



KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | OCTOBER 17, 2023 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

MEMBERS OF THE PUBLIC MAY JOIN IN PERSON OR
ACCESS A LIVE FEED AT WWW.CITYOFKENNEDEALE.COM/VIDEOS
THE VIRTUAL OPTION DOES NOT ALLOW FOR PUBLIC COMMENT

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.

A. ROLL CALL

B. 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."

II. VISITOR AND CITIZEN FORUM

III. WORK SESSION

A. WORK SESSION REPORTS

1. Discussion of the Parks GO Bond Election details.
2. Discussion of the formation of a charter committee and changes to the Charter.
3. Discuss the formation of a committee for 9/11 and Veterans Memorials.

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

IV. REGULAR SESSION

A. 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

2. Updates from the Mayor
 - a. Badge Pinning Ceremony for Firefighter Blake Bynum.
3. Updates from the City Manager
4. Financial Reports for the City and the EDC

B. 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 19, 2023 Regular Meeting
2. Approval of an amendment to the Parking Ordinance.
3. Consider adoption of the 2018 International Property Maintenance Code.
4. Consider approval of amendments to the Nuisance Ordinance.
5. Approval of a new contract with TOASE for attorney services.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **PZ Case# 23-11:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
2. **PZ Case# 23-12:** CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAY ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
3. Consideration of a contract for Engineering Services for FY 24.
4. Approval of the sale of 0.0575 of an acre utility easement to Atmos Energy Corporation on Link Street, between Kennedale Parkway and Lindale Road.

V. 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.

1. Short Term Rentals restricted to R1 and R2.

- B. **PURSUANT TO §551.072** — Deliberation regarding the purchase, exchange, lease, or value of real property.

1. 1109 W Kennedale Parkway
600 W Kennedale Parkway
Tru Hotel

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.*

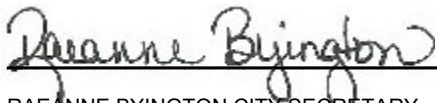
1. Appointment of an alternate for The Board of Adjustment/Building Board of Appeals.

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

VII. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE OCTOBER 17, 2023 KENNEDALE CITY COUNCIL AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.



RAEANNE BYINGTON CITY SECRETARY

In compliance with the Americans with Disabilities Act (ADA), the City of Kennedale will provide for reasonable accommodations for persons attending meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting by calling 817-985-2104 or (TTY) 1-800-735-2989.

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: REGULAR SESSION ITEM I.B.

SUBJECT

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."

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.

SUBJECT
WORK SESSION REPORTS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.1.

SUBJECT
Discussion of the Parks GO Bond Election details.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Kennedale - notice - English Nov 2023	Kennedale - notice - English Nov 2023.pdf
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NOTICE OF BOND ELECTION

TO THE RESIDENT, QUALIFIED VOTERS OF THE
CITY OF KENNEDALE, TEXAS

TAKE NOTICE that an election will be held in the City of Kennedale, Texas on November 7, 2023, concerning the issuance of bonds in accordance with Ordinance No. 751 that reads substantially as follows:

AN ORDINANCE CALLING A BOND ELECTION TO BE HELD
IN THE CITY OF KENNEDALE, TEXAS; MAKING
PROVISION FOR THE CONDUCT OF THE ELECTION; AND
RESOLVING OTHER MATTERS RELATED TO SUCH
ELECTION

WHEREAS, the City Council (the *Council*) of the CITY OF KENNEDALE, TEXAS (the *City*), located in Tarrant County, Texas (the *County*), hereby finds and determines that an election should be held to determine whether the Council shall be authorized to issue general obligation bonds of the City in the amount and for the purposes hereinafter identified (the *Election*); and

WHEREAS, the City will contract with the Elections Administrator (the *Administrator*) of the County to conduct all aspects of the Election; and

WHEREAS, the Election will be held jointly with other political subdivisions (collectively, the *Participants*) as provided pursuant to an election services agreement and/or a joint election or similar agreement between or among (as applicable) the City and any Participants, entered into according to the Texas Election Code, as amended (the *Code*); and

WHEREAS, the Council hereby finds and determines that the necessity to construct various capital improvements within the City dictates that it is in the public interest to call and hold the Election at the earliest possible date to authorize the issuance of general obligation bonds for the purposes hereinafter identified; and

WHEREAS, the Council hereby finds and determines that the actions hereinbefore described are in the best interests of the residents of the City; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS THAT:

SECTION 1. The Election shall be held in the CITY OF KENNEDALE, TEXAS on November 7, 2023 (*Election Day*), which is a uniform election date under the Code and is not less than 78 days nor more than 90 days from the date of the adoption of this ordinance (the *Ordinance*), for the purpose of submitting the following measures to the qualified voters of the City:

CITY OF KENNEDALE MEASURE A

Shall the City Council of the City of Kennedale, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than \$3,000,000 for the purpose of designing, acquiring, constructing, renovating, improving, and equipping City park, recreation (including sports and athletics), and open space improvements, making park, recreation, and open space additions, acquiring lands and rights-of-way necessary thereto, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed, floating, variable or otherwise) as may be determined within the discretion of the City Council, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?

SECTION 2. One or more City election precincts are hereby established for the purpose of holding the Election, and one or more polling places are hereby designated for holding the Election in the City election precincts as identified in Exhibit B to this Ordinance (which is incorporated herein by reference for all purposes). In compliance with the Code, the Administrator will identify and formally approve the appointment of the Presiding Judges, Alternate Presiding Judges, Election Clerks, and all other election officials for the Election. The Mayor, the City Manager, or their designees can correct, modify, or change the Exhibits to this Ordinance based upon the final locations and times agreed upon by the City, the Administrator, and the Participants, if any and as applicable, to the extent permitted by applicable law.

A. To the extent required by the Code or other applicable law, the appointment of election officials at polling locations must include a person fluent in the Spanish language.

B. On Election Day, the polls shall be open as designated on Exhibit B.

C. The main early voting location is designated in Exhibit A to this Ordinance (which is incorporated herein by reference for all purposes). The individual named as the Early Voting Clerk as designated in Exhibit A is hereby appointed as the Early Voting Clerk to conduct such early voting in the Election. The Early Voting Clerk shall appoint the Deputy Early Voting Clerks. This main early voting location and any branches shall remain open to permit early voting on the days and at the times as stated in Exhibit A.

D. The Administrator is authorized to establish an Early Voting Ballot Board and to designate the Presiding Judge of the Early Voting Ballot Board. The Presiding Judge of the Early Voting Ballot Board shall appoint two or more additional members to constitute the Early Voting

Ballot Board members and, if needed, the Signature Verification Committee members required to efficiently process the early voting ballots.

SECTION 3. Any legally permissible voting method may be used for early voting and Election Day voting by personal appearance, and when required by the Code, at least one accessible voting system per polling place will be provided. Certain early voting may be conducted by mail according to the Code.

SECTION 4. The City is authorized to utilize a Central Counting Station (the *Station*) as provided by the Code. The Administrator, or the designee thereof, is hereby appointed as the Manager of the Station, who will establish a written plan for the orderly operation of the Station according to the Code. The Council hereby authorizes the Administrator, or the designee thereof, to appoint the Presiding Judge of the Station, the Tabulation Supervisor, and the Programmer for the Station and may appoint Station clerks as needed or desirable. The Administrator will publish (or cause to be published) notice and conduct testing on the automatic tabulation equipment relating to the Station and conduct instruction for the officials and clerks for the Station according to the Code.

SECTION 5. The official ballot shall be prepared according to the Code so as to permit voters to vote “FOR” or “AGAINST” the aforesaid measures which shall appear on the ballot substantially as follows:

CITY OF KENNEDALE PROPOSITION A

The issuance of not to exceed \$3,000,000 of city of Kennedale,
Texas general obligation bonds for parks and recreation and the levy
of a tax sufficient to pay the principal of and interest on the bonds.

SECTION 6. All resident qualified voters of the City shall be permitted to vote at the Election, and on Election Day, such voters shall vote at the designated polling places. The Election shall be held and conducted in accordance with the Texas Election and Government Codes, as amended, and as may be required by other law. To the extent required by law, materials and proceedings relating to the Election shall be printed in English, Spanish, and Vietnamese.

SECTION 7. Notice of election, including English, Spanish, and Vietnamese translations thereof, shall be published on the same day in each of two successive weeks in a newspaper of general circulation in the City, the first of these publications to appear in such newspaper not more than 30 days, and not less than 14 days, prior to Election Day. Moreover, a substantial copy of this Ordinance and the voter information attached as one or more exhibits, including English, Spanish, and Vietnamese translations thereof, shall be posted (a) not less than 21 days prior to Election Day (1) on the bulletin board at City Hall used for posting notices of Council meetings, (2) in three additional public places within the City’s boundaries, (3) in a prominent location on the City’s internet website, and (b) in a prominent location at each polling place on Election Day and during early voting. A sample ballot shall be posted on the City’s internet website not less than 21 days prior to Election Day.

SECTION 8. As of the date of this Ordinance and as further reflected in one or more voter information documents attached to this Ordinance, the City had outstanding an aggregate principal

amount of debt equal to \$28,575,000 (including maintenance tax debt, if any); the aggregate amount of the interest owed on such City debt obligations, through respective maturity, totaled \$10,523,644.32; and the City levied an ad valorem debt service tax rate for its outstanding debt obligations of \$0.1370 per \$100 of taxable assessed valuation. Based on the bond market conditions on the date of the Council's adoption of this Ordinance, the maximum interest rate for any series of bonds authorized at the Election is 5.00% (expressed as a net effective interest rate applicable to any such series of bonds). The bonds that are the subject of this Election shall mature serially or otherwise not more than 40 years from their date, as prescribed by applicable Texas law. The foregoing maximum net effective interest rate and amortization period are only estimates, provided for Texas statutory compliance; they do not serve as a cap on the per annum interest rate at which any series of bonds authorized at the Election may be sold, or the amortization period for bonds that are the subject of this Election.

SECTION 9. The Council authorizes the Mayor, the City Manager, or their designees to negotiate and enter into one or more joint election agreements, election service contracts, and/or similar contracts or agreements with the County, acting by and through the Administrator, and any Participants if desired or required to comply with applicable law, as permitted and in accordance with the Code. In addition, the Council authorizes the Mayor, the City Manager, or their respective designees to make such technical modifications to this Ordinance that are necessary for compliance with applicable Texas or federal law or to carry out the intent of the Council, as evidenced herein.

SECTION 10. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

SECTION 11. All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordained herein.

SECTION 12. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 13. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 14. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Council hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 15. Pursuant to Section 1201.028, as amended, Texas Government Code, this Ordinance shall be effective immediately upon adoption, notwithstanding any provision in the City's Home Rule Charter to the contrary concerning a multiple reading requirement for the adoption of ordinances.

TARRANT COUNTY EARLY VOTING
(VOTACION ADELANTADA DEL CONDADO DE TARRANT)
(BẦU CỬ SỚM CỦA QUẬN TARRANT)

NOVEMBER 7, 2023
(7 DE NOVIEMBRE DE 2023)
(NGÀY 7 THÁNG 11, NĂM 2023)

JOINT GENERAL AND SPECIAL ELECTIONS
(ELECCIONES GENERALES CONJUNTAS Y ESPECIALES)
(KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT)

EARLY VOTING BY PERSONAL APPEARANCE DAYS AND HOURS
(DÍAS Y HORAS DE VOTACIÓN TEMPRANO POR APARICIÓN PERSONAL)
(Ngày và giờ đi bầu cử sớm)

October (Octubre) (Tháng Mười) 23 -27	Monday – Friday (Lunes – Viernes) (Thứ Hai – Thứ Sáu)	8:00 a.m. – 5:00 p.m.
October (Octubre) (Tháng Mười) 28	Saturday (Sábado) (Thứ Bảy)	7:00 a.m. – 7:00 p.m.
October (Octubre) (Tháng Mười) 29	Sunday (Domingo) (Chủ Nhật)	10:00 a.m. – 4:00 p.m.
October (Octubre) (Tháng Mười) 30 - 31	Monday – Tuesday (Lunes - Martes) (Thứ Hai - Thứ Ba)	7:00 a.m. – 7:00 p.m.
November (Noviembre) (Tháng Mười Một) 1 - 3	Wednesday - Friday (Miércoles – Viernes) (Thứ Tư– Thứ Sáu)	7:00 a.m. – 7:00 p.m.

