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KENNEDALE CITY COUNCIL MINUTES

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

I. CALL TO ORDER

Mayor Jan Joplin called the meeting to order at 5:30 pm.

A. ROLL CALL

PRESENT: Mayor Jan Joplin; Rockie Gilley, Place 1; Brad Horton, Place 2; Kenneth Michels, Place 3; Austin Degenhart, Place 4; James Connor, Place 5; **ABSENT:** none; **STAFF:** City Manager Darrell Hull, Director of Human Resources and Administrative Services Caroline Green, Police Chief Holguin, City Secretary Raeanne Byington, Administrative Assistant Rosie Ericson, Interim Finance Director Tanisha Sherman, City Attorney Carvan Adkins; **CONSULTANTS:** Chance LeBlanc of Dunaway and Max Aransen of Shield Engineering.

II. WORK SESSION

A. WORK SESSION REPORTS

1. Discussion and update on Alta 287 – Requested by Rockie Gilley, Place 1. City Manager Darrell Hull updated on the issues at Alta and what has happened since last council meeting. The issues addressed with the Superintendent of Construction: different lighting, maintaining the 3 foot property behind the wall and the privacy fence will remain as is with the wrong side of the fence facing the subdivision. Councilman Gilley asked about parking stop size and timeframe for when these would be corrected. Councilman Horton addressed the lighting issue and timeframe to see results. City Manager Hull stated time was not on their side and they now understand the Certificate of Occupancy will not be signed until these issues are corrected. Councilman Horton brought up the garbage truck coming late into the night and waking homeowners. Councilman Connor stated the apartments were over their density allotment for multifamily and asked how that will be addressed. City Manager Hull stated that was a meeting with the attorney to determine what can be done. The Superintendent suggested turning off all the lights and City Manager asked him to leave some on for security reasons. Jonathan Scheffran, 500 Steeplechase Trail, presented a power point about the issues seen. Christina Hutsfield, 1411 Derby Drive spoke on issues and wants the developer to be responsible.
2. Dunaway Contract – Stephen Cook, Sr Planner, was asked questions regarding cost of contract for UDC Comprehensive plan by Council.

B. DISCUSSION AND/OR 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

Item moved up in agenda following Item 2.A.2

Invocation by Councilman Horton.

Pledges led by Councilman Michels

Presentation of Flag sent to First United Methodist Church (from Command Sgt Major Scotty Messer) by Pastor Nelda and Laurie Sanders.

B. REPORTS AND ANNOUNCEMENTS

In addition to any items below, the Kennedale City Council, the presiding officer, and/or staff 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. Swearing in ceremony for Firefighter Michael Pettijohn by Chief James Brown after completing his 1 year probation. *(this item was moved after item II.A.1 on the agenda).*
Swearing in ceremony for Police Officer Thomas Major by Chief Michael Holguin. *(this item was moved after item II.A.1 on the agenda).*
2. Updates from members of the Kennedale City Council
Councilmember Rockie Gilley, Place 1 – Getting engaged with new businesses and touring small libraries in Florida.
Councilmember Brad Horton, Place 2 – Visiting businesses in the area and getting to know their needs. Commended City on Trunk or Treat and Veterans Day.
Councilmember Kenneth Michels, Place 3 – Trunk or Treat and Veterans Day celebration were a success. Forrest Hill Town Hall on the SW Connector. TML Region 8 conference.
Councilmember Austin Degenhart, Place 4 – Nothing to report.
Councilmember James Connor, Place 5 – SW Connector Project meeting in Forrest Hill, Trunk or Treat celebration, discussions with residents.
3. Updates from the Mayor
Mayor Jan Joplin networking with mayors from North Texas, Community events, KISD Fall Festival, Tarrant County Regional Transportation discussion, Trunk or Treat, Staff Luncheon, First Hill Town Hall meeting on connector project. She has met with local business owners, citizens and neighbors. Attended the 30th Annual Day with the Law in Dalworthington Gardens. Went to the Iglesias Church Ladies Tea. Veterans Day event was an honor to attend. She mentioned the Kennedale Rotary Club who will bring flags out to your home on those days. Reminded everyone about Salvation Army Red Kettle Challenge on 12/10/22.
4. Updates from the City Manager
City Manager Darrell Hull announced the City of Arlington meeting regarding Sublett Road at 6pm at the high school. Southeast Connector project Town Hall meeting is 1/10/23. Elizabeth Partridge then spoke on the Hometown Christmas events. She also discussed the Senior Center and how well the programs are being utilized.
5. Financial Reports for the City – Council asked for additional time to review the documents before discussion.

C. VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale City Council about items not on the agenda. Rules and procedures for addressing the Kennedale City 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 Kennedale City Council considers that item.

Daisy Miller, 332 S New Hope Rd. Where is the emergency exit where there is a train on the road. City Manager Darrell Hull stated that Kennedale Speedway has been gracious to allow use of their land to assist with traffic flow when the train is stopped across tracks.

Sara Johnson, 221 Village St, Provided an update on the Senior Outreach Kennedale.

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 September 6, 2022 Special Meeting
2. Approval of the minutes from the September 13, 2022 Special Meeting
3. Approval of the minutes from the September 20, 2022 Regular Meeting
4. Consider authorizing the City Manager to sign an Agreement for Mutual Aid in Fire Protection and Emergency Medical Services with Tarrant County
5. Approval of a Resolution, supporting a grant application by the Police Department for Thermal Imaging Technology (FLIR)

Motion Approve items 1, 2, 3, and 5 of Consent Agenda. **Moved By** Connor. **Second by** Michels. **Motion passed unanimously.**

Regarding Item 4, Councilmember Austin Degenhart asked to remove Item 4 from the consent agenda for further discussion. Chief James Brown came to podium to answer questions regarding Annual signing, funding, territory has remained same. **Motion Moved By:** Degenhart, **Second By:** Michels. **Motion passed unanimously.**

Mayor Joplin recessed for a 5 minute break at 7:01pm. Mayor reconvened at 7:08pm.

E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Appoint a Mayor Pro Tem
Councilmember Gilley **moved** to appoint Austin Degenhart as Mayor Pro Tem. **Second By** Horton. **Motion passed unanimously.**
2. Consider approval for the Fire Chief to purchase a Brush truck for the amount of \$168,462.00.
Chief Brown asked for approval of the purchase of the brush truck. After discussion, **Motion** Approve. **Motion By:** Connor. **Second By:** Michels. **Motion passed unanimously.**
3. Discuss and consider approval for the City Manager to Sole Source the repair to Millican Well Service LLC, for \$51,303.50 on repairs to the well pump on T-2.
City Manager Hull stated this was an emergency repair while maintenance was being performed on the well. **Motion** Approve **Motion By** Gilley **Second By** Degenhart. **Motion passed unanimously.**

F. PUBLIC HEARINGS

1. **CASE # PZ 22-14** 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 Sublet Road, City of Kennedale, Tarrant County, Texas
 - A. Staff Presentation made by Chance LeBlanc of Dunaway
 - B. Applicant - John Arnold with Skorberg presented the changes made to this development since meeting in August when it was denied.
 - C. Public Hearing
Jonathan Chris Gary, 1300 McClelland Ct. **Opposed**
Kathryn McBroom, 1237 Levee Ln. **Opposed**

Lora Ford, 305 Collett Sublett. **For**
 Chris & Kelly Ranallo, 1702 Stags Leap Trail. **Opposed**
 Krista & Tucker Lewis, 1312 Tucker Ln. **Opposed**
 Lauren Grothe, address unknown. **Opposed**
 Betty Usry, address not given. **Opposed**
 Udesb & Janell Bali, 1304 Samuel Ct. **For** just asked for a 2nd entrance for Phase 2.
 Linda Miller, 411 Kevin Miller Rd. **For**
 Christina Fowler, 1356 Collett Sublett Rd. **Opposed**
 Public Hearing Concluded at 8:32 pm
D. Action Approve. Motion By Degenhart, Second By Michels. Aye-Degenhart and Michels. Nay – Gilley, Horton, and Connor. 3-2, does not pass.

