



KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | OCTOBER 18, 2022 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Pro Tem Jan Joplin called the meeting to order at 5:32 p.m.

A. ROLL CALL

PRESENT: Mayor Pro Tem Jan Joplin, Place 1; Kenneth Michels Place 3; Austin Degenhart Place 4; James Connor Place 5. Place 2 Vacant **Staff:** Darrell Hull City Manager; Michael Holguin, Police Chief; James Brown Fire Chief, Clifton Clark Fire Marshall, Caroline Green, Human Resources Director and Administrative Services; Elizabeth Partridge Library Director, Tanisha Sherman Interim Finance Director; Rosie Ericson Administrative Assistant. **CONSULTANT:** Chance LeBlanc Dunaway Associates

II. EXECUTIVE SESSION

Mayor Pro Tem recessed into executive session at 5:38 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:
- 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 Council Place 2 Interviews

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

Reconvened into open session at 6:50 p.m.

Motion To Appoint. Action to appoint Brad Horton into Place 2; Jan Joplin to Mayor and Rockie Gilley to Place 1. **Motion By Connor Seconded By Degenhart. Motion passes 3-1 Joplin abstaining**

At this time Oaths of Office were given Mayor Joplin; Rockie Gilley Place 1; Brad Horton Place 2.

Mayor Joplin recessed back into executive session at 6:57 p.m.

Reconvened into work session at 8:07 p.m.
No action taken.

IV. WORK SESSION

A. WORK SESSION REPORTS

No items to discuss on work session

B. DISCUSSION AND/OR REQUESTS FOR CLARIFICATION OF ITEMS LISTED ON THE AGENDA

None at this time

V. REGULAR SESSION

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

Councilmember Horton gave the invocation. Councilmember Michels led the pledge.

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. Updates from members of the Kennedale City Council

Councilmember Michels attended the annual TML conference in San Antonio; and has been fielding questions from citizens and has noticed the tremendous process on the streets.

Councilmember Degenhart recognized and welcomed the new Councilmembers and Mayor

Councilmember Gilley is humbled and honor to be selected as Place 1 and will do his best to serve the citizens. Councilmember Horton is also humbled to be selected to serve this community. Councilmember Connor attended the TML Conference along with Connor and City Manager Darrell Hull; in addition, attended the Chamber luncheon with guest speaker Judge Matt Hayes. Lastly, he stated the Town Center is starting to look a little like Christmas.

2. Updates from the Mayor

Arbor Day Proclamation

Native American Heritage Month Proclamation

Mayor Pro Tem took this item out of order and read/presented the proclamations after roll call.

The Mayor recognized Maria Douglas president of the Rotary for organizing Kids without Hungry; the Rotary packaged meals to go all over the world. She also attended the Chamber luncheon with Judge Hayes and complimented the KISD Culinary class for their outstanding meal. In addition, attended the TRTC meeting that gave an update on the 820 SE Connector. Lastly for updates about the city visit the City's website www.cityofkennedale.com or the Kennedale Chamber of Commerce website.

3. Updates from the City Manager

Darrell Hull updates included the recent road construction; which includes overlaying of Cory Edwards, Joy Lane and Cooper Street; Third street construction is also beginning. He gave an overview on the Kennedale Hometown Christmas celebration that kicks off November 26th with events each weekend. Town Center had two shops open up Simple Simons pizza and Mr. Wally's pickles. Lastly, he commented on the very successful Public Safety open house.

4. Financial Reports for the City

The financials were received late and the Mayor/Council were unable to review. Councilmember Connor noticed some discrepancies and asked the City Manager and Interim Finance Director to look over the financials and report back to them.

C. VISITOR AND CITIZEN FORUM

1. **Christina Hulsfeld, 1411 Derby Drive, Kennedale, TX 76060** spoke about all the issues surrounding Alta 287 including the light pollution, drainage, safety concerns Ms. Hulsfeld could not stay for Public Hearing on PZ#22-13 so Mayor accommodated her on Visitor Forum.

2. **Fil Sanchez, 416 Glenbrook Drive (owns 3208 Joplin Rod) Kennedale, TX 76060** voiced same concerns as neighbors regarding Alta 287.

3. **Tracy Hardy 1406 Fern Ct. Kennedale, TX 76060** has the same issues as everyone else very concerned about the safety of parking lot, could go into her backyard.

4. **John Hivale, 418 Coker Valley, Kennedale, TX 76060.** Congratulated the new Mayor and Councilmembers and hopes they all will work together as a team. Mr. Hivale's issues with Alta 287 is they were presented a plan and the ownership changed hands and a new plat was shared and the developer did what they wanted. Also has the same issues as the neighbors.

5. **Jonathan Scheffrahn, 500 Steeplechase Trail (HOA President) Kennedale, TX 76060** addressed two issues and a verbal agreement that the issues will be resolved before the Certificate of Occupancy is issued.

6. **Eric Elam 349 Kennedale Sublett Road, Kennedale, TX 76060.** Gave an overview of his frustration over the Hammack Creek apartments from the first design and what was built was different and was left in the dark on what was going on and issues with the Open Records request and the affidavit Larry Wather's signed was fraudulent Mr. Elam feels they need to update the type of development.

7. **Chuck Stark 6221 Southwest Blvd. Fort Worth, TX 76132,** with Barron-Stark Engineers was prepared to discuss the plat and would be happy to answer any questions when the public hearing is open.

8. **Perry Clementi – donated his 3 minutes to Eric Elam.**

9. **Sue Ellen Brown 409 South New Hope Road, Kennedale, TX 76060,** she spoke regarding her parent's property that is located at 420 Crestview that backs up to the Hammack Creek development. She is concerned about the debris that was left after construction as well as the large boulders that were left on their land.