	Location (Ubicación) (Địa điểm)	Address (Dirección) (Địa chỉ)	City (Ciudad) (Thành phố)	Zip Code (Código postal) (Mã Bưu Điện)
1	Bob Duncan Center	2800 S Center Street	Arlington	76014
2	Elzie Odom Athletic Center	1601 NE Green Oaks Boulevard	Arlington	76006
3	City of Arlington South Service Center	1100 SW Green Oaks Boulevard	Arlington	76017
4	Ron Wright Lake Arlington Branch Library	4000 W Green Oaks Boulevard	Arlington	76016
5	Tarrant County Subcourthouse in Arlington	700 E Abram Street	Arlington	76010
6	Tarrant County College Southeast Campus ESCT Building – The Hub, 2 nd floor (Edificio ESCT - área de reunión, 2º piso) (Tòa Nhà ESCT - Trung Tâm, Tầng 2)	2100 Southeast Parkway	Arlington	76018
7	Azle ISD Instructional Support Center	483 Sandy Beach Road, Suite C	Azle	76020
8	Bedford Public Library	2424 Forest Ridge Drive	Bedford	76021
9	Benbrook Community Center	228 San Angelo Avenue	Benbrook	76126
10	Colleyville Public Library	110 Main Street	Colleyville	76034
11	Crouch Event Center in Bicentennial Park	900 E Glendale Street	Crowley	76036
12	Eulesse Family Life Senior Center	300 W Midway Drive	Eulesse	76039
13	Everman Civic Center	213 N Race Street	Everman	76140
14	Forest Hill Civic and Convention Center	6901 Wichita Street	Forest Hill	76140
15	Charles F. Griffin Building	3212 Miller Avenue	Fort Worth	76119
16	Como Community Center	4660 Horne Street	Fort Worth	76107
17	Diamond Hill/Jarvis Branch Library	1300 NE 35 th Street	Fort Worth	76106
18	Golden Triangle Branch Library	4264 Golden Triangle Boulevard	Fort Worth	76244
19	Handley-Meadowbrook Community Center	6201 Beaty Street	Fort Worth	76112
20	James Avenue Service Center	5001 James Avenue	Fort Worth	76115
21	Northside Community Center	1100 NW 18 th Street	Fort Worth	76164
22	Southside Community Center	959 E Rosedale Street	Fort Worth	76104
23	Dionne Phillips Bagsby Southwest Subcourthouse	6551 Granbury Road	Fort Worth	76133
24	Summerglenn Branch Library	4205 Basswood Boulevard	Fort Worth	76137
25	Tarrant County College Northwest Campus WFSC 1403A	4801 Marine Creek Parkway	Fort Worth	76179
26	Tarrant County Elections Center Main Early Voting Site (Principal sitio de votación adelantada) (Trung Tâm Bầu Cử Sớm)	2700 Premier Street	Fort Worth	76111
27	Tarrant County Plaza Building	201 Burnett Street	Fort Worth	76102
28	Worth Heights Community Center	3551 New York Avenue	Fort Worth	76110
29	Asia Times Square	2625 W Pioneer Parkway	Grand Prairie	75051
30	Grapevine Public Library	1201 Municipal Way	Grapevine	76051
31	Haltom City Senior Center	3201 Friendly Lane	Haltom City	76117
32	Legacy Learning Center Northwest ISD	501 School House Road	Haslet	76052
33	Brookside Center	1244 Brookside Drive	Hurst	76053
34	Tarrant County Northeast Courthouse	645 Grapevine Highway	Hurst	76054
35	Keller Town Hall	1100 Bear Creek Parkway	Keller	76248
36	Kennedale Community Center	316 W 3rd Street	Kennedale	76060
37	Sheriff’s Office North Patrol Division	6651 Lake Worth Boulevard	Lake Worth	76135

TARRANT COUNTY EARLY VOTING
(VOTACION ADELANTADA DEL CONDADO DE TARRANT)
(BẦU CỬ SỚM CỦA QUẬN TARRANT)

NOVEMBER 7, 2023
(7 DE NOVIEMBRE DE 2023)
(NGÀY 7 THÁNG 11, NĂM 2023)

JOINT GENERAL AND SPECIAL ELECTIONS
(ELECCIONES GENERALES CONJUNTAS Y ESPECIALES)
(KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT)

38	Tarrant County Subcourthouse at Mansfield	1100 E Broad Street	Mansfield	76063
39	Vernon Newsom Stadium	3700 E Broad Street	Mansfield	76063
40	City Point United Methodist Church Duncan Family Life Center	7301 Glenview Drive	N Richland Hills	76180
41	Former Bursey Road Senior Adult Center	7301 Bursey Road	N Richland Hills	76182
42	Eagle Mountain-Saginaw ISD Annex, Building 1	1200 N Old Decatur Road	Saginaw	76179
43	Southlake Town Hall	1400 Main Street	Southlake	76092
44	White Settlement Public Library	8215 White Settlement Road	White Settlement	76108

Application for a Ballot by Mail may be downloaded from our website: www.tarrantcountytx.gov/elections
(Solicitud para Boleta por Correo se puede descargar de nuestro sitio web): www.tarrantcountytx.gov/elections
(Có thể tải Đơn xin lá Phiếu Bầu qua Thư trên trang mạng của chúng tôi): www.tarrantcountytx.gov/elections

Information by phone: Tarrant County Elections Administration, 817-831-8683
(Información por teléfono): (Administración de Elecciones del Condado de Tarrant 817-831-8683)
(Thông tin qua điện thoại) (Điều Hành Bầu Cử Quận Tarrant, 817-831-8683)

Applications for a Ballot by Mail must be submitted between January 1, 2023 and October 27, 2023 by mail, fax or email to:
Note: effective December 1, 2017 - If an Application for Ballot by Mail is submitted by fax or e-mail the original application must also be mailed and received by the Early Voting Clerk no later than the 4th business day after receipt of the faxed or e-mailed copy.

(Solicitudes para una Boleta por Correo pueden ser sometidas entre el 1 de Enero de 2023 y 27 de Octubre de 2023 por correo, fax o por correo electrónico a:
Nota: efectivo el 1 de Diciembre de 2017 - Si una solicitud de boleta por correo se envía por fax o por correo electrónico la solicitud original también debe ser enviada por correo y recibida por el Secretario de Votación Anticipada no más tarde del cuarto día hábil después de recibir la copia enviada por fax o por correo electrónico.)
(Đơn xin lá phiếu bầu qua thư phải được gửi vào giữa Ngày 1 Tháng 1, Năm 2023 và Ngày 27 Tháng 10, Năm 2023 bằng thư, fax hoặc email đến:
Lưu ý: có hiệu lực từ ngày 1 tháng 12 năm 2017 - Nếu Đơn Xin Lá Phiếu bầu qua thư được gửi bằng fax hoặc e-mail, đơn xin bản gốc cũng phải được gửi bằng thư đến và nhận bởi Thư Ký Phụ Trách Bỏ Phiếu Sớm không muộn hơn ngày làm việc thứ tư kể từ ngày nhận được bản sao từ fax hoặc e-mail.)

Early Voting Clerk (Secretario De Votación Adelantada) (Nhân Viên Phụ Trách Bỏ Phiếu Sớm)
PO Box 961011
Fort Worth TX 76161-0011
Fax: 817-850-2344
Email: votebymail@tarrantcountytx.gov

City’s website (Sitio web del Ciudad) (Trang web của thành phố):
<https://www.cityofkennedale.com/>

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023
KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Myrtice and Curtis Larson Elementary School	Library	2620 Avenue K	Grand Prairie, TX 75050
Asia Times Square	Hallway	2625 West Pioneer Parkway	Grand Prairie, TX 75051
Cross Point Church of Christ	Youth Room	3020 Bardin Road	Grand Prairie, TX 75052
J. M. Farrell Elementary School	Main Hallway in Front of Office	3410 Paladium Drive	Grand Prairie, TX 75052
Louise Cabaniss Academy of Young Scholars	Library	6080 Mirabella Boulevard	Grand Prairie, TX 75052
West Elementary School	Library	2911 Kingswood Boulevard	Grand Prairie, TX 75052
Anna May Daulton Elementary School	Library	2607 North Grand Peninsula Drive	Grand Prairie, TX 75054
Kenneth Davis Elementary School	Library	900 Eden Road	Arlington, TX 76001
R. F. Patterson Elementary School	Cafeteria	6621 Kelly Elliott Road	Arlington, TX 76001
Summit High School Performing Arts Center	Summit PAC Foyer Area	1071 Turner Warnell Road	Arlington, TX 76001
T. A. Howard Middle School	Library	7501 Calender Road	Arlington, TX 76001
Janet Brockett Elementary School	Cafeteria	810 Dove Meadows Drive	Arlington, TX 76002
Martha Reid Leadership Academy	Room #28	500 Country Club Drive	Arlington, TX 76002
MISD Student Nutrition Department	Auditorium	1151 Mansfield Webb Road	Arlington, TX 76002
Pearcy Stem Academy	Library	601 East Harris Road	Arlington, TX 76002
Timberview High School	PAC	7700 South Watson Road	Arlington, TX 76002
Arlington Public Library Northeast Branch	Community Room	1905 Brown Boulevard	Arlington, TX 76006
Dora E. Nichols Junior High School	Gym	2201 Ascension Boulevard	Arlington, TX 76006
Elzie Odom Athletic Center	Upstairs Hallway	1601 Northeast Green Oaks Boulevard	Arlington, TX 76006
Sherrod Elementary School	Gymnasium	2626 Lincoln Drive	Arlington, TX 76006
Arlington ISD Dan Dipert Career & Technical Center	Seminar Rooms B 102.00 & 103.00	2101 Browning Drive	Arlington, TX 76010
Beth Anderson Elementary School	Library	1101 Timberlake Drive	Arlington, TX 76010
East Library and Recreation Center	Community Room	1817 New York Avenue	Arlington, TX 76010
Elks Lodge 2114	Ballroom	601 West Pioneer Parkway	Arlington, TX 76010
Louise Blanton Elementary School	Front Hall at Main Entrance	1900 South Collins Street	Arlington, TX 76010
Meadowbrook Recreation Center	Activity Room	1400 Dugan Street	Arlington, TX 76010

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Myrtle Thornton Elementary School	Foyer	2301 East Park Row Drive	Arlington, TX 76010
Tarrant County Subcourthouse in Arlington	First Floor Meeting Room	700 East Abram Street	Arlington, TX 76010
John Webb Elementary School	Gym	1300 North Cooper Street	Arlington, TX 76011
Shepherd of Life Lutheran Church	Narthex	715 East Lamar Boulevard	Arlington, TX 76011
Berta May Pope Elementary School	Gym	901 Chestnut Drive	Arlington, TX 76012
Lamar High School	Room 1109	1400 West Lamar Boulevard	Arlington, TX 76012
New World United Methodist Church	Adult Education Wing	2201 North Davis Drive	Arlington, TX 76012
Shackelford Junior High School	Library	2000 North Fielder Road	Arlington, TX 76012
St. Stephen United Methodist Church	Family Life Center (Gymnasium)	1800 West Randol Mill Road	Arlington, TX 76012
Wimbish World Language Academy	Library	1601 Wright Street	Arlington, TX 76012
Arlington First Church of the Nazarene	Church Lobby and Worship Center	1301 West Green Oaks Boulevard	Arlington, TX 76013
Bailey Junior High School	Main Hallway	2411 Winewood Lane	Arlington, TX 76013
Casa de Oracion Family Center	Fellowship / Dining Area	2323 James Street	Arlington, TX 76013
Central YMCA	Classroom	2200 South Davis Drive	Arlington, TX 76013
Ruby Ray Swift Elementary School	Room 202 (Family Liaison Area)	1101 South Fielder Road	Arlington, TX 76013
Woodland West Church of Christ	Main Lobby on Westside of Building	3101 West Park Row Drive	Arlington, TX 76013
Town of Pantego Council Chambers	Town Council / Court Chambers	1614 South Bowen Road	Pantego, TX 76013
Atherton Elementary School	Stem Lab	2101 Overbrook Drive	Arlington, TX 76014
Bob Duncan Center	Music Room	2800 South Center Street	Arlington, TX 76014
Ethel Goodman Elementary School	Library	1400 Rebecca Lane	Arlington, TX 76014
Edify Community Fellowship Church	Fellowship Hall	3005 Sprocket Drive	Arlington, TX 76015
Floyd Gunn Junior High School / Fine Arts and Dual Language Academy	Library	3000 South Fielder Road	Arlington, TX 76015
Foster Elementary School	Gym	1025 High Point Road	Arlington, TX 76015
Charles W. Young Junior High School	Gym	3200 Woodside Drive	Arlington, TX 76016
Jason B. Little Elementary School	Library	3721 Little Road	Arlington, TX 76016
Key Elementary School	Main Hallway adjacent to Front Office	3621 Roosevelt Drive	Arlington, TX 76016

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Miller Elementary School	Gym	6401 West Pleasant Ridge Road	Arlington, TX 76016
Ron Wright Lake Arlington Branch Library	Community Room	4000 West Green Oaks Boulevard	Arlington, TX 76016
Dalworthington Gardens City Hall	Council Chambers	2600 Roosevelt Drive	Dalworthington Gardens, TX 76016
City of Arlington South Service Center	Training Room	1100 Southwest Green Oaks Boulevard	Arlington, TX 76017
Cliff Nelson Recreation Center	Small Classroom	4600 West Bardin Road	Arlington, TX 76017
Glenn Harmon Elementary School	Library	5700 Petra Drive	Arlington, TX 76017
Grace Community Church	Gymnasium	801 West Bardin Road	Arlington, TX 76017
Rush Creek Church	Commons / Atrium Areas	2350 Southwest Green Oaks Boulevard	Arlington, TX 76017
Southwest Branch Library	Community Room	3311 Southwest Green Oaks Boulevard	Arlington, TX 76017
Truett Boles Junior High School	Cafeteria	3900 Southwest Green Oaks Boulevard	Arlington, TX 76017
Alpha International Seventh-day Adventist Church	Fellowship Hall	6000 South Collins Street	Arlington, TX 76018
Ferguson Education Center	Lobby	600 Southeast Green Oaks Boulevard	Arlington, TX 76018
New Life Fellowship	Auditorium	201 East Sublett Road	Arlington, TX 76018
St. Andrews United Methodist Church	Link (Reception Area)	2045 Southeast Green Oaks Boulevard	Arlington, TX 76018
Tarrant County College Southeast Campus	HUB	2100 Southeast Parkway	Arlington, TX 76018
Azle ISD Instructional Support Center	Classroom	483 Sandy Beach Road, Suite C	Azle, TX 76020
The Edge Church (Good Shepherd Lutheran Church)	Room 1, Fellowship Building	1313 Southeast Parkway	Azle, TX 76020
Pelican Bay City Hall	City Council Room	1300 Pelican Circle	Pelican Bay, TX 76020
Bedford Public Library	Meeting Room	2424 Forest Ridge Drive	Bedford, TX 76021
Freedom Church	Foyer	701 Harwood Road	Bedford, TX 76021
New Beginnings Church	Lobby	2000 Forum Parkway	Bedford, TX 76021
St. Michael Catholic Church	Formation Hall	3713 East Harwood Road	Bedford, TX 76021
The Center	Multipurpose Room	2801 Forest Ridge Drive	Bedford, TX 76021
Central Baptist Church	Fellowship Hall	1120 Central Drive	Bedford, TX 76022
Pat May Center	C Rooms	1849-B Central Drive	Bedford, TX 76022
Stonegate Elementary School	Front Lobby	900 Bedford Road	Bedford, TX 76022

