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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | FEBRUARY 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 there was a virtual access option, but that it did not allow for public comment; and that an amended agenda had been posted, which would be followed.

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, Administrative Assistant Rosie Ericson, Interim Finance Director Debby Scott, City Attorney Drew Larkin; **CONSULTANTS:** Chance LeBlanc of Dunaway and Max Aransen of Shield Engineering

II. WORK SESSION

A. WORK SESSION REPORTS

1. Discuss and consider offering staff direction regarding various requested amendments to the UDC, including but not limited to maximum densities, lot dimensions, and parking requirements related to the TownHome (TH) and Multi-family (MF) zoning categories

Following discussion, it was the consensus of the Council to request a bid from Dunaway for a review and update of the UDC.

2. Review and discuss development impact fees
There was some discussion of impact fees, park dedication fees, and rough proportionality related to various developments.

B. REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

III. EXECUTIVE SESSION

The Council recessed to Executive at 6:33 p.m.

- A. PURSUANT TO §551.071** — Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act, and the following:

1. City Manager
2. Solid Waste Contract
3. Open Meetings Act, Public Information Act, Conflicts of Interest, and Platting Laws

- 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 Rhodes reconvened the open meeting at 7:38 p.m.

V. REGULAR SESSION

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

Councilmember Gary Mitchell offered the invocation.

B. VISITOR AND CITIZEN FORUM

There were no requests to speak at this time.

C. REPORTS AND ANNOUNCEMENTS

1. Updates from the City Council

- Councilmember James Connor, Place 5, thanked the first responders and supporting agencies that were actively fighting a fire in the city.
- Councilmember Austin Degenhart, Place 4, had no announcements.
- Councilmember Kenneth Michels, Place 3, announced that he attended Rotary, a Chamber event, and the KKB and P&Z meetings.
- Councilmember Gary Mitchell, Place 3, thanked staff for keeping Council updated on the active grass fire in the city and announced the Senior Center's Valentine's Day party.
- Mayor Pro Tem Joplin, Place 1, thanked staff for their response to the fire, and noted that there was a Chamber luncheon the following day as well as the first day of early voting.

2. Updates from the Mayor

Mayor Linda Rhodes announced the Senior Center Valentine's party and a Tarrant County Senior Synergy event; and that she had attended the Tarrant County Mayors Council meeting, a TML Small Cities Workshop, and FOLK fundraiser.

3. Updates from the Interim City Manager

Interim City Manager Leslie Galloway thanked staff for their response to the grass fire, noting that many were still on scene. At Galloway's request, Police Chief Darrell Hull gave details regarding the fire. Galloway then announced community events.

4. Financial Reports for the City

There was no discussion at this time.

5. Police Department Swearing-In Ceremony

This item was not presented.

6. Fire Department Swearing-In Ceremony

This item was not presented.

D. CONSENT AGENDA

1. Approval of the minutes from the January 18, 2022 regular meeting
2. Approval of the minutes from the January 24, 2022 special meeting
3. Receive the 2021 Racial Profiling Report from the Police Department
4. Approval of purchase order for radios and related equipment for Kennedale Fire Department in the amount of \$49,553.00, of which \$48,005.10 will be grant-funded

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

E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of an Interlocal Agreement (ILA) with the City of Everman for rabies control and the shared use of the City of Everman Animal Shelter

Councilmember Connor noted that he had spoken with Police Chief Darrell Hull regarding the contract and hoped to see continued pursuit of catch and release.

Motion Approve. **Action** Approve an Interlocal Agreement (ILA) with the City of Everman for rabies control and the shared use of the City of Everman Animal Shelter, **Moved By** Mayor Pro Tem Joplin, **Seconded By** Michels. **Motion passed unanimously.**

2. Approval of a rate adjustment to the current contract with Waste Connections for residential and commercial solid waste collection, transport, disposal, and recycling services, and approval of an amendment to solid waste agreement regarding same

District Manager Abel Moreno of Waste Connections gave a brief overview of the rate increase being requested. There was some discussion of the history of the rates, CPI calculation, recycling service, and the Council's desire to audit this contract before the next renewal.