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. Consider approval of the Interlocal Agreement amendment between Kennedale and the City of Fort Worth for Animal/Rabies Control
2. Consider approval and authorize the City Manager to enter into a contract with Meals on Wheels Activity Center Agreement for Congregate Meal Partnership

After further discussion the **Motion To** Authorize the City Manager to enter into a contract with Meals on Wheels Activity Center for Congregate Meal Partnership **Moved By:** Connor **Seconded By** Gilley. **Motion passes unanimously.**

3. Consider an Amendment to the ILA between the City of Arlington and Kennedale Water and Wastewater Service Agreement to service specific addresses within either city
4. Consider and authorize the City Manager to proceed with an employment offer for the City Secretary position
5. Consider approval of the 46th CDBG agreement with Change Order #1.
6. Consider approval of the Resolution to move forward with the Texas Water Developments Board's Flood Infrastructure Fund and committed funding for improvements along Valley Lane.

Action **Approve Motion** Approve items 1,3,4,5 and 6 of the Consent Agenda. **Moved By:** Connor **Seconded By:** Degenhart. **Motion passes unanimously.**

E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider approval of the 2023 ERCOT Membership
Motion To: Approve **Action** Approve the 2023 ERCOT Membership. **Moved By:** Degenhart **Seconded By:** Gilley. **Motion passes 3-2.** Connors & Gilley Nay. Mr. Connor wanted to note in the minutes he is not happy with ERCOT.
2. Consider approval and take final action on Oncor's rate case
Motion To Approve **Action** Approve the final action on Oncor's rate case **Moved By:** Degenhart **Seconded By** Michels. **Motion passes 3-2. Connor and Gilley – Nay.**
3. Consider approval and authorize the City Manager to enter into a contract with GHA Barnett, LLC and Kennedale for an Oil and Gas Lease.
Motion To Approve **Action** Approve and authorize the City Manager to enter into a contract with GHA Barnett, LLC and Kennedale for an Oil and Gas Lease. **Moved By:** Degenhart **Seconded By:** Connor. **Motion passes unanimously.**
4. Consider approval of a bid in the amount of \$37,798.12, submitted by Municipal Emergency Services for the purchase of four Self Contained Breathing Apparatus (SCBA).

Motion To: Approve **Action** Approve. A bid in the amount of \$37,798.12 submitted by Municipal Emergency Services for the purchase of four Self Contained Breathing Apparatus (SCBA) **Moved By:** Connor **Seconded Buy:** Degenhart. **Motion passes unanimously.**
5. Consider approval of the use of \$371,175.00 Tarrant County Emergency Services District grant funds for the purchase of a new ambulance from Southwest Ambulance
Motion To Approve. **Action:** Approve the use of \$371,175.00 Tarrant County Emergency Services District grant funds for the purchases of a new ambulance from Southwest Ambulance. **Moved By:** Connor **Seconded By** Degenhart. **Motion passes unanimously**
6. **PZ #22-12** to consider action on a request by KD Hammack Creek Development, LLC for a final plat of approximately 8.02 acres located at 337 Kennedale Sublett

Rd.

A. Staff Presentation

B. Applicant

C. Action

After staff, applicant presentations the City Council acted to **Table** PZ #22-12 the request by KD Hammack Creek Development LLC for a final plat of approximately 8.02 acres located at 337 Kennedale Sublett Road. **Moved By:** Connor **Seconded By:** Degenhart. **Motion passes unanimously.**

F. PUBLIC HEARINGS at 9:04 p.m. the Council took a 10-minute break.

1. **PZ #22-13** to conduct a public hearing and consider a request Kimley-Horn & Associates for a Replat of approximately 10.593 acres located at 5312 Kennedale Sublett Rd.

A. Staff Presentation

B. Applicant

C. Public Hearing

D. Action

Chance Lablanc of Dunaway gave the staff presentation.

Public Hearing opened at 9:15 p.m.

No speakers at this time

Public Hearing closed at 9:21 p.m.

Motion To Approve Action: Approve the request from Kimley-Horn & Associates for a replat of approximately 10.593 acres located at 5312 Kennedale sublet Road. **Moved By:** Degenhart **Seconded By:** Michels **Motion passes 2-1-2 Horton and Gilley abstaining; Connor Nay**

2. **PZ #22-11** Conduct a public hearing and, consider a zoning change from PD Planned Development Tiny Homes to Planned Development TH Townhouse for approximately 6.18 acres being Lot 1R Block 1 of the Harris Hill Estate, located at 439 Mansfield Cardinal Road, City of Kennedale, Tarrant County, Texas

A. Staff Presentation

B. Applicant

C. Public Hearing

D. Action

Chancel LaBlanc of Dunaway gave the staff presentation Applicant was available to answer any questions.

Public Hearing opened at 9:25 p.m.

No speakers at this time

Public Hearing closed at 9:26 p.m.

Motion To Approve Action Approve the zoning change from PD Planned Development Tiny Homes to Planned Development TH Townhouse for approximately 6.18 acre being Lot 1R Block 1 of the Harris Hill Estate, located at 439 Mansfield Cardinal Road, City of Kennedale, Tarrant County. **Moved By** Connor **Seconded By** Degenhart. **Motion passes 2-2-1 Horton Abstaining. Mayor voted Yes. Gilley and Michels Nay.**

VI. ADJOURNMENT

Motion To: Adjourn Action Adjourn Moved By Connor Seconded By Degenhart Motion passes unanimously.

Mayor Joplin adjourned the meeting at 9:46 p.m.

APPROVED:


MAYOR JAN JOPLIN

ATTEST:


BOARD SECRETARY, ROSIE ERICSON