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Oak Grove Baptist Church	Recreational Outreach Center	12351 Oak Grove Road South	Burleson, TX 76028
Precinct One Garage	Front Conference Room	800 East Rendon Crowley Road	Burleson, TX 76028
Retta Baptist Church	Fellowship Hall	13201 Rendon Road	Burleson, TX 76028
St Ann Roman Catholic Church	Formation Center Room 3 and 4	100 Southwest Alsbury Boulevard	Burleson, TX 76028
Colleyville Public Library	2nd Floor	110 Main Street	Colleyville, TX 76034
Liberty Elementary School	Front Lobby	1101 West McDonwell School Road	Colleyville, TX 76034
O. C. Taylor Elementary School	Gym	5300 Pool Road	Colleyville, TX 76034
Crouch Event Center in Bicentennial Park	Live Oak Room	900 East Glendale Street	Crowley, TX 76036
Crowley Assembly of God	Fellowship Hall	721 South Crowley Road	Crowley, TX 76036
Crowley Recreation Center	Bluebonnet Room	405 South Oak Street	Crowley, TX 76036
St. Francis Village	Activity Rooms A and B	4125 St. Francis Village Road	Crowley, TX 76036
Bill R. Johnson CTE Center	A117 Multi-Purpose Room	4500 Longhorn Trail	Fort Worth, TX 76036
Bear Creek Elementary School	Gym	401 Bear Creek Drive	Eules, TX 76039
Eules Family Life Senior Center	Activity Room	300 West Midway Drive	Eules, TX 76039
King of Kings Arabic Church	Fellowship Hall	1401 North Main Street	Eules, TX 76039
Lakewood Elementary School	Music Room	1600 Donley Drive	Eules, TX 76039
Life Connection Church	Lobby	208 Nutmeg Lane	Eules, TX 76039
Calvary Baptist Church	Family Life Center (Gym)	304 Calvary Drive	Eules, TX 76040
South Eules Baptist Church	Fellowship Hall	1000 Simmons Drive	Eules, TX 76040
South Eules Elementary School	Library	605 South Main Street	Eules, TX 76040
St. John Baptist Church	Family Activity Room	3324 House Anderson Road	Eules, TX 76040
Cross Timbers Middle School	Gym 2	2301 Pool Road	Grapevine, TX 76051
Dove Elementary School	Gym	1932 Dove Road	Grapevine, TX 76051
First Presbyterian Church Grapevine	Main Hall	1002 Park Boulevard	Grapevine, TX 76051
Grapevine Elementary School	Gym	1801 Hall-Johnson Road	Grapevine, TX 76051
Grapevine Public Library	Program Room	1201 Municipal Way	Grapevine, TX 76051

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Heritage Elementary School	Gym	4500 Heritage Avenue	Grapevine, TX 76051
St. Francis Catholic Church	Parish Hall	861 Wildwood Lane	Grapevine, TX 76051
Timberline Elementary School	Library	3220 Timberline Drive	Grapevine, TX 76051
Heritage Baptist Church	Activity Center	1200 FM 156 South	Haslet, TX 76052
Legacy Learning Center Northwest ISD	L112 and L113	501 School House Road	Haslet, TX 76052
Leo Adams Middle School	Portable 5 Room 216	1075 Eagle Boulevard	Haslet, TX 76052
Sendera Ranch Elementary School	Gym	1216 Diamondback Lane	Haslet, TX 76052
Brookside Center	Open Space	1244 Brookside Drive	Hurst, TX 76053
Hurst Public Library	Program Rooms North and South	901 Precinct Line Road	Hurst, TX 76053
Impact Mission Church	Fellowship Hall	745 Brown Trail	Hurst, TX 76053
North Pointe Baptist Church	Family life Center	147 East Hurst Boulevard	Hurst, TX 76053
First Baptist Hurst Norwood Campus	Fellowship Hall West	1801 Norwood Drive	Hurst, TX 76054
Tarrant County Northeast Courthouse	Community Room	645 Grapevine Highway	Hurst, TX 76054
Kennedale Community Center	Community Center	316 West 3rd Street	Kennedale, TX 76060
Kennedale High School	KISD Performing Arts Center	901 Wildcat Way	Kennedale, TX 76060
Brooks Wester Middle School	Main Gym	1520 North Walnut Creek	Mansfield, TX 76063
Dr. Jim Vaszauskas Center for the Performing Arts	Lab B	1110 West Debbie Lane	Mansfield, TX 76063
J. L. Boren Elementary School	Library	1401 Country Club Drive	Mansfield, TX 76063
Linda Jobe Middle School	Lobby	2491 Gertie Barrett Road	Mansfield, TX 76063
New Hope Baptist Church	Fellowship Hall	6765 Dick Price Road	Mansfield, TX 76063
Regal Oak Counseling	Training Room	1285 North Main Street, Suite 102	Mansfield, TX 76063
Roberta Tipps Elementary School	Library	3001 North Walnut Creek Drive	Mansfield, TX 76063
Tarrant County Subcourthouse at Mansfield	First Floor Meeting Room	1100 East Broad Street	Mansfield, TX 76063
Vernon Newsom Stadium	Community Room	3700 East Broad Street	Mansfield, TX 76063
Abiding Grace Lutheran Church	Sanctuary	1060 East Highland Street	Southlake, TX 76092
Carroll ISD Administration Center	Gymnasium	2400 North Carroll Avenue	Southlake, TX 76092

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Countryside Bible Church	Middle School Ministry - Main Room	251 Countryside Court	Southlake, TX 76092
Southlake Town Hall	3rd Floor Training Rooms B-D	1400 Main Street	Southlake, TX 76092
The Carlyle at Stonebridge Park	Library	170 Stonebridge Lane	Southlake, TX 76092
Greenway Church	Lobby, Hallway	1816 Delga Street	Fort Worth, TX 76102
Tarrant County College Trinity River Campus	3rd Floor Rotunda	300 Trinity Campus Circle	Fort Worth, TX 76102
Tarrant County Plaza Building	3rd Floor Conference Room	201 Burnett Street	Fort Worth, TX 76102
Trinity Terrace	Chisholm Room	1600 Texas Street	Fort Worth, TX 76102
Christ Cathedral Church	Event Center / Fellowship Hall	3201 Purington Avenue	Fort Worth, TX 76103
Sagamore Hill Elementary School	In front of Library and Computer Lab	701 South Hughes Avenue	Fort Worth, TX 76103
Victory Temple Worship Center	Fellowship Hall	2001 Oakland Boulevard	Fort Worth, TX 76103
Community Christian Church Education Building	Cafeteria	1720 Vickery Boulevard East	Fort Worth, TX 76104
Fire Station Community Center	West Side of Gymnasium	1601 Lipscomb Street	Fort Worth, TX 76104
Fort Worth Event Center	Small Banquet Hall	2100 Evans Avenue	Fort Worth, TX 76104
Kingdom Manifesters Church	Sanctuary	2401 McCurdy Street	Fort Worth, TX 76104
Morningside Elementary School	Auditorium	2601 Evans Avenue	Fort Worth, TX 76104
Southside Community Center	Hazel B	959 East Rosedale Street	Fort Worth, TX 76104
Van Zandt-Guinn Elementary School	Cafeteria	600 Kentucky Avenue	Fort Worth, TX 76104
D. McRae Elementary School	Data Room	3316 Avenue N	Fort Worth, TX 76105
Grace Temple Seventh-Day Adventist Church	Fellowship Hall	4200 East Berry Street	Fort Worth, TX 76105
Rising Star Baptist Church	Chapel	4216 Avenue M	Fort Worth, TX 76105
Sycamore Recreation Center	Multi-Purpose Room	2525 East Rosedale Street	Fort Worth, TX 76105
TWU - Nick and Lou Martin University Center	Paul and Judy Andrews Hall	3165 East Rosedale Street	Fort Worth, TX 76105
William M. McDonald YMCA	Studio A	2701 Moresby Street	Fort Worth, TX 76105
Diamond Hill/Jarvis Branch Library	Meeting Room	1300 Northeast 35th Street	Fort Worth, TX 76106
Iglesia Palabra de Amor	Dining Area	3402 Northwest 28th Street	Fort Worth, TX 76106
Como Community Center	Multi-Purpose Rooms # 4-5	4660 Horne Street	Fort Worth, TX 76107

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Jo Kelly School	Gym	201 North Bailey Avenue	Fort Worth, TX 76107
Lena Pope	Messman Hall	3200 Sanguinet Street	Fort Worth, TX 76107
North Hi Mount Elementary School	Gym	3801 West 7th Street	Fort Worth, TX 76107
Thomas Place Community Center	Dance Room, Computer Room	4237 Lafayette Avenue	Fort Worth, TX 76107
Westover Hills Town Hall	Lobby	5824 Merrymount Road	Westover Hills, TX 76107
Blue Haze Elementary School	Multipurpose Room	601 Blue Haze Drive	Fort Worth, TX 76108
Grace Baptist Church	Lobby	1501 Jim Wright Freeway	Fort Worth, TX 76108
Redeemer Bible Church	Fellowship Hall Auditorium	100 Verna Trail North	Fort Worth, TX 76108
Virtual Academy of North Texas	Conference Room (old Board Room)	401 South Cherry Lane	Fort Worth, TX 76108
Pecan Grove Convention Center	Front Room	405 North Las Vegas Trail	White Settlement, TX 76108
White Settlement Public Library	Community Room	8215 White Settlement Road	White Settlement, TX 76108
Trinity Chapel	Lobby and Sanctuary	6610 Southwest Boulevard	Benbrook, TX 76109
McLean 6th Grade School	Auditorium	3201 South Hills Avenue	Fort Worth, TX 76109
Southcliff Baptist Church	Main Campus Main Concourse	4100 Southwest Loop 820	Fort Worth, TX 76109
Southwest Regional Library	Meeting Room	4001 Library Lane	Fort Worth, TX 76109
St. Stephen Presbyterian Church	Parish Hall	2700 McPherson Avenue	Fort Worth, TX 76109
Tanglewood Elementary School	Cafeteria	3060 Overton Park Drive West	Fort Worth, TX 76109
E. M. Daggett Elementary School	Gym	958 Page Avenue	Fort Worth, TX 76110
George C. Clarke Elementary School	Gym	3300 South Henderson Street	Fort Worth, TX 76110
Grace Fellowship Baptist Church	Conference Room	3801 McCart Avenue	Fort Worth, TX 76110
R. L. Paschal High School	Gus Bates Lobby	2911 Forest Park Boulevard	Fort Worth, TX 76110
Richard J. Wilson Elementary School	Library	900 West Fogg Street	Fort Worth, TX 76110
Victory Forest Community Center	Dance Room	3427 Hemphill Street	Fort Worth, TX 76110
Worth Heights Community Center	Activity Room 4	3551 New York Avenue	Fort Worth, TX 76110
Worth Heights Elementary School	Library	519 East Butler Street	Fort Worth, TX 76110
Andrew "Doc" Session Community Center	Multipurpose Room (Activity Room)	201 South Sylvania Avenue	Fort Worth, TX 76111

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Oakhurst Elementary School	Gym	2700 Yucca Avenue	Fort Worth, TX 76111
Riverside Applied Learning Center	Gym	3600 Fossil Drive	Fort Worth, TX 76111
Riverside Community Center	Large Meeting Room	3700 East Belknap Street	Fort Worth, TX 76111
Springdale Baptist Church	Fellowship Hall	3016 Selma Street	Fort Worth, TX 76111
Springdale Elementary School	Auditorium	3207 Hollis Street	Fort Worth, TX 76111
Versia L. Williams Elementary School	Gym	901 Baurline Street	Fort Worth, TX 76111
All Peoples Church Unitarian Universalist	Fellowship Hall (Coleman Hall)	1959 Sandy Lane	Fort Worth, TX 76112
Atwood McDonald Elementary School	Gym	1850 Barron Lane	Fort Worth, TX 76112
East Regional Library	Meeting Room	6301 Bridge Street	Fort Worth, TX 76112
Eastern Hills High School	Main Lobby	5701 Shelton Street	Fort Worth, TX 76112
Handley-Meadowbrook Community Center	Multi Purpose Room 2	6201 Beaty Street	Fort Worth, TX 76112
Legacy Fellowship Church	Fellowship Hall	5320 Norma Street	Fort Worth, TX 76112
Martin Luther King Community Center	Activity Room 2	5565 Truman Drive	Fort Worth, TX 76112
New Life Baptist Deaf Fellowship	Fellowship Room	6917 Brentwood Stair Road	Fort Worth, TX 76112
Paul Laurence Dunbar High School	Front Foyer	5700 Ramey Avenue	Fort Worth, TX 76112
St. Matthew United Methodist Church	Fellowship Hall	2414 Hitson Lane	Fort Worth, TX 76112
The Potter's House	Lobby and Sanctuary	1270 Woodhaven Boulevard	Fort Worth, TX 76112
Faith, Hope and Love Ministries	Cafeteria	6154 Meandering Road	Fort Worth, TX 76114
Russell Hall	Main Room	5708 Jacksboro Highway	Fort Worth, TX 76114
Trinity Baptist Church	North End Hallway	620 Churchill Road	Fort Worth, TX 76114
River Oaks Annex	Large Open Area	4900 River Oaks Boulevard	River Oaks, TX 76114
River Oaks United Methodist Church	Fellowship Hall	4800 Ohio Garden Road	River Oaks, TX 76114
Westworth Village City Hall	Community Room	311 Burton Hill Road	Westworth Village, TX 76114
Carter Park Elementary School	Auditorium	1204 East Broadus Avenue	Fort Worth, TX 76115
Hubbard Heights Elementary School	Auditorium	1333 West Spurgeon Street	Fort Worth, TX 76115
James Avenue Service Center	Large Breakroom	5001 James Avenue	Fort Worth, TX 76115

