development and Housing for the 48th Year Community Development Block Grant (CDBG) Project for replacement of roughly 1,500 linear feet of clay sewer main, manholes, and services

   Max Aransen of Shield Engineering stated that this project included partial funding from the Tarrant County CDBG program, which the City had historically participated in. There was some discussion regarding project selection, cost estimates and inflation of construction costs, and scope of work.

   Mayor Linda Rhodes opened the Public Hearing at 11:37 p.m. Hearing no requests to speak, the Public Hearing was closed.

Motion Approve. **Action** Approve a Resolution, authorizing funding participation with Tarrant County Community Development and Housing for the 48th Year Community Development Block Grant (CDBG) Project for replacement of roughly 1,500 linear feet of clay sewer main, manholes, and services, **Moved By** Mitchell, **Seconded By** Degenhart. **Motion passed 4-0-1**, with Connor abstaining.

MAYOR LINDA RHODES RECESSED TO EXECUTIVE SESSION AT 11:38 P.M.

VI. ADJOURNMENT

Mayor Linda Rhodes reconvened the Open Meeting at 11:51 p.m.

Motion Adjourn. **Action** Adjourn, **Moved By** Michels, **Seconded By** Connor. **Motion passed unanimously**.

The meeting was adjourned at 11:51 p.m.

APPROVED:

LINDA RHODES, MAYOR

ATTEST:

LESLIE E. GALLOWAY, CITY SECRETARY

CITY OF KENNEDALE
TARRANT COUNTY, TEXAS