

KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | APRIL 18, 2023 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

To address the Kennedale City Council regarding an agenda item, submit a 'Request to Speak' form before the meeting begins. Speakers are allotted three (3) minutes, must limit their comments to the subject indicated on the form, and should address the Kennedale City Council as a whole, rather than individual members or staff. Pursuant to Texas Government Code §551.071, the Kennedale City Council reserves the right to adjourn into Executive (Closed) Session at any time during the meeting to seek legal advice from the City Attorney on any item posted on the agenda.

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

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 Michael Holguin, Fire Chief James Brown, City Secretary Raeanne Byington, Finance Director Jonathan Horton, Courts Administrator Bertha Vindel, Library Director Elizabeth Partridge, City Attorney Carvan Adkins.

II. WORK SESSION

A. WORK SESSION REPORTS

1. Winding Creek Resident Flooding issue behind Kennedale Junior High.
Request to Speak: Dustin Verona, 309 Autumnwood Ct. and John DeSilva, 311 Autumnwood Ct spoke on the issue behind KISD Junior High. In 2017, KISD dug a trench to alleviate the issue but the trench has filled in and the water is flooding backyards. Attorney Elizabeth Nelson for KISD stated KISD was aware of the issue. School Districts can't use money for private interests. Superintendent Chad Gee spoke on the ILL drawn up and rejected by the City due to attorneys not agreeing on language. Mayor Joplin asked the School District's Attorney and the City's Attorney try to work through the issue.
2. Discussion of plans for landfill expansion with Waste Connections and Weaver Consultants.
Gary Bartles, Region Engineer with Waste Connections, and Chuck Marsh with Weaver Consultants presented the proposal of expansion that has been sent to the State.
3. Discussion of short term rentals in response to recent developments within our own city and other municipalities to coincide with our UDC modifications.
Councilman Horton presented other cities ordinances.
4. Discussion regarding the Senior Citizen Tax Freeze.
Rough numbers estimate, the face value we would not incur \$28327 by implementing

the Senior Tax Freeze. It was decided that council will vote on this in the future, not take it to a public vote.

5. Discussion of the Texas Raceway 6" sewer line emergency repair.
Kristian Sugrim presented the issue of the sewer line on the Texas Raceway property. He will get estimates on the project and come back for approval.

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

Mayor Joplin called a 10-minute recess at 7:29 pm; she reconvened at 7:42 pm.

III. REGULAR SESSION

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

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

The invocation was led by Councilman Horton and the Pledges by Councilman Michels.

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
Councilman Connor mentioned the event with Holly Tucker and the quarter auction, as well as the events in May. He stated it has been an honor to serve the city in case he is not re-elected.

Councilman Degenhart had no updates.

Councilman Michels discussed the Texas Trash Off event.

Councilman Horton – Chamber of Commerce luncheon, Easter Sunrise Service at Sonora Park at FUMC. He also mentioned the Holly Tucker event the coming weekend.

Councilman Gilley has been campaigning.

2. Updates from the Mayor
Attended the Kennedale Library ABCD's of Medicare., Tarrant County Homeless Coalition, and Prayer Breakfast. She mentioned the KKB Monarch Pledge that she has done.

3. Updates from the City Manager
City Manager Darrell Hull introduced Jonathan Horton as our new Finance Director for the City of Kennedale.

4. Financial Reports for the City and/or the EDC

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.

John Hivale, 418 Coker Valley Drive and Mark Babina, 1056 Falcon Nest Drive both spoke in favor of the tax freeze.

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 March 21, 2023 Regular Meeting
2. **PZ Case# 23-02: CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR OF TRACTS 1D, 10, 10A, 10B, 10B01, 10C, 10C01, 10D, 10E OF THE RUSSELL JESSE SURVEY, ABSTRACT 1361 LOCATED AT 1220 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**
Councilman Horton has concerns about the infrastructure. Councilman Gilley has concerns about the flood issues. Community Development Director Nathan Gonzales stated that there were requirements added on to the MOTION to APPROVE: Connor. SECOND: Degenhart.
Motion passes 3-2 with Horton and Gilley against.
3. **PZ Case# 23-03: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 3, BLOCK 2 OF THE OLIVERS ACRES ADDITION INTO LOT 3R, BLOCK 2, LOCATED AT 206 COLLETT SUBLETT ROAD, KENNEDALE, TEXAS.**
4. **PZ Case# 23-04: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOT 11, BLOCK A OF THE BOAZ' SUBDIVISION INTO LOTS 11R-2 & 11R-1, BLOCK A, LOCATED AT 608 MANSFIELD CARDINAL ROAD, KENNEDALE, TEXAS.**

MOTION to APPROVE Items 1, 3, and 4: Connor SECOND: Degenhart. Motion passes unanimously.

E. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Discussion and approval of Park Dedication Fund Ordinance.
MOTION to Table: Connor SECOND: Degenhart. Motion passes unanimously.
2. Discussion and action on an agreement with TXDoT to relocate a water line and replace 2 manholes in part with the SE Connector Project.
This item was pulled from the agenda. TXDoT was not ready.

F. PUBLIC HEARINGS

1. **PZ Case# 23-05: CONSIDER APPROVAL OF ORDINANCE NO. 746 AMENDING THE UNIFIED DEVELOPMENT CODE. THE PURPOSE OF THE PUBLIC HEARINGS IS TO CONSIDER REVISING THE DEVELOPMENT REGULATIONS APPLICABLE TO THE R-4 SINGLE-FAMILY RESIDENTIAL, MF MULTI-FAMILY RESIDENTIAL, TH TOWNHOME, NV NEIGHBORHOOD VILLAGE, AND UV URBAN VILLAGE ZONING DISTRICTS, AND THE APPROVAL PROCESS FOR DEVELOPMENTS.**

Community Development Director presented a summary of the changes to the Unified Development Code.

Mayor Joplin opened the Public Hearing at 8:33 and there were no speakers so it was closed.

Councilman Degenhart asked to amend the last sentence of page 7 section 10.

MOTION to APPROVE with amendment to last sentence to be "each day that a violation exists now constitutes another offense: " Degenhart, SECOND:

Connor. Motion passes unanimously.

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.*

Mayor Joplin recessed to Executive Session at 8:35 pm

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

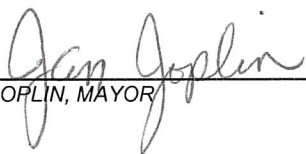
Mayor Joplin reconvened at 8:58.

VI. ADJOURNMENT

MOTION to ADJOURN: Connor SECOND: Michels, Motion passes unanimously.

Adjourned at 8:59 pm.

APPROVED:



JAN JOPLIN, MAYOR

ATTEST:



RAEANNE BYINGTON, CITY SECRETARY