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Holiday Inn Express & Suites	Meeting Room	2620 South Cherry Lane	Fort Worth, TX 76116
Luella Merrett Elementary School	Hallway	7325 Kermit Avenue	Fort Worth, TX 76116
R. D. Evans Community Center	Dance Room	3242 Lackland Road	Fort Worth, TX 76116
Redeemer Lutheran Church	Gym	4513 Williams Road	Fort Worth, TX 76116
Ridglea Baptist Church	Adult Classroom	6037 Calmont Avenue	Fort Worth, TX 76116
Ridglea Presbyterian Church	Church Sanctuary	5000 Southwest Boulevard	Fort Worth, TX 76116
Western Hills Church of Christ	Education Building, Classroom 210 & 211	8800 Chapin Road	Fort Worth, TX 76116
Haltom City Library	Meeting Room	4809 Haltom Road	Haltom City, TX 76117
Haltom City Senior Center	Front Multi-Use Conference Room	3201 Friendly Lane	Haltom City, TX 76117
Landmark Baptist Church	Fellowship Hall	1909 Thomas Road	Haltom City, TX 76117
Moose Lodge 1889 Haltom City	Ballroom	5001 Bernice Street	Haltom City, TX 76117
O. H. Stowe Elementary School	Gymnasium	4201 Rita Lane	Haltom City, TX 76117
W. G. Thomas Coliseum	Rooms B and C	6108 Broadway Avenue	Haltom City, TX 76117
West Birdville Elementary School	Gym	3001 Layton Avenue	Haltom City, TX 76117
River Trails Elementary School	Gym	8850 Elbe Trail	Fort Worth, TX 76118
Baker Boulevard Church of Christ	Activity Building	7139 Baker Boulevard	Richland Hills, TX 76118
Richland Middle School	Large Gym	3401 Labadie Drive	Richland Hills, TX 76118
The Link	Community Rooms B/C	6750 Baker Boulevard	Richland Hills, TX 76118
A. M. Pate Elementary School	Foyer near Auditorium	3800 Anglin Drive	Fort Worth, TX 76119
Agape Metropolitan Community Church	Foyer of Sanctuary or Social Hall	4615 East California Parkway	Fort Worth, TX 76119
Beth Eden Missionary Baptist Church	Gymnasium	3208 Wilbarger Street	Fort Worth, TX 76119
Bradley Center	Main Area	2601 Timberline Drive	Fort Worth, TX 76119
Charles F. Griffin Building	Early Voting Room	3212 Miller Avenue	Fort Worth, TX 76119
Glen Park Elementary School	Gym	3601 Pecos Street	Fort Worth, TX 76119
Harlean Beal Elementary School	Gym	5615 Forest Hill Drive	Fort Worth, TX 76119
Sunrise-McMillian Elementary School	Gym	3409 Stalcup Road	Fort Worth, TX 76119

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
W. M. Green Elementary School	Gym	4612 David Strickland Road	Fort Worth, TX 76119
Bill J. Elliott Elementary School	Gym	2501 Cooks Lane	Fort Worth, TX 76120
Lowery Road Elementary School	Gym	7600 Lowery Road	Fort Worth, TX 76120
Chisholm Trail Community Center	Multipurpose	4936 McPherson Boulevard	Fort Worth, TX 76123
Christ United Methodist Church	Fellowship	3301 Sycamore School Road	Fort Worth, TX 76123
Grace Lutheran Church	Fellowship Hall	7900 McCart Avenue	Fort Worth, TX 76123
Hallmark Baptist Church	Gym	4201 West Risinger Drive	Fort Worth, TX 76123
Mary Harris Elementary School	Cafeteria	8400 West Cleburne Road	Fort Worth, TX 76123
Meadowcreek Elementary School	Gym	2801 Country Creek Lane	Fort Worth, TX 76123
Vivian J. Lincoln Branch Library	Multipurpose	8829 McCart Avenue	Fort Worth, TX 76123
Benbrook Community Center	Main Room	228 San Angelo Avenue	Benbrook, TX 76126
Benbrook Community Center YMCA	Multi-Purpose Room	1899 Winscott Road	Benbrook, TX 76126
Church of the Holy Apostles	Parish Hall	3900 Longvue Avenue	Fort Worth, TX 76126
HighRidge Church	Lobby	10100 Rolling Hills Drive	Fort Worth, TX 76126
Blue Mound Community Center	Community Center Open Area	1824 Fagan Drive	Blue Mound, TX 76131
Cross Church	Atrium and Worship Center	10321 US-287	Fort Worth, TX 76131
Destiny Center	Sanctuary in New Building	10200 FM 156	Fort Worth, TX 76131
Highland Middle School	Gym Hallway	1001 East Bailey Boswell Road	Fort Worth, TX 76131
Northbrook Elementary School	Gym	2500 Cantrell Sansom Road	Fort Worth, TX 76131
Fort Worth Presbyterian Church	Fellowship Hall Area	6251 Oakmont Trail	Fort Worth, TX 76132
St. Peter's Antiochian Orthodox Church	Booth Hall	7601 Bellaire Drive South	Fort Worth, TX 76132
Bruce Shulkey Elementary School	Auditorium	5533 Whitman Avenue	Fort Worth, TX 76133
Dionne Phillips Bagsby Southwest Subcourthouse	Early Voting Room	6551 Granbury Road	Fort Worth, TX 76133
Genesis United Methodist Church	Commons	7635 South Hulen Street	Fort Worth, TX 76133
South Hills Elementary School	Library	3009 Bilglade Road	Fort Worth, TX 76133
Southwest Community Center	Half Court - Gym	6300 Welch Avenue	Fort Worth, TX 76133

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023
KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
St. Matthew's Lutheran Church	Fellowship Hall	5709 Wedgwood Drive	Fort Worth, TX 76133
Trinity Cumberland Presbyterian Church	Campbell Hall	7120 West Cleburne Road	Fort Worth, TX 76133
Westminster Presbyterian Church	Fellowship Hall	7001 Trail Lake Drive	Fort Worth, TX 76133
Edgecliff Village Community Center	Community Center	1605 Edgecliff Road	Edgecliff Village, TX 76134
Agape Community Fellowship Church	Fellowship Hall	1420 West Everman Parkway	Fort Worth, TX 76134
Edge Park United Methodist Church	Fellowship Hall	5616 Crowley Road	Fort Worth, TX 76134
Highland Hills Community Center	Multipurpose Room	1600 Glasgow Road	Fort Worth, TX 76134
New Hope Fellowship	Fellowship Hall	6410 South Freeway	Fort Worth, TX 76134
St. Luke Cumberland Presbyterian Church	Narthex	1404 Sycamore School Road	Fort Worth, TX 76134
Lighthouse Fellowship	Lobby, Lobby 2	7200 Robertson Road	Fort Worth, TX 76135
Sheriff's Office North Patrol Division	Community Room	6651 Lake Worth Boulevard	Lake Worth, TX 76135
Lakeside Church of God	Family Life Center	9396 Confederate Park Road	Lakeside, TX 76135
Bluebonnet Elementary School	Gym	7000 Teal Drive	Fort Worth, TX 76137
Camp Fire First Texas	Conference Room F	2700 Meacham Boulevard	Fort Worth, TX 76137
First Baptist Church of Fort Worth	Lobby of Sanctuary	5001 Northeast Loop 820	Fort Worth, TX 76137
Hillwood Middle School	Hallway Outside of Gym	8250 Parkwood Hill Boulevard	Fort Worth, TX 76137
Keller Collegiate Academy	Small Gym	3901 Summerfields Boulevard	Fort Worth, TX 76137
Park Glen Elementary School	Gym	5100 Glen Canyon Road	Fort Worth, TX 76137
Parkview Elementary School	Gym	6900 Bayberry Drive	Fort Worth, TX 76137
Summerglen Branch Library	Meeting Room	4205 Basswood Boulevard	Fort Worth, TX 76137
Grace Church	Fellowship Hall	4740 Western Center Boulevard	Haltom City, TX 76137
Hommel Elementary School	Portable Building / Science Lab	308 West Enon Avenue	Everman, TX 76140
Jefferson Davis 9th Grade Center	Lobby	615 Townley Drive	Everman, TX 76140
Forest Hill Civic & Convention Center	Room 101	6901 Wichita Street	Forest Hill, TX 76140
Sidney Poynter Elementary School	Cafeteria	521 Ashdale Drive	Fort Worth, TX 76140
First Baptist Watauga	Café / Service Area	6124 Plum Street	Watauga, TX 76148

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023
7:00 am - 7:00 pm
ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023
KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Hector F. Garcia Community Center	Gymnasium	7901 Indian Springs Road	Watauga, TX 76148
Northside Church of the Nazarene	Main Foyer	6750 Denton Highway	Watauga, TX 76148
Victory Tabernacle Holiness	Multipurpose Building	5761 Watauga Road	Watauga, TX 76148
Watauga City Hall	Lobby	7105 Whitley Road	Watauga, TX 76148
Candlewood Suites Hotel	Blue Room	4200 Reggis Court	Fort Worth, TX 76155
J. P. Elder Middle School	1st Floor Library	709 Northwest 21st Street	Fort Worth, TX 76164
M. G. Ellis	Gymnasium / Auditorium	215 Northeast 14th Street	Fort Worth, TX 76164
Northside Community Center	Banquet Hall	1100 Northwest 18th Street	Fort Worth, TX 76164
Rufino Mendoza, Sr. Elementary School	Library	1412 Denver Avenue	Fort Worth, TX 76164
O. A. Peterson Elementary School	Gym	2000 Winter Hawk Drive	Fort Worth, TX 76177
Eagle Mountain Elementary School	Computer Room A18	9700 Morris Dido Newark Road	Fort Worth, TX 76179
Eagle Mountain-Saginaw ISD Annex, Building 1	Training Room	1200 North Old Decatur Road	Fort Worth, TX 76179
Northwest Branch Library	Meeting Room	6228 Crystal Lake Drive	Fort Worth, TX 76179
Eagle Mountain Fire Hall 1	Training Room	9500 Live Oak Lane	Saginaw, TX 76179
John Ed Keeter Public Library	Back Seating Area	355 West McLeroy Boulevard	Saginaw, TX 76179
City Point United Methodist Church	Duncan Family Life Center	7301 Glenview Drive	North Richland Hills, TX 76180
Fine Arts Athletic Complex	1st Floor Community Room	9200 Mid Cities Boulevard	North Richland Hills, TX 76180
Holiday Heights Elementary School	Outside Gym Area	5221 Susan Lee Lane	North Richland Hills, TX 76180
North Richland Hills Public Library	Community Room	9015 Grand Avenue	North Richland Hills, TX 76180
North Richland Middle School	Small Gym	4801 Redondo Street	North Richland Hills, TX 76180
Richland High School	Annex Building	5201 Holiday Lane	North Richland Hills, TX 76180
Saint Paul Presbyterian Church	Fellowship Hall	4517 Rufe Snow Drive	North Richland Hills, TX 76180
Former Bursey Road Senior Adult Center	Main Room	7301 Bursey Road	North Richland Hills, TX 76182
House of Grace	Sanctuary	7850 Davis Boulevard	North Richland Hills, TX 76182
North Park Baptist Church	Sanctuary	7025 Mid Cities Boulevard	North Richland Hills, TX 76182
North Ridge Elementary School	Outside Gym	7331 Holiday Lane (access from Starnes Road)	North Richland Hills, TX 76182

JOINT GENERAL AND SPECIAL ELECTIONS - NOVEMBER 7, 2023

7:00 am - 7:00 pm

ELECCIONES GENERALES CONJUNTAS Y ESPECIALES - 7 DE NOVIEMBRE DE 2023

KẾT HỢP TỔNG TUYỂN CỬ VÀ BẦU CỬ ĐẶC BIỆT - NGÀY 7 THÁNG 11, NĂM 2023

Countywide Polling Place <i>Lugar de Votación del Condado</i> <i>Địa Điểm Bỏ Phiếu Toàn Quận</i>	Voting Area <i>Área de votación</i> <i>Khu Vực Bỏ Phiếu</i>	Address <i>Dirección</i> <i>Địa Chỉ</i>	City and Zip <i>Ciudad y Código</i> <i>Thành Phố và Mã Bưu Điện</i>
Shady Grove Baptist Church	Fellowship Hall	6649 Precinct Line Road	North Richland Hills, TX 76182
Wellspring Church	Family Life Center	7300 Smithfield Road	North Richland Hills, TX 76182
Caprock Elementary School	Gym	12301 Grey Twig Drive	Fort Worth, TX 76244
Golden Triangle Branch Library	Meeting Rooms A and B	4264 Golden Triangle Boulevard	Fort Worth, TX 76244
Independence Elementary School	Front Lobby	11773 Bray Birch Lane	Fort Worth, TX 76244
Lone Star Elementary School	Lobby	4647 Shiver Road	Fort Worth, TX 76244
Northpark YMCA	Multi-Purpose Room	9100 North Beach Street	Fort Worth, TX 76244
Woodland Springs Elementary School	Lobby	12120 Woodland Springs Drive	Fort Worth, TX 76244
Light of the World Church	Café / Fellowship Area	8750 North Riverside Drive	Keller, TX 76244
Bear Creek Bible Church	Youth Hang-Out Area	1555 North Tarrant Parkway	Keller, TX 76248
Indian Springs Middle School	Gymnasium 2 / Small Gym	305 Bursey Road	Keller, TX 76248
Keller Town Hall	Room 212	1100 Bear Creek Parkway	Keller, TX 76248
Keller United Methodist Church	Lobby	1025 Johnson Road	Keller, TX 76248
Ridgeview Elementary School	Cafeteria	1601 Marshall Ridge Parkway	Keller, TX 76248
St. Martin in-the-Fields Episcopal Church	Large Parish Hall	223 South Pearson Lane	Keller, TX 76248
WestWind Church	Sanctuary	1300 Sarah Brooks Drive	Keller, TX 76248
John M. Tidwell Middle School	PE Gym - 1502	3937 Haslet-Roanoke Road	Roanoke, TX 76262
Trophy Club Town Hall	EOC Room	1 Trophy Wood Drive	Trophy Club, TX 76262

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.2.

SUBJECT

Discussion of the formation of a charter committee and changes to the Charter.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.A.3.

SUBJECT

Discuss the formation of a committee for 9/11 and Veterans Memorials.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: WORK SESSION ITEM III.B.

SUBJECT

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

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.

SUBJECT

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.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.1.

SUBJECT

Updates from members of the Kennedale City Council

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.2.

SUBJECT

Updates from the Mayor

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.3.

SUBJECT

Updates from the City Manager

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.4.