Motion Approve. **Action** Approve a rate adjustment to the current contract with Waste Connections for residential and commercial solid waste collection, transport, disposal, and recycling services, and approval of an amendment to solid waste agreement regarding same, **Moved By** Degenhart, **Seconded By** Connor. **Motion passed unanimously.**

F. PUBLIC HEARINGS

1. **CASE #PZ 22-07** — Conduct a public hearing and consider an Ordinance regarding a request by H. Nemat for rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 2.74 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 gave an overview of the request including existing zoning and use, requested zoning, surrounding zoning and uses, designation in the Future Land Use Plan, and adherence to the Comprehensive Plan noting that staff found the request to be compatible with surrounding uses and met all other requirements and would recommend approval of the request.

There was some discussion of existing R-4 zoning, driveway locations, utilities, and the price point of proposed homes. Mayor Rhodes noted that staff made an error on the acreage of this property when the case was first heard in November 2021 and that the P&Z Commissioners had recommended approval.

Mayor Rhodes opened the Public Hearing at 8:30 p.m.

David Dickinson-Cuniff spoke against. Rasool Aghlani spoke in favor.

Hearing no further requests to speak, the Public Hearing was closed at 8:36 p.m.

Motion Approve. **Action** an Ordinance regarding a request by H. Nemat for rezoning from R3 Single-Family Residential to R4 Single-Family Residential for approximately 2.74 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 Mitchell, Seconded By Connor. Motion passed 4-1**, with Mayor Pro Tem Joplin voting against.

2. **CASE #PZ 22-08** — Conduct a public hearing to receive public comments and consider approval of a request by Vaquero Kennedale Partners, LP for a replat of approximately 4.735 acres at 5314 Kennedale Sublett Rd, being a replat of Vaquero Coker Addition Block 1 Lot 1R, Kennedale, Tarrant County, to create Vaquero Coker Addition Lots 1R-1, 3, 4 & 5

Planning Consultant Chance LeBlanc of Dunaway stated that the replat was reviewed and found to meet all technical requirements and that staff would recommend approval. Canon Maki of Vaquero Kennedale Partners was present.

Mayor Rhodes opened the Public Hearing at 8:40 p.m. Hearing no requests to speak, the Public Hearing was closed at 8:41 p.m.

Motion Approve. **Action** a request by Vaquero Kennedale Partners, LP for a replat of approximately 4.735 acres at 5314 Kennedale Sublett Rd, being a replat of Vaquero Coker Addition Block 1 Lot 1R, Kennedale, Tarrant County, to create Vaquero Coker Addition Lots 1R-1, 3, 4 & 5, **Moved By Mitchell, Seconded By Degenhart. Motion passed unanimously.**

3. **CASE #PZ 22-09** — Conduct a public hearing to receive public comments and consider approval of a request by Data Point Surveying & Mapping for a replat of approximately 0.597 acres at 124 & 130 West 5th Street, being a replat of Original Town of Kennedale Block 43 Lots 1 through 4, Kennedale, Tarrant County, to create Old Town Kennedale Lots 6R & 7R

Planning Consultant Chance LeBlanc of Dunaway stated that the replat was reviewed and found to meet all technical requirements and that staff would recommend approval. Mayor Rhodes opened the Public Hearing at 8:43 p.m. Hearing no requests to speak, the Public Hearing was closed at 8:43 p.m.

Motion Approve. **Action** a request by Data Point Surveying & Mapping for a replat of approximately 0.597 acres at 124 & 130 West 5th Street, being a replat of Original Town of Kennedale Block 43 Lots 1 through 4, Kennedale, Tarrant County, to create Old Town Kennedale Lots 6R & 7R, **Moved By Degenhart, Seconded By Michels. Motion passed unanimously.**

VI. ADJOURNMENT

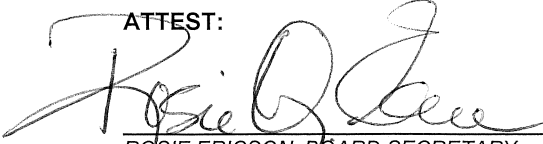
Motion Adjourn. **Action** Adjourn, **Moved By Connor, Seconded By Mitchell. Motion passed unanimously.**

Mayor Rhodes adjourned the meeting at 8:45 p.m.

APPROVED:


LINDA RHODES, MAYOR

ATTEST:


ROSIE ERICSON, BOARD SECRETARY