

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | AUGUST 16, 2022 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

MEMBERS OF THE PUBLIC MAY JOIN IN PERSON OR
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THE VIRTUAL OPTION DOES NOT ALLOW FOR PUBLIC COMMENT

I. CALL TO ORDER

Mayor Hollis Matthews called the meeting to order at 5:30 p.m.

A. ROLL CALL

PRESENT: Mayor Matthews, Mayor Pro Tem Jan Joplin, Place 1; Gary Mitchell, Place 2; Kenneth Michels, Place 3; Austin Degenhart, Place 4, James Connor, Place 5 **STAFF:** City Manager Darrell Hull; Director of Human Resources and Administrative Services Caroline Green, Police Chief Mike Holguin, Fire Chief James Brown, Finance Director Anne LaMere, Library Director Elizabeth Partridge, Administrative Assistant Rosie Ericson, City Attorney Carvan Akins TOASE Consultant: Chance LeBlanc Dunaway

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

Councilmember Mitchell gave the invocation and Councilmember Michels led the pledges.

II. EXECUTIVE SESSION

The City Council recessed into Executive Session at 5:37 p.m.

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

- A. **PURSUANT TO §551.071** — Consultation with the City Attorney pertaining to any matter in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct may conflict with the Open Meetings Act, including discussion of any item posted on the agenda, legal issues regarding the Open Meetings Act, and the following:
 - 1. Hammack Creek
 - 2. Alta 287
- B. **PURSUANT TO §551.072** — Deliberation regarding the purchase, exchange, lease, or value of real property:
- C. **PURSUANT TO §551.087** — (1) Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision::
- D. **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. Update from City Attorney on city business
2. City Secretary

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

The Council reconvened into regular session at 8:00 p.m.

City Manager Darrell Hull made a recommendation to appoint Kelli Alphin to the position to City Secretary. Moved By Joplin to appoint Kelli Alphin as the new City Secretary Seconded by Connor. Motion passes unanimously.

IV. WORK SESSION

- A. Discussion and/or requests for clarification of items listed on the agenda

None at this time

- B. Any clarifications or updates to the FY 2022-2023 Budget

Mayor Pro Tem had no clarifications to this work session item. She is awaiting her answers via email from Finance Director Anne LaMere.

- C. Safe Routes to School (SRTS) update and discussion

Max Aransen with Shield Engineering gave an update to the Council and overview on the contract that is on the agenda to be approved between the City of Kennedale and TX Dot. Councilmember Degenhart asked about the timeline the project will start; Max stated Spring 2023. Councilmember Connor inquired about why some of the sidewalks switch sides of the street; Max stated the design was changed from the initial design because they would be more feasible and cost effective from the original plan.

V. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Updates from members of the Kennedale City Council

Mayor Pro Tem gave updates. Thankful for staff; shout out to Public Works and Fire for cleaning up under the bridges and the intersections. Complimented Chief Holguin with the PD's involvement in schools. Joplin attended the Senior Center Town Hall; shout out to the new Director Elizabeth Partridge. Joplin commented this is the first transparent and balanced budget – thanked the Finance Director and City Manager for the hard effort on the budget. Joplin participated in cleaning the Butterfly gardens out. Commented all the gardens in Town Center need some TLC. Kennedale's new ambulance is impressive and thanked Chief Brown; thankful for James Cowey as new Community Development Director for restarting staff projects from the previous administration. Lastly school starts August 17 for the KISD.

2. Updates from the Mayor

Mayor Matthews stated there are a number of items that are being resolved but there is more to do. He stated City Manager has work boards with goals on them. The Mayor also reiterated this is the first time the City of Kennedale has had a balanced budget.

3. Updates from the City Manager

None at this time.

4. Financial Reports for the City

Finance Director Anne LaMere provided an update and apologized for the delay in getting the reports out and that she had to send out a corrected budget. LaMere also noted that there is an error in Fund 4 and she is taking a deep dive to determine where the funds went; she believes they went into another fund. Page 3 of the report she explained that there were 3 funds that are showing net loss for this year; but what you don't see is the funds were received in prior years. LaMere is not concerned in regards to these three funds. LaMere also shared the Economic Development Corporation financials and sees no concern in them. Also included in the City's financials is a cash balance statement some Councilmembers have request. Last report in the financials is the debt overview shows when the payments will occur between now and 2040 for all of our long-term bond and note indebtedness.

B. VISITOR AND CITIZEN FORUM

No speakers at this time.