SUBJECT

Financial Reports for the City and the EDC

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Monthly Financial Report - September 2023 Overview	Monthly Financial Report - September 2023 Overview.pdf
2.	Monthly Financial Report - September 2023 Detail	Monthly Financial Report - September 2023 Detail.pdf



CITY OF KENNEDALE MONTHLY FINANCIAL REPORT Month Ended September 30, 2023 EXECUTIVE OVERVIEW

TO	Mayor and Members of City Council Darrell Hull, City Manager
FROM	Jon Horton, Finance Director
DATE	October 17, 2023
SUBJECT	Monthly Financial Report for September 2023

Below is an overview of the monthly financial results for the current fiscal year through September. Detail schedules for each fund are attached for your review.

Results through September represent 100% of the fiscal year. This is a draft as the FY is not closed.

GENERAL FUND (01)

- ◊ Property tax revenues received year-to-date \$5,763,918; 105.7% of total budget; prior year receipts through September were 100% of total
- ◊ Sales tax revenues received year-to-date \$1,796,719; 90.2% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January, etc.
- ◊ Prior year Sales Tax receipts through September were \$1,859,721; 100% of budget
- ◊ General Fund expenditures year-to-date \$9,061,129; 88.3% of total budget
- ◊ Fund Balance year-to-date is \$2,744,623; 95 days of total budgeted expenditures and transfers out; revenues are ahead of spending for the fiscal year therefore fund balance is more than the projected fund balance for year-end of \$2,180,806 or 76 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◊ Water service sales year-to-date \$3,016,624.87; 124.68% of budget
- ◊ Sewer service sales year-to-date \$1,796,430.08; 112.00% of budget
- ◊ Utility Billing and Operations expenditures year-to-date \$3,734,973; 120% of total budget
- ◊ Working Capital year-to-date is \$17,927,0193; 219 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 1,438 days

STORMWATER FUND (07)

- ◊ Drainage fees year-to-date \$272,993.52; 101.60% of budget
- ◊ Stormwater Fund expenditures year-to-date \$202,014; 96.1% of total budget
- ◊ Working Capital year-to-date is \$676,394; 1,352 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 1,278 days

EDC FUND (15)

- ◊ Sales tax revenues received year-to-date \$563,997.09; 91.92% of total budget; receipts from the State are two months delayed; i.e. October sales taxes are received in December; November in January, etc.
- ◊ Prior year Sales Tax receipts through September were 619,748.59; 120.34% of budget
- ◊ Rental fees for the Shopping Center year-to-date \$307,232.13; 104.64% of total budget
- ◊ EDC Operations expenditures year-to-date \$517,531; 88.7% of total budget; includes \$52,397 for annual Christmas event
- ◊ EDC Town Shopping Center expenditures year-to-date \$73,091; 110.6% of total budget; \$14,857 of total expenditures was for insurance costs which are paid in October
- ◊ Fund Balance year-to-date is \$2,005,020; 726 days of total budgeted expenditures and transfers out; budgeted Fund Balance at year-end is 718 days

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT

Month Ended September 30, 2023

GENERAL FUND (01)									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
GENERAL FUND REVENUES									
Property Taxes	\$ 5,067,570	\$ 9,072	\$ 5,067,570	100.0%	\$ 5,452,751	7,437	\$ 5,763,918	105.7%	\$ (311,167)
Sales Taxes	1,859,721	196,990	1,859,721	100.0%	1,991,717	186,723	1,796,719	90.2%	194,998
Grants and Contributions	43,601	37,105	43,601	100.0%	895,000	10,669	135,199	15.1%	759,801
Licenses and Permits	328,781	40,071	328,781	100.0%	354,928	14,052	281,185	79.2%	73,743
Fines and Fees	162,514	16,976	162,514	100.0%	144,066	26,001	232,568	161.4%	(88,502)
Charges for Services	291,150	59,111	291,150	100.0%	307,250	32,265	244,123	79.5%	63,127
Intergovernmental	166,796	-	166,796	100.0%	161,590	-	172,550	106.8%	(10,960)
All Other Revenues	103,175	5,883	103,175	100.0%	41,676	7,534	196,400	471.3%	(154,724)
Total General Fund Revenues	8,023,308	365,208	8,023,308	100.0%	9,348,978	284,680	8,822,662	94.4%	526,316
GENERAL FUND EXPENDITURES									
City Manager - Dept 01	199,237	13,178	199,237	100.0%	327,672	47,979	334,631	102.1%	(6,959)
Mayor/Council - Dept 02	198,588	35,144	198,588	100.0%	185,500	28,510	132,944	71.7%	52,556
City Secretary - Dept 03	72,336	20,051	72,336	100.0%	168,463	25,187	158,013	93.8%	10,450
Municipal Court - Dept 04	127,344	15,189	127,344	100.0%	182,373	21,271	180,603	99.0%	1,770
Human Resources - Dept 05	151,238	16,772	151,238	100.0%	186,406	16,773	157,120	84.3%	29,286
Finance - Dept 07	477,054	84,997	477,054	100.0%	511,396	52,021	463,093	90.6%	48,303
Police - Dept 09	3,153,124	341,127	3,153,124	100.0%	3,483,034	459,971	3,449,032	99.0%	34,002
Fire - Dept 10	2,552,059	308,377	2,552,059	100.0%	3,522,918	321,591	2,636,389	74.8%	886,529
Community Development - Dept 12	531,981	59,605	531,981	100.0%	653,505	90,062	577,510	88.4%	75,995
Senior Citizen Center - Dept 16	31,758	3,060	31,758	100.0%	57,716	6,088	44,262	76.7%	13,454
Library - Dept 17	285,405	67,632	285,405	100.0%	365,199	39,817	383,330	105.0%	(18,131)
Non Departmental - Dept 90	616,188	85,923	632,226	102.6%	622,577	33,678	544,203	87.4%	78,374
Total General Fund Expenditures	8,396,312	1,051,054	8,412,350	100.2%	10,266,759	1,142,949	9,061,129	88.3%	1,205,630
Revenues Over (Under) Expenditures	(373,004)	(685,845)	(389,042)		(917,781)	(858,268)	(238,467)		
Transfers In	606,207	48,274	606,207	100.0%	1,193,374	99,448	1,193,374	100.0%	0
Transfers (Out)	(182,521)	(30,420)	(182,521)	100.0%	(275,593)	(123,207)	(391,090)	141.9%	115,497
Net Change in Fund Balance	50,682	(667,992)	34,644		-	(882,028)	563,817		
Beginning Fund Balance - October 1	2,519,197		2,519,197		2,180,806		2,180,806		
Prior Period Adjustment	(389,073)		(389,073)		-		-		
Ending Fund Balance - <i>year-to-date</i>	\$ 2,180,806		\$ 2,164,768		\$ 2,180,806		\$ 2,744,623		
Average Daily Annual Expenditures	\$ 23,504				\$ 28,883				
Days of Fund Balance	93		92		76		95		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT

Month Ended September 30, 2023

UTILITY FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Stormwater Utility Fund (07)									
Stormwater Utility Fund Revenues	\$ 362,315	\$ -	\$ 249,803	68.9%	\$ 269,688	\$ 26,010	\$ 304,330	112.8%	\$ (34,642)
Stormwater Utility Fund Expenditures	83,496	-	44,894	53.8%	210,221	15,727	202,014	96.1%	8,207
Revenues Over (Under) Expenditures	278,819	-	204,910		59,467	10,284	102,316		
Beginning Working Capital - October 1	397,575		397,575		676,394		676,394		
Ending Working Capital - year-to-date	\$ 676,394		\$ 602,485		\$ 735,861		\$ 778,710		
Average Daily Annual Expenditures	\$ 229				\$ 576				
Days of Working Capital	2,957		2,634		1,278		1,352		
Water/Sewer Fund (10)									
Water/Sewer Fund Revenues	\$ 4,254,031	\$ -	\$ 4,568,690	107.4%	\$ 4,359,179	\$ 15,942,064	\$ 20,510,754	470.5%	\$ (16,151,575)
Water/Sewer Fund Expenditures									
Utility Billing - Dept 01	1,344,261	-	1,220,260	90.8%	1,630,355	302,352	1,865,724	114.4%	(235,369)
Operations - Dept 02	2,673,902	-	1,298,648	48.6%	1,479,759	150,685	1,869,249	126.3%	(389,490)
Debt Service - Dept 03	51,468	-	295,215	573.6%	293,930	(76,891)	217,039	73.8%	76,891
Capital Projects - Dept 04	10,640	-	10,640	100.0%	448,800	114,540	375,387	83.6%	73,414
Non Departmental - Dept 90	1,481,590	-	793,733	53.6%	697,279	57,159	760,019	109.0%	(62,740)
Total Water/Sewer Fund Expenditures	5,561,861	-	3,618,495	65.1%	4,550,123	547,844	5,087,418	111.8%	(537,295)
Revenues Over (Under) Expenditures	(1,307,830)		950,195		(190,944)	15,394,220	15,423,337		
Transfers In	187,525	-	171,898	91.7%	187,525	7,500	179,398	95.7%	8,127
Net Change in Fund Balance	(1,120,305)		1,122,093		(3,419)	15,401,720	15,602,735		
Beginning Working Capital - October 1	3,444,589		3,444,589		2,324,284		2,324,284		
Ending Working Capital - year-to-date	\$ 2,324,284		\$ 4,566,682		\$ 2,320,865		\$ 17,927,019		
Average Daily Annual Expenditures	\$ 15,238				\$ 12,466				
Days of Working Capital	153		300		186		1,438		
Water Impact Fee Fund (61)									
Water Impact Fund Revenues	\$ 61,413	\$ -	\$ 61,209	99.7%	\$ 60,100	\$ 1,806	\$ 18,848	31.4%	\$ 41,252
Water Impact Fund Expenditures	0	-	-	0.0%	50,000	-	-	0.0%	50,000
Revenues Over (Under) Expenditures	61,413	-	61,209		10,100	1,806	18,848		
Transfers (Out)	0	-	-	0.0%	(30,000)	(2,500)	(30,000)	100.0%	-
Net Change in Fund Balance	61,413	-	61,209		(19,900)	(695)	(11,152)		
Beginning Fund Balance - October 1	48,259		48,259		109,672		109,672		
Ending Fund Balance - year-to-date	\$ 109,672		\$ 109,468		\$ 89,772		\$ 98,520		
Sewer Impact Fee Fund (62)									
Fund 62 Sewer Impact Fund Revenues	\$ 74,857	\$ -	\$ 74,510	99.5%	\$ 70,600	\$ 2,497	\$ 19,289	27.3%	\$ 51,312
Fund 62 Sewer Impact Fund Expenditures	0	-	-	0.0%	50,000	-	-	0.0%	50,000
Revenues Over (Under) Expenditures	74,857	-	74,510		20,600	2,497	19,289		
Transfers (Out)	(60,000)	-	(55,000)	91.7%	(60,000)	(5,000)	(60,000)	100.0%	-
Net Change in Fund Balance	14,857	-	19,510		(39,400)	(2,503)	(40,712)		
Beginning Fund Balance - October 1	170,067		170,067		184,924		184,924		
Ending Fund Balance - year-to-date	\$ 184,924		\$ 189,577		\$ 145,524		\$ 144,212		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT

Month Ended September 30, 2023

DEBT SERVICE FUND (02)									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Debt Service Fund Revenues	\$ 1,945,374	\$ -	\$ 1,795,913	92.3%	\$ 1,472,427	\$ 109,594	\$ 1,523,237	103.5%	\$ (50,810)
Debt Service Fund Expenditures	1,794,886	-	1,669,234	93.0%	1,672,427	(12,381)	1,659,391	99.2%	13,036
Revenues Over (Under) Expenditures	150,488	-	126,679		(200,000)	121,975	(136,154)		
Beginning Fund Balance - October 1	687,654		687,654		838,142		838,142		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 838,142</u>		<u>\$ 814,333</u>		<u>\$ 638,142</u>		<u>\$ 701,988</u>		

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CITY OF KENNEDALE MONTHLY FINANCIAL REPORT

Month Ended September 30, 2023

CAPITAL PROJECT FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Capital Projects Fund (04)									
Capital Projects Fund Revenues	\$ 134,005	\$ -	\$ 121,452	90.6%	\$ 86,711	\$ 971	\$ 92,281	106.4%	\$ (5,570)
Capital Projects Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	134,005	-	121,452		86,711	971	92,281		
Transfers (Out)	(106,501)	-	(106,501)	100.0%	(104,800)	(104,800)	(104,800)	100.0%	-
Net Change in Fund Balance	27,504	-	14,951		(18,089)	(103,829)	(12,519)		
Beginning Fund Balance - October 1	147,087		147,087		174,591		174,591		
Ending Fund Balance - year-to-date	\$ 174,591		\$ 162,038		\$ 156,502		\$ 162,072		
Capital Bond Fund (13)									
Capital Bond Fund Revenues	\$ 6,199,105	\$ -	\$ 6,055,731	97.7%	\$ 24,000	\$ 2,431,786	\$ 2,803,070	11679.5%	\$ (2,779,070)
Capital Bond Fund Expenditures	311,555	-	57,666	18.5%	4,300,000	51,552	1,981,239	46.1%	2,318,761
Revenues Over (Under) Expenditures	5,887,550	-	5,998,065		(4,276,000)	2,380,234	821,831		
Beginning Fund Balance - October 1	2,170,389		2,170,389		8,057,939		8,057,939		
Ending Fund Balance - year-to-date	\$ 8,057,939		\$ 8,168,454		\$ 3,781,939		\$ 8,879,770		
Park Dedication Fund (14)									
Park Dedication Fund Revenues	\$ 51,843	\$ -	\$ 50,548	97.5%	\$ 52,280	\$ 4,054	\$ 36,806	70.4%	\$ 15,474
Park Dedication Fund Expenditures	125	-	125	100.0%	220,195	144,154	177,820	80.8%	42,375
Revenues Over (Under) Expenditures	51,718	-	50,423		(167,915)	(140,101)	(141,014)		
Beginning Fund Balance - October 1	648,018		648,018		699,736		699,736		
Ending Fund Balance - year-to-date	\$ 699,736		\$ 698,441		\$ 531,821		\$ 558,722		
Library Building Fund (32)									
Library Building Fund Revenues	\$ 399	\$ -	\$ 291	73.0%	\$ 0	\$ -	\$ 215	0.0%	\$ (215)
Library Building Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	399	-	291		0	-	215		
Beginning Fund Balance - October 1	(2,267)		(2,267)		(1,868)		(1,868)		
Ending Fund Balance - year-to-date	\$ (1,868)		\$ (1,976)		\$ (1,868)		\$ (1,653)		
Roadway Impact Fee Fund (45)									
Roadway Impact Fee Fund Revenues	\$ 117,270	\$ -	\$ 116,378	99.2%	\$ 100,300	\$ 3,978	\$ 53,675	53.5%	\$ 46,625
Roadway Impact Fee Fund Exp	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	117,270	-	116,378		100,300	3,978	53,675		
Transfers (Out)	(137,525)	-	(126,065)	91.7%	(107,525)	(8,960)	(107,525)	100.0%	-
Net Change in Fund Balance	(20,255)	-	(9,687)		(7,225)	(4,982)	(53,850)		
Beginning Fund Balance - October 1	643,859		643,859		623,604		623,604		
Ending Fund Balance - year-to-date	\$ 623,604		\$ 634,172		\$ 616,379		\$ 569,754		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT

Month Ended September 30, 2023

SPECIAL REVENUE FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
TIF #1 New Hope Fund (21)									
TIF #1 New Hope Fund Revenues	\$ 200,665	\$ -	\$ 200,567	100.0%	\$ 68,488	\$ 1,197	\$ 79,265	115.7%	\$ (10,777)
TIF #1 New Hope Fund Expenditures	0	-	-	0.0%	0	19,195	48,848	100.0%	(48,848)
Revenues Over (Under) Expenditures	200,665	-	200,567		68,488	(17,998)	30,416		
Transfers In	10,000	-	9,167	91.7%	165,593	833	167,883	101.4%	(2,290)
Net Change in Fund Balance	210,665	-	209,733		234,081	(17,164)	198,299		
Beginning Fund Balance - October 1	(231,687)		(231,687)		(21,022)		(21,022)		
Ending Fund Balance - year-to-date	\$ (21,022)		\$ (21,954)		\$ 213,059		\$ 177,277		
Hotel/Motel Tax Fund (30)									
Hotel/Motel Tax Fund Revenues	\$ 12,365	\$ -	\$ 12,288	99.4%	\$ 9,120	\$ 256	\$ 27,723	304.0%	\$ (18,603)
Hotel/Motel Tax Fund Expenditures	0	-	-	0.0%	20,000	-	13,058	65.3%	6,942
Revenues Over (Under) Expenditures	12,365	-	12,288		(10,880)	256	14,665		
Beginning Fund Balance - October 1	29,562		29,562		41,927		41,927		
Ending Fund Balance - year-to-date	\$ 41,927		\$ 41,850		\$ 31,047		\$ 56,592		
Police Seizure Fund (31)									
Police Seizure Fund Revenues	\$ 2,987	\$ -	\$ 2,981	99.8%	\$ 1,403	\$ 17	\$ 125	8.9%	\$ 1,278
Police Seizure Fund Expenditures	0	-	-	0.0%	12,000	-	-	0.0%	12,000
Revenues Over (Under) Expenditures	2,987	-	2,981		(10,597)	17	125		
Beginning Fund Balance - October 1	663		663		3,650		3,650		
Ending Fund Balance - year-to-date	\$ 3,650		\$ 3,644		\$ (6,947)		\$ 3,775		
LEOSE Fund (34)									
LEOSE Fund Revenues	\$ 1,422	\$ -	\$ 1,420	99.9%	\$ 1,747	\$ 4	\$ 1,438	82.3%	\$ 309
LEOSE Fund Expenditures	2,307	-	2,307	100%	1,747	-	1,590	91.0%	157
Revenues Over (Under) Expenditures	(885)	-	(886)		0	4	(152)		
Beginning Fund Balance - October 1	1,886		1,886		1,002		1,002		
Ending Fund Balance - year-to-date	\$ 1,002		\$ 1,000		\$ 1,002		\$ 850		
Disaster Recovery Fund (35)									
Disaster Recovery Fund Revenues	\$ 146,353	\$ -	\$ 6,729	4.6%	\$ 1,955,000	\$ 8,337	\$ 66,187	3.4%	\$ 1,888,813
Disaster Recovery Fund Expenditures	139,053	-	136,013	97.8%	1,955,000	(95,786)	191,642	9.8%	1,763,358
Revenues Over (Under) Expenditures	7,300	-	(129,284)		0	104,123	(125,455)		
Beginning Fund Balance - October 1	-		-		7,300		7,300		
Ending Fund Balance - year-to-date	\$ 7,300		\$ (129,284)		\$ 7,300		\$ (118,155)		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT

Month Ended September 30, 2023

OTHER FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Capital Replacement Fund (05)									
Capital Replacement Fund Revenues	\$ 243,723	\$ -	\$ 223,423	91.7%	\$ 153,400	\$ 127,705	\$ 332,807	217.0%	\$ (179,407)
Capital Replacement Fund Expenditures	679,483	-	158,601	23.3%	167,153	123,412	242,160	144.9%	(75,007)
Revenues Over (Under) Expenditures	(435,760)	-	64,822		(13,753)	4,293	90,646		
Beginning Fund Balance - October 1	36,503		36,503		(399,257)		(399,257)		
Ending Fund Balance - year-to-date	<u>\$ (399,257)</u>		<u>\$ 101,325</u>		<u>\$ (413,010)</u>		<u>\$ (308,611)</u>		
Court Security Fund (12)									
Court Security Fund Revenues	\$ 4,110	\$ -	\$ 3,698	90.0%	\$ 2,950	\$ 639	\$ 5,158	174.8%	\$ (2,208)
Court Security Fund Expenditures	0	-	-	0.0%	12,000	302	5,092	42.4%	6,908
Revenues Over (Under) Expenditures	4,110	-	3,698		(9,050)	337	65		
Beginning Fund Balance - October 1	25,248		25,248		29,358		29,358		
Ending Fund Balance - year-to-date	<u>\$ 29,358</u>		<u>\$ 28,946</u>		<u>\$ 20,308</u>		<u>\$ 29,423</u>		
Court Technology Fund (16)									
Court Technology Fund Revenues	\$ 3,437	\$ -	\$ 3,111	90.5%	\$ 2,040	\$ 496	\$ 5,185	254.2%	\$ (3,145)
Court Technology Fund Expenditures	0	-	-	0.0%	0	8,481	8,588	100.0%	(8,588)
Revenues Over (Under) Expenditures	3,437	-	3,111		2,040	(7,985)	(3,403)		
Beginning Fund Balance - October 1	14,332		14,332		17,769		17,769		
Ending Fund Balance - year-to-date	<u>\$ 17,769</u>		<u>\$ 17,443</u>		<u>\$ 19,809</u>		<u>\$ 14,366</u>		
Street Improvement Fund (17)									
Street Improvement Fund Revenues	\$ 923,743	\$ -	\$ 814,149	88.1%	\$ 901,630	\$ 90,040	\$ 788,820	87.5%	\$ 112,810
Street Improvement Fund Expenditures	784,440	-	699,875	89.2%	869,603	101,496	824,892	94.9%	44,711
Revenues Over (Under) Expenditures	139,303	-	114,274		32,027	(11,456)	(36,071)		
Transfers In	19,995	-	19,995	100.0%	112,248	9,354	112,248	100.0%	-
Transfers (Out)	(37,142)	-	(34,047)	91.7%	(151,797)	(12,650)	(151,797)	100.0%	-
Net Change in Fund Balance	122,156	-	100,222		(7,522)	(14,752)	(75,620)		
Beginning Fund Balance - October 1	262,500		262,500		384,656		384,656		
Ending Fund Balance - year-to-date	<u>\$ 384,656</u>		<u>\$ 362,722</u>		<u>\$ 377,134</u>		<u>\$ 309,036</u>		
Juvenile Case Manager Fund (18)									
Juvenile Case Manager Fund Revenues	\$ 500	\$ -	\$ 481	96.2%	\$ 525	\$ 42	\$ 560	106.6%	\$ (35)
Juvenile Case Manager Fund Exp	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	500	-	481		525	42	560		
Beginning Fund Balance - October 1	8,123		8,123		8,623		8,623		
Ending Fund Balance - year-to-date	<u>\$ 8,623</u>		<u>\$ 8,604</u>		<u>\$ 9,148</u>		<u>\$ 9,183</u>		
Park Recovery/Donation Fund (41)									
Park Rec/Donation Fund Revenues	\$ 26,674	\$ -	\$ 17,023	63.8%	\$ 120	\$ 335	\$ 5,336	4446.9%	\$ (5,216)
Park Rec/Donation Fund Expenditures	26,497	-	30,775	116.1%	33,070	9,849	10,063	30.4%	23,007
Revenues Over (Under) Expenditures	177	-	(13,752)		(32,950)	(9,514)	(4,727)		
Beginning Fund Balance - October 1	(244)		(244)		(67)		(67)		
Ending Fund Balance - year-to-date	<u>\$ (67)</u>		<u>\$ (13,996)</u>		<u>\$ (33,017)</u>		<u>\$ (4,794)</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2023

OTHER FUNDS - continued									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Tree Restoration Fund (83)									
Tree Restoration Fund Revenues	\$ 481	\$ -	\$ 348	72.4%	\$ 300	\$ 324	\$ 7,429	2476.3%	\$ (7,129)
Tree Restoration Fund Expenditures	0	-	-	0.0%	30,000	-	-	0.0%	30,000
Revenues Over (Under) Expenditures	481	-	348		(29,700)	324	7,429		
Beginning Fund Balance - October 1	71,054		71,054		71,535		71,535		
Ending Fund Balance - year-to-date	\$ 71,535		\$ 71,402		\$ 41,835		\$ 78,964		
Unclaimed Property Fund (85)									
Unclaimed Property Fund Revenues	\$ 13	\$ -	\$ 9	70.5%	\$ 4	\$ -	\$ 18	443.8%	\$ (14)
Unclaimed Property Fund Expenditures	0	-	-	0.0%	20	-	-	0.0%	20
Revenues Over (Under) Expenditures	13	-	9		(16)	-	18		
Transfers (Out)	0	-	-	0.0%	(1,900)	-	-	0.0%	(1,900)
Net Change in Fund Balance	13	-	9		(1,916)	-	18		
Beginning Fund Balance - October 1	303		303		316		316		
Ending Fund Balance - year-to-date	\$ 316		\$ 312		\$ (1,600)		\$ 334		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended September 30, 2023

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2022				CURRENT YEAR FY2023				
	Actual for Year	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
EDC Fund (15)									
EDC Fund Revenues	\$ 977,174	\$ -	\$ 863,541	88.4%	\$ 1,019,621	\$ 97,172	\$ 975,304	95.7%	\$ 44,317
EDC Fund Expenditures									
Operations Expenditures	100,598	-	72,735	72.3%	583,292	54,061	517,531	88.7%	65,761
Debt Service Expenditures	173,383	-	309,442	178.5%	314,347	-	306,463	97.5%	7,884
Town Shopping Center Expenditures	59,662	-	56,103	94.0%	66,089	6,004	73,091	110.6%	(7,002)
Total EDC Fund Expenditures	333,643	-	438,280	131.4%	963,728	60,065	897,085	93.1%	66,643
Revenues Over (Under) Expenditures	643,531	-	425,261		55,893	37,106	78,219		
Transfers (Out)	(286,796)	-	(133,700)	0.0%	(56,124)	(4,677)	(56,124)	100.0%	-
Net Change in Fund Balance	356,735	-	291,560		(231)	32,429	22,095		
Beginning Fund Balance - October 1	1,251,693		1,251,693		2,005,520		2,005,520		
Prior Period Adjustment	397,092		397,092		-		-		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 2,005,520</u>		<u>\$ 1,940,345</u>		<u>\$ 2,005,289</u>		<u>\$ 2,027,615</u>		
Average Daily Annual Expenditures	\$ 1,700				\$ 2,794				
Days of Fund Balance	1,180		1,141		718		726		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 851	\$ -	\$ 616	72.4%	\$ 1,500	\$ 593	\$ 4,350	290.0%	\$ (2,850)
EDC Bond Reserve Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	851	-	616		1,500	593	4,350		
Beginning Fund Balance - October 1	125,724		125,724		126,575		126,575		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 126,575</u>		<u>\$ 126,340</u>		<u>\$ 128,075</u>		<u>\$ 130,925</u>		

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.

SUBJECT

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.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.1.

SUBJECT
Approval of the minutes from the September 19, 2023 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes unsigned 2023.09.19	Minutes unsigned 2023.09.19.pdf
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KENNEDALE CITY COUNCIL MINUTES
REGULAR MEETING | SEPTEMBER 19, 2023 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 5:35 p.m.

A. ROLL CALL

PRESENT: Mayor Pro Tem Kenneth Michels, Place 3; Brad Horton, Place 2; Jeff Nevarez, Place 4; Bryant Griffith, Place 5; **ABSENT: NONE Place 1 is vacant at this time.** ; **STAFF:** City Manager Darrell Hull, City Secretary Raeanne Byington, Director of Planning and Economic Development Nathan Gonzales, Director of Finance Jonathan Horton, Library Director Elizabeth Partridge, Director of Human Resources Caroline Green, Public Works Director Kristian Sugrim, City Attorney Carvan Adkins;

B. 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 presented by Brad Horton. The Pledges were led by Kenneth Michels.

II. WORK SESSION

A. WORK SESSION REPORTS

There were no items on the Work Sessionn

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

None

III. VISITOR AND CITIZEN FORUM

Debbie Phillips at 313 North Road spoke regarding the water runoff, traffic, and needed stop sign at the intersection of 5th and North Rd.

Betty Guerrero at 412 North Road spoke about 400 North Road construction and the dangerous corner there. She stated that 5 houses should not be allowed on 1 property.