Recess at 8:40 for 10 minutes.

IV. EXECUTIVE SESSION

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:*
- 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 (1):*
- 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. Appointments to Board and Commissions

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

Reconvene at 9:52pm from Executive Session.

Motion **APPROVE Moved By: Connor** Board of Adjustment & building Board Appeals, Place 1 Azam Shaikh, Place 2 Jessica Buchanan, Place 3 Kelli Rod, Vice chair, Place 4 Thelma Kobeck, Chair, Place 5 Pat Vader, Places 6-9 VACANT. **Second By: Gilley. Motion passed unanimously.**

Motion **APPROVE Moved By: Connor** Economic Development Corporation, Place 1 Tyson Eubanks, Place 2 Marcel Terry, Place 3 James Connor, Place 4 Darold Tippey, Place 5 Jerod Reeves, Place 6 Mark Yeary, President, Place 7 David Dickinson-Cuniff **Second By: Gilley. Motion passed unanimously.**

Motion **APPROVE Moved By: Connor** Keep Kennedale Beautiful Place 1 Wilda Turner, Place 2 Keith Courtney, Place 3 Linda Miller, Place 4 Laurie Sanders, Place 5 Kimberly Courtney, Chair. **Second By: Gilley. Motion passed unanimously.**

Motion **APPROVE Moved By: Connor** Parks & Recreation Board, Place 1 Stacy Scaief, Place 2 Jeff Nevarez, Place 3 Develle Coleman, Place 4 Keith Courtney, Place 5 VACANT, Place 6 Colby Cowan, Places 7-9 VACANT. **Second By: Michels. Motion passed unanimously.**

Motion **APPROVE Moved By: Connor** Library Board, Place 1 Jonathan Scheffran, Place 2 Loree Boyd, Place 3 Robert Mundy, Place 4 Laurie Sanders, Place 5 Kimberly Courtney, Chair. **Second By: Horton. Motion passed., 4-1 with Michels abstaining due to wife's appointment to board.**

Motion **APPROVE Moved By: Connor** Planning & Zoning Commission, Place 1 Andrew Malkowski, Place 2 Michael Brown, Chair. Place 3 Colby Cowan, Place 4 Michael Morin, Place 5 Perry Clementi, Place 6 David Dickinson-Cuniff, Place 7 Mark Perkins. **Second By: Horton. Motion passed unanimously.**

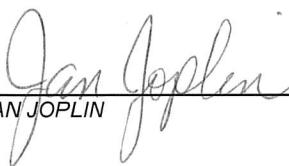
Motion **APPROVE Moved By: Connor** Tax Increment Reinvestment Zone Board, Place 1 Darold Tippey, Place 2 Mayor Jan Joplin, Place 3 Rockie Gilley, Chair, Place 4 Brad Horton, Place 5 Devan Allen, Tarrant County, Place 6 Jill "JR" Labbe TC Hospital District, Place 7 Dr. Eugene Giovanini Tarrant County College. **Second By: Gilley. Motion passed 3-2 with Horton and Gilley abstaining.**

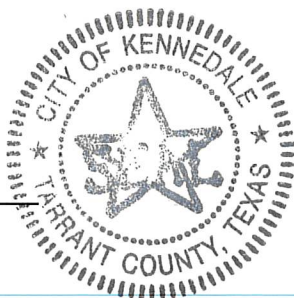
Motion **APPROVE Moved By: Connor** TownCenter Development District Board of Directors, Place 1 EDC President Mary Yeary, Chair Place 2 EDC Member Jerod Reeves, Place 3 Mayor Jan Joplin, Place 4 Councilman Kenneth Michels, Place 5 Councilman Austin Degenhart **Second By: Horton. Motion passed 3-2 with Michels and Degenhart abstaining.**

VI. ADJOURNMENT

Mayor Joplin adjourned the meeting at 9:59pm.

APPROVED:


MAYOR JAN JOPLIN



ATTEST:


CITY SECRETARY RAEANNE BYINGTON