C. PUBLIC HEARING

1. **CASE # PZ 22-10** to conduct a Public Hearing receive comments and consider action on a request for a zoning change from AG Agricultural to PD Planned Development for approximately 18.2 acres being part of tract 11 of the Oliver Acres Addition, part of lots 6 and 7 in the J.M. Estes Home Tracts, located at 1106 Kennedale Sublett Road, City of Kennedale, Tarrant County, Texas

Consultant Chance LeBlanc gave an overview of the project.

Applicant John Arnold with the Skorburg Company also gave a presentation on the Magnolia Hills II project.

The public hearing opened at 9:42 p.m.

Linda Miller, 411 Kevin Miller Road, did not speak but her email stated she supports PZ-22-10

Khaled Echamad 406 Caymus St; opposed the PZ-22-10.

Ray Boenig, 1020 Kennedale Sublett Road opposed PZ-22-10

Lora Ford, 305 Collett Sublett Road, spoke in support of PZ-22-10

Krista Lewis 1312 Tucker Lane was spoke in opposition to PZ-22-10.

The public hearing closed at 9:55 p.m.

2. Conduct a Public Hearing and consider approval of a Resolution authorizing funding participation with the Texas Water Development Board through their Flood Infrastructure Fund program to assist with funding for roughly 1900 linear feet of streambank stabilization along Valley Lane

Finance Director Anne LaMere conducted the staff presentation.

Public Hearing opened at 10:09 p.m.

No speakers Public Hearing closed at 10:10 p.m.

Motion To Approve. Action Approve the Resolution authorizing funding participation with the Texas Water Development Board through their Floor Infrastructure Fund program to assist with funding for roughly 1900 linear feet of streambank stabilization along Valley Lane **Moved By:** Mitchell and **Seconded By** Degenhart. Motion passes unanimously.

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.

Motion To Approve. Action Approve. Motion to approved the items on the Consent Agenda with Item #3 ATMOS Mid-Tex 2022 RRM Filing.be removed for discussion.

Moved By Mitchell **Seconded By:** Degenhart. **Motion passes unanimously.**

1. Approval of the minutes from the July 19, 2022 Regular Meeting
2. Consider approval of Increased Fees under Interlocal Agreement between City of Fort Worth and the City of Kennedale for Rabies Control
3. ATMOS Mid-Tex 2022 RRM Filing
After discussion on Item # ATMOS Mid-Tex 2022 RRM filing **Motion To Approve** joining the ATMOS Steering Committee **Moved By** Joplin **Seconded By** Degenhart; **Motion passes 4-1. Councilmember Connor wanted his objection to be on the record.**
4. Approval of Contract for Tarrant County Continue as the Tax Collector for the City of Kennedale.
5. Consider approval of a Resolution accepting AFA Agreement with TxDOT for Safe Route to Schools (SRTS)

E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Resolution to appoint Escrow Agent for a \$432k grant from the Texas Water Development Board for the Valley Lane Project
Motion To Approve. Action Approve a resolution to appoint an Escrow Agent for a \$432k grant from the Texas Water Development Board for the Valley Lane Project. **Moved By** Mitchell **Seconded By** Degenhart. **Motion passes unanimously.**
2. Consider approval of a recommendation from the Planning and Zoning Commission to approve a zoning change from AG Agricultural to PD Planned Development for approximately 18.2acres being part of tract 11 of the Oliver Acres Addition, part of lots 6 and 7 in the J.M. Estes Home Tracts, located at 1106 Kennedale Sublet Road, City of Kennedale, Tarrant County Texas.

Mayor Pro Tem Joplin Motioned To Deny the zoning change in **CASE # PZ**

22-10 request for a from AG Agricultural to PD Planned Development for approximately 18.2 acres being part of tract 11 of the Oliver Acres Addition, part of lots 6 and 7 in the J.M. Estes Home Tracts, located at 1106 Kennedale Sublet Road, City of Kennedale, Tarrant County, Texas

Moved By Joplin Seconded By Connor. The motion to rezone is denied 3-2. Denied by Connor, Joplin, Mitchell.

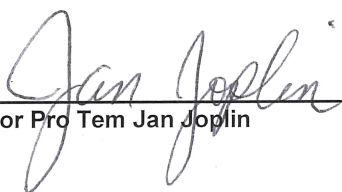
VI. ADJOURNMENT

Motion To Adjourn. Action Adjourn. Motion By Joplin Seconded By: Connor.
Motion passes unanimously.

Mayor Matthews adjourned the meeting at 10:20 p.m.

APPROVE:

ATTEST:



Mayor Pro Tem Jan Joplin



Administrative Assistant, Rosie Ericson