Sara Johnson at 221 Village Street spoke about the Food Drive for the Senior Outreach center that end on Nov 12th. Her number is 817-333-4178 if anyone wanted to donate. She also spoke about the special permit denial that Tamiko Sargent received at the BOA meeting. She stated it was not fair.

Barbara Boettger 2001 Perry Dr, Mansfield, came to give a big thank you to the city for the Arrowhead District Cub Scoutsd and the Longhorn Council BSA for allowing them to hold their annual Cub Camp back in June.

James Connor501 W 3rd St, asked that the TGAA ILA not be voted in. He wants the fountain in TownCenter Park to stay as it is, just fix it instead of reinventing it.

Andrew Malkowski, 138 Mountain View Ln and President of the HOA. He stated he wanted to discuss TGAA and was curious about the flyer and texts that he received. He stated as a citizen, why we we sign contract when the ethics aren't being followed in it.

IV. REGULAR SESSION

A. PUBLIC HEARINGS

Public hearing was moved in front of the Visitor/Citizen Forum. There was no one to speak on the tax rate or budget in the public hearings. They were open and closed at 5:54pm and 5:55pm. Finance Director Jon Horton spoke on both the Budget and the Tax Rate.

1. Public Hearing on the FY24 proposed budget.
2. Public Hearing on the proposed tax rate.

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. Pinning Ceremony for Joseph Branson

The pinning ceremony was moved to the beginning of the meeting.

- 2.

Updates from members of the Kennedale City Council

Councilmember Brad Horton attended the PTO Meeting at the Junior High, he stated that 225 BBQ is looking for a home and he thought Kennedale would be a great place for them. He also attended the football game.

Mayor Pro Tem Kenneth Michels attended the Clay Shoot with City Manager Darrell Hull and Councilmember Bryant Griffith. They received 4th place. He was part of KKB Bring It, the 9/11 Memorial service, KKB Butterfly Party, and the Library Pigeon Party.

He encouraged citizens to come for the public Safety Open House from 10-noon on 10/14/2023.

Councilmember Bryant Griffith attended the 9/11 Memorial service, the Clay Shoot, Butterfly Party and helped with the Veteran Entrepreneurs group.

Councilmember Jeff Nevarez discussed the Scouts Annual Yard Sale, he attended the Bring It event as a citizen, the 9/11 Memorial service. He reminded everyone of the Chamber of Commerce luncheon on the 20th and about the Ralph Mooney for Food Steel Guitar Festival as well as the Kennedale Theatre Group's event on Oct 13-14th. The Theatre group will begin at 7 pm on 10/13/23 and opening ceremonies for Ralph Mooney will be at 12:30pm on the 14th.

- 3.

Updates from the Mayor

Mayor Joplin attended the Comprehensive Plan Steering Committee which will update the UDC and comp plan for Kennedale. She reminded citizens of the Place 1 vacancy, the budget, Arlington water talks, and bond \$ for infrastructure maintenance. She talked about the bond for water, sewer and street repairs through Precinct 2 and reminded citizens of the project for Kennedale: the Fire Station, Charter Update, Veterans Memorial Area, Hometown Christmas and overall increase of community activities here in Kennedale.

- a. National Hunger Month Proclamation.

Arlington Charities were present for a proclamation declaring September National Hunger Month. In attendance were Deborah Coppola, Casey McCollum, Brittany Doering, and Brandy Voirin.

4. Updates from the City Manager

City Manager Darrel Hull attended the clay shoot, thanked the council and mayor for being active in the community and that he is proud to be a part of it.

5. Financial Reports for the City and the EDC

Finance Director Jon Horton presented the monthly financials to the City Council.

C. 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.

Items 4 & 5 were pulled from the Consent Agenda.

Motion Approve. **Action** Approve CONSENT AGENDA, **Moved By** Jeff Nevarez, **Seconded By** Brad Horton. **Motion passed unanimously**

1. Approval of the minutes from the August 15, 2023 Regular Meeting

2. Approval of the minutes from the August 29, 2023 Special Meeting

3. Approval of the minutes from the September 7, 2023 Special Meeting

4. Approval of the 2023-2024 Interlocal Agreement (ILA) with the City of Ft. Worth for rabies control and use of the City of Ft. Worth Animal Shelter.

Police Chief Holguin talked through the ILA with Ft Worth on Animal Control. He stated the language previously that was objected to has been removed. He discussed how Ft Worth partners with PetSmart and even ships animals to Canada before putting them down.

Motion Approve. **Action** Approve Approval of the 2023-2024 Interlocal Agreement (ILA) with the City of Ft. Worth for rabies control and use of the City of Ft. Worth Animal Shelter., **Moved By** Brad Horton, **Seconded By** Jeff Nevarez. **Motion passed unanimously.**

5. PZ CASE# 23-09: Consider approval of a proposed replat of lot 1, block 1, Martinez, North Addition, situated in the Jacob Prickett Survey, Abstract No. 1225, Located at 400 North Rd, City of Kennedale, Tarrant County, Texas.

Councilmember Horton addressed concerns of the replat stating there were too many homes being built on the lot. Comm Development Director Nathan Gonzales answered all questions regarding the replat.

6. PZ Case# 23-10: Consider approval for final plat of Lots 2R-1 through 2R-11 and drainage lot 1A, Block 1, of the Deloach Addition, City of Kennedale, Tarrant County, Texas, also known as Fig Tree Estates, located at 415 Katie Circle, Kennedale, TX.

D. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider approval of an estimate by Millican Well Service for the rehabilitation of the T3 Groundwater Well at 500 Gail Drive.

Public Works Director Kristian Sugrim stated that he was available to answer questions from the Council.

Motion Approve. **Action** Approve Consider approval of an estimate by Millican Well Service for the rehabilitation of the T3 Groundwater Well at 500 Gail Drive., **Moved By** Brad Horton, **Seconded By** Kenneth Michels. **Motion passed unanimously.**

2. Consider approval of an agreement with Beard's Towing (JDB Towing, LLC) for wrecker and impound services.

Chief Michael Holguin stated that he was available to answer questions from the Council.

Motion Approve. **Action** Approve Consider approval of an agreement with Beard's Towing (JDB Towing, LLC) for wrecker and impound services., **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed unanimously.**

3. Consider approval of an ILA with Tarrant County for debris removal on Eden Road.

Community Development Director Nathan Gonzales stated that the homeless encampments on Eden Road were considered a nuisance and an ILA with Tarrant County is to remove the debris.

Motion Approve. **Action** Approve Consider approval of an ILA with Tarrant County for debris removal on Eden Road., **Moved By** Brad Horton, **Seconded By** Bryant Griffith. **Motion passed unanimously.**

4. Consider approval of an amendment to the ILA with Fort Worth for participation in the Environmental Collection Center Household Hazardous Waste Program.

Public Works Director Kristian Sugrim stated that the ILA shows an increase in the Environmental Waste price from \$50 to \$95. He stated that we will pass on the cost of the additional \$45 to the citizen when they come to get a voucher to take it to Fort Worth.

Motion Approve. **Action** Approve Consider approval of an amendment to the ILA with Fort Worth for participation in the Environmental Collection Center Household Hazardous Waste Program., **Moved By** Brad Horton, **Seconded By** Kenneth Michels. **Motion passed unanimously.**

5. Discuss and consider an Ordinance adopting the FY 24 Budget, beginning October 1, 2023 and ending September 30, 2023.

Finance Director Jon Horton stated that he was available to answer questions from the Council.

Motion Approve. **Action** Approve Discuss and consider an Ordinance adopting the FY 24 Budget, beginning October 1, 2023 and ending September 30, 2023., **Moved By** Jeff Nevarez, **Seconded By** Bryant Griffith. **Motion passed with a vote of 3-1-0,** with Brad Horton voting against approval.

6. Discuss and consider ratification of the property tax for FY 24.

Finance Director Jon Horton stated that he was available to answer questions from the Council.

Motion Approve. **Action** Ratify Discuss and consider ratification of the property tax for FY 24., **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed with a vote of 3-1-0,** with Brad Horton voting against approval.

7. Discuss and consider approval of an Ordinance, fixing and levying municipal Ad Valorem Taxes for the City of Kennedale, Texas, for FY 24, beginning October 1, 2023, and ending September 30, 2024.

Finance Director Jon Horton was available for questions from the Council.

Motion Approve. **Action** Approve Discuss and consider approval of an Ordinance, fixing and levying municipal Ad Valorem Taxes for the City of Kennedale, Texas, for FY 24, beginning October 1, 2023, and ending September 30, 2024., **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed with a vote of 3-1-0**, with Brad Horton voting against approval and None abstaining.

V. EXECUTIVE SESSION

May Joplin adjourned to Executive Session at 7:14 pm.

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.*

1. TGAA ILA

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. Tru Hotel Update.

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.*

1. Appointment of members to the Boards and Commissions.

2. City Manager Evaluation

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

Mayor Joplin reconvened into Regular Session at 10:25 pm.

There was no action taken at this time on the TGAA ILA. The group will be receiving a letter.

There was a motion to approve the following appointments to the Board & Commissions as follows:

BOA - Place 1 Dr Theodore Krum, Place 3 Kelli Rod, Place 5 Patrick Vader

EDC - Place 1 Tyson Ewubanks, Place 3 Brad Horton, Place 5 Jerod Reeves.

KKB - Place 3 Leona Wadkins, Place 5 Kim Courtney, Place 1 is still vacant.

LAB - Place 1 Jonathan Scheffrahn, Place 3 Robert Mundy, Place 5 Tamiko Sargent

Parks and Recreation - Place 1 Stacey Scaief, Place 3 Develle Coleman, Place 5 Tamiko Sargent. Moved Colby Cowan to Place 2 and make Chair. Vice Chair is Keith Courtney.

P&Z - Place 1 Andrew Malkowski and appointed Vice Chair, Place 3 Colby Cowan, Place 5 Perry Clementi. Move Place 6 to Place 4 as there will only be 5 members on the board.

They stated they will continue with Darrell Hull as City Manager.

Motion Approve. **Action** Approve RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED, **Moved By** Bryant Griffith, **Seconded By** Brad Horton. **Motion passed unanimously.**

VII. ADJOURNMENT

Motion Adjourn. **Action** Adjourn ADJOURNMENT, **Moved By** Jeff Nevarez, **Seconded By** Bryant Griffith. **Motion passed unanimously.**

APPROVED:

ATTEST:

MAYOR JAN JOPLIN

CITY SECRETARY RAEANNE BYINGTON

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.2.

SUBJECT

Approval of an amendment to the Parking Ordinance.

ORIGINATED BY: Nathan Gonzales

SUMMARY:

As previously discussed, staff has proposed additional parking regulations to help address parking issues and complaints often fielded by code compliance, as well as both fire and police departments. Staff has made the revisions City Council requested, which includes providing a solution to prevent parking in front of mailboxes while still allowing the community to utilize on-street parking at times. Staff has spoken to US Postmaster in our zip code, Kim S. Lewis, who expressed support for this portion of the amendment.

This amendment establishes city ordinances to address parking violations which have not been previously addressed at the local level, making it difficult for the community and staff to determine what constitutes a violation and what does not. Staff has also include a provision that limits head-on parking while still providing an avenue for redevelopment to occur.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS AMENDING ARTICLE III “STOPPING, STANDING, AND PARKING,” OF CHAPTER 22, “TRAFFIC AND MOTOR VEHICLES” OF THE KENNEDALE CITY CODE, BY ADDING SECTIONS 22-49 THROUGH 22-62 TO CREATE ADDITIONAL RESTRICTIONS ON STOPPING, PARKING, AND STANDING VEHICLES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (the “City”) is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City previously adopted regulations imposing restrictions on where vehicles may stop, stand, or park; and

WHEREAS, the City has become aware of vehicle stopping, parking, or standing on public roadways that is causing delays in the flow of both pedestrian and vehicular traffic; and

WHEREAS, the City believes there are significant safety risks involved when a vehicle stops, parks, or stands too close sidewalks or roadways; and

WHEREAS, the City believes the swift removal of these safety hazards to be in the best interest of the City, and authorizes the Chief of Police or their designee to cite and tow the offending vehicle; and

WHEREAS, the City Council has determined that is in the best interest of the City to add additional restrictions on where vehicles may stop, stand, or park; and

WHEREAS, the City Council has determined that the amendments to the Code of Ordinances as set forth herein are in the best interest of the health, safety and general welfare of the citizens of the City of Kennedale and the public

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1.

Article III “Stopping, Standing, and Parking” or Chapter 22 – Traffic and Motor Vehicles,” of the Kennedale City Code is hereby amended by the addition of sections 22-49 through 22-62 to read as follows:

“Sec. 22-49 Prohibited in Specific Places.

- (a) When signs are erected giving notice thereof, no person shall stop, stand or park a vehicle or cause a vehicle to be stopped or parked between the hours of 10:00 p.m. and 7:00 a.m.
- (b) Parking regulations may be temporarily suspended by any of the following:
 - (1) By ordinance;
 - (2) Under permit of a Special Event which includes a traffic control plan;
 - (3) By order of the chief of police.

Sec. 22-50. Stopping or Parking Prohibited in Certain Places.

- (a) An operator may not stop or park a vehicle:
 - (1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
 - (2) On a sidewalk;
 - (3) In an intersection;
 - (4) On a crosswalk;
 - (5) Between a safety zone and the adjacent curb or within thirty (30) feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings;
 - (6) Alongside or opposite a street excavation or obstruction if stopping or parking the vehicle would obstruct traffic;
 - (7) On a bridge or other elevated structure on a highway or in a highway tunnel;
 - (8) On a railroad track;
 - (9) Where an official sign prohibits stopping; or
 - (10) Within five (5) feet of a public or private driveway or blocking any portion of a public or private driveway or access to such driveway.
- (b) An operator may not, except momentarily to pick up or discharge a passenger, stop or park an occupied or unoccupied vehicle:
 - (1) In front of a public or private driveway or within five (5) feet of a driveway;
 - (2) Within fifteen (15) feet of a fire hydrant;
 - (3) Within twenty (20) feet of a crosswalk at an intersection, where crosswalk means:
 - a. The portion of a roadway, including an intersection, designated as a pedestrian crossing by surface markings, including lines; or
 - b. The portion of a roadway at an intersection that is within the connections of the lateral lines of the sidewalks on opposite sides of the highway measured

from the curbs or, in the absence of curbs, from the edges of the traversable roadway.

- (4) Within thirty (30) feet on the approach to a flashing signal, stop sign, yield sign or traffic control signal located at the side of a roadway;
 - (6) Within twenty (20) feet of the driveway entrance to a fire station and on the side of a street opposite the entrance to a fire station, or
 - (7) Where an official sign prohibits stopping or parking.
 - (8) Within five (5) feet of a mailbox between the hours of 8 A.M. and 5 P.M.
- (c) An operator may not, except temporarily to load or unload merchandise or passengers, park an occupied or unoccupied vehicle:
- (1) Within fifty (50) feet of the nearest rail of a railroad crossing; or
 - (2) Where an official sign prohibits parking.
- (d) A person may stop or park a bicycle on a sidewalk if the bicycle does not impede the normal and reasonable movement of pedestrian or other traffic on the sidewalk.
- (e) A person may not stop or park a vehicle on a public right-of-way or a state or city easement for the purpose of displaying the vehicle for sale. The display of vehicles for sale shall only be allowed within a permitted zoning district.

Sec. 22-51. Additional Parking Regulations.

- (a) An operator who stops or parks on a two-way roadway shall do so with the right-hand wheels of the vehicle parallel to and within eighteen (18) inches of the right-hand curb or edge of the roadway.
- (b) An operator who stops or parks on a one-way roadway shall stop or park the vehicle parallel to the curb or edge of the roadway in the direction of authorized traffic movement with the right-hand wheels within eighteen (18) inches of the right-hand curb or edge of the roadway or the left-hand wheels within eighteen (18) inches of the left-hand curb or edge of the roadway. This subsection does not apply where a local ordinance otherwise regulates stopping or parking on the one-way roadway.
- (c) Subsections (a) and (b) shall not apply if the City has established angled parking spaces on the roadway.

Sec. 22-52. Compact Motor Vehicle-Only Parking Spaces.

When sign(s) or marking(s) are installed giving notice thereof, it shall be an offense to park a vehicle that is not a compact motor vehicle in a parking space marked for only compact motor vehicles or to park any motor vehicle in a manner that does not fit completely within the innermost edge of all the applicable marking(s) designating the parking space.

Sec. 22-53. Parking Within Designated Spaces.

It shall be unlawful to park any vehicle, boat, or trailer in any parking spaces designated by the City in a manner that any part of the vehicle extends over any sidewalk, into any lane of traffic or over any driveway or sidewalk.

Sec. 22-54. Prohibited for Certain Purposes.

No person shall park a vehicle upon any street in the City for the purposes of:

- (a) Washing, greasing, or repairing such vehicle;
- (b) Advertising or soliciting business; or
- (c) Selling merchandise from such vehicle.

It shall be an affirmative defense to prosecution under subsection (a) if the repair was necessitated by an emergency and if the repair was done or the vehicle was towed away within twenty (20) hours of the time the vehicle broke down or ceased to operate properly on the roadway.

Sec. 22-55. Parking Nuisances.

- (a) It shall be unlawful for a person to park or store or allow another to park or store a recreational vehicle, food truck or trailer, travel trailer, boat or boat trailer, tow truck, truck, truck-tractor, pull trailer, semi-trailer or any vehicle other than a passenger car on any public street or right-of-way.
- (b) It shall be unlawful for a person to park or store or allow another to park or store a vehicle, recreational vehicle, food truck or trailer, travel trailer, boat or boat trailer, tow truck, truck, truck-tractor, pull trailer, semi-trailer on grass or any other unimproved surface. Parking shall only be allowed on a paved concrete, asphalt, existing or permitted gravel, or similar impervious surface.
- (c) No person shall park any vehicle upon the street in any manner as to obstruct the loading or unloading of any solid waste container.

Sec. 22-56. Blocking Roadway.

No person shall stop, stand or park any vehicle upon a street in such a manner or under such conditions as to leave available less than ten (10) feet of the width of either lane of a roadway for free movement of the vehicular traffic, except that a driver may stop temporarily during the actual loading or unloading of passengers or when necessary in obedience to traffic regulations or traffic signs or signals or a police officer.

Sec. 22-57. Parking or Standing in Alleys.

No person shall park a vehicle within an alley in such a manner or under such conditions as to have available less than ten (10) feet of the width of the roadway for the free movement of

vehicular traffic, and no person shall stand or park a vehicle within an alley in such position as to block the driveway entrance to any abutting property.

Sec. 22-58. Overnight Parking.

Overnight parking for storage on any paved street is hereby prohibited. "Overnight parking for storage" is hereby defined as the habitual parking or storing of cars, trucks, tractors or other vehicles on paved streets during the hours from sundown to sunup, except temporarily disabled vehicles which are protected by flares or other approved signal devices. It is not the intent of this section to prohibit or interfere with passenger cars temporarily parked at night when such parking is not in excess of twenty (20) continuous hours and if the following conditions are met:

- (1) The vehicle displays current vehicle inspection;
- (2) The vehicle displays current vehicle registration; and
- (3) The owners maintain current insurance or other proof of financial responsibility.

Sec. 22-59. Head-in Parking.

- (a) Except as provided for in section (b), all head-in parking in a cul-de-sac, dead-end street, or that which requires a parked vehicle to use the public right-of-way for maneuvering in and out of a parking space is prohibited.
- (b) New angle or head-in parking may be constructed if the following conditions are met:
 - (1) The new parking directly supports a redevelopment project. A redevelopment project shall be defined as any project that includes a change in use of an existing structure, improves an existing structure, or the reuse of an existing parcel where prior use can be demonstrated to the City.
 - (2) The parking space is a minimum of twenty feet (18') in depth measured from the face of the curb. In constrained areas, an eighteen-foot (16') minimum may be considered and approved, when deemed appropriate by the City Engineer.
 - (3) The travel lane adjacent to the new parking will be a minimum of fifteen feet (15') wide. In constrained areas, a minimum twelve-foot (12') wide travel lane may be considered and approved, when deemed appropriate by the City Engineer.
 - (4) A minimum five-foot wide paved sidewalk is required adjacent to the new parking.
 - (5) The City Engineer determines that the new parking does not create a hazard to pedestrians or traffic.
 - (6) The construction of curb and gutter, sidewalks and the paved angle or head-in parking area meet all City specifications.

-
- (7) The decision of the City Traffic Engineer may be appealed to the Board of Adjustment.

Sec. 22-60. Parking of Vehicles or Storage of Goods in Rights-of-Way Prohibited.

- (a) For the purposes of this section, a "right-of-way" shall include:
- (1) The entire width of all public streets and highways including any shoulders of these roadways;
 - (2) The entire width off any alleys; and
 - (3) All other public easements including any easements running adjacent to any public roadways and alleys.
- (b) It shall be unlawful for any person to park any vehicle or store any goods in or upon any right-of-way, notwithstanding the location of any drive or driveway in such right-of-way. This section shall not apply to a vehicle legally parked on a public street or highway nor shall this section apply to a vehicle legally parked in a driveway provided no sidewalks are blocked by the vehicle.

Sec. 22-61. Presumption of Ownership of Illegally Parked Vehicle.

In any prosecution charging a violation of any law or regulation governing the standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such law or regulation, together with proof that the defendant named in the complaint was, at the time of such parking, the registered owner of such vehicle shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where and for the time during which such violation occurred.

Sec. 22-62. Citation and Towing of Vehicles.

- (a) The chief of police or any member of the police department designated by the chief of police is hereby authorized to issue parking citations to any person who has violated any portion of this article.
 - (b) Any vehicle found stopped or standing or parked in or upon any public street or other public place in violation of any provision of this article shall be deemed to be a nuisance per se, and a traffic hazard, and any such vehicle shall be removed in the manner and to a place as authorized by law. The chief of police or their designee may effectuate the towing or removal of such a vehicle under this article at the expense of the owner of said vehicle and, if towed, may have the vehicle impounded and detained until all towing and storage charges are paid by the owner.
 - (c) In a prosecution for an offense under this article or under applicable state law involving the stopping, standing, or parking of an unattended motor vehicle it is presumed that the registered owner of the vehicle is the person who stopped, stood, or parked the vehicle at the time and place the offense occurred.
-

Secs. 22-63—22-65. - Reserved.”

SECTION 2.

This Ordinance shall be and is hereby cumulative of all provisions of all existing ordinances of the City of Kennedale, Texas, and this Ordinance shall not operate to repeal or affect any such other ordinances except insofar as the provision thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event, such conflicting provisions, if any, in such ordinance or ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined, upon conviction, not more than \$200.00 for each offense Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Kennedale City Code, as amended, or any other ordinances affecting traffic and motor vehicles which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

This Ordinance shall be in full force and effect from and after its passage as provided by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Kennedale, Texas on this _____ day of October, 2023.

MAYOR JAN JOPLIN

ATTEST

CITY SECRETARY RAEANNE BYINGTON

APPROVED AS TO FORM:

CITY ATTORNEY, CARVAN E. ADKINS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.4.

SUBJECT

Consider adoption of the 2018 International Property Maintenance Code.

ORIGINATED BY: Nathan Gonzales

SUMMARY:

As you recall, in August staff presented City Council with a draft of amendments to the city's nuisance ordinance. Staff highlight the importance of having rules on the books that pertain to property maintenance and as well as other common nuisances not addressed presently. Staff also spoke to the limited provisions that exist in Chapter 15 of the city ordinance. Included in the nuisance ordinance was the recommendation to adopt the 2018 International Property Maintenance Code (IPMC). Of the family of model codes from the International Code Council, the IPMC is the only model code the city has yet to adopt. This model code is a vital at ensuring all properties located in the city meet, at minimum, the standards laid out in the IPMC.

City Council provided staff with direction as to what revisions they wanted to see. In coordination with the Police, Fire, Community Development, and Public Works Departments, Staff has included these revisions and now requests City Council consider the proposed version.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	2018 IPMC Adoption Ordinance-rev	2018 IPMC Adoption Ordinance-rev.docx
2.	2018_ipmc_2nd_ptg	2018_ipmc_2nd_ptg.pdf
3.	IPMC adoption letter top Council	IPMC adoption letter top Council.pdf
4.	KKB Endorsement to Nathan	KKB Endorsement to Nathan.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS AMENDING CHAPTER 4, “BUILDINGS AND BUILDING REGULATIONS” OF THE KENNEDALE CITY CODE, BY ADDING ARTICLE XIV “INTERNATIONAL PROPERTY MAINTENANCE CODE,” ADOPTING THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND ITS AMENDMENTS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (the “City”) is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council desires to adopt a nationally-recognized Property Maintenance Code for regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and

WHEREAS, the City Council has reviewed the available codes and has determined that the 2018 Edition of the International Property Maintenance Code most fully meets the needs of the City; and

WHEREAS, the City Council desires to provide a mechanism by which local modifications reflecting the unique needs of the City may be made when deemed appropriate; and

WHEREAS, the City Staff has recommended adoption of certain amendments to the 2018 Edition of the International Property Maintenance Code to reflect locally accepted practice: and

WHEREAS, the City Council has determined that these local amendments are in the public interest and therefore deems it advisable to amend the 2018 Edition of the International Property Maintenance Code to incorporate these local amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1.

Chapter 4 “Buildings and Building Regulations,” of the Kennedale City Code “is hereby amended by adding a new Article XIV to read as follows:

“ARTICLE XIV. - INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 4-310. - Adoption of Code.

The 2018 Edition of the International Property Maintenance Code, including Appendix A, is hereby adopted as the property maintenance code of the City of Kennedale, Texas. This code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Property Maintenance Code shall not be included in the formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Secretary and will be available for public inspection and copying during regular business hours.

Sec. 4-311. – Local amendments.

The City may from time to time determine that additional local modifications to the codes adopted herein are necessary and appropriate to meet the unique building needs of the City. To effectuate modifications, the city council may enact individual ordinances amending this ordinance fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this ordinance and shall be maintained as a public record in the office of the City Secretary.

Sec. 4-312. – Violations and penalties.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined no more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping or refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

Secs. 4-313—4-320. - Reserved.”

SECTION 2.

This Ordinance shall be cumulative of all provisions of all existing ordinances and of the Kennedale City Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such existing ordinances and Code, in which event the conflicting provisions of such ordinances and Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality

shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the Kennedale City Code, as amended, which have accrued at the time of the effective date of this Ordinance; and, as such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 5.

The City Secretary of the City is directed to publish this Ordinance as required by law.

SECTION 6.

This Ordinance shall be in full force and effect beginning October 17, 2023, and the penalty provisions of this Ordinance shall be in full force and effect from and after its publication as required by law, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, ON THE ____ DAY OF _____, 2023.

MAYOR JAN JOPLIN

ATTEST

CITY SECRETARY RAEANNE BYINGTON

APPROVED AS TO FORM:

CITY ATTORNEY, CARVAN E. ADKINS



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INTERNATIONAL
PROPERTY MAINTENANCE CODE[®]



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INTERNATIONAL CODES®

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INTERNATIONAL PROPERTY MAINTENANCE CODE®



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by

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PREFACE

Introduction

The *International Property Maintenance Code*® (IPMC®) establishes minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and property improvement provisions. This 2018 edition is fully compatible with all of the *International Codes*® (I-Codes®) published by the International Code Council® (ICC®), including the *International Building Code*®, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Green Construction Code*®, *International Mechanical Code*®, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Residential Code*®, *International Swimming Pool and Spa Code*®, *International Wildland-Urban Interface Code*®, *International Zoning Code*® and *International Code Council Performance Code*®.

The I-Codes, including this *International Property Maintenance Code*, are used in a variety of ways in both the public and private sectors. Most industry professionals are familiar with the I-Codes as the basis of laws and regulations in communities across the U.S. and in other countries. However, the impact of the codes extends well beyond the regulatory arena, as they are used in a variety of nonregulatory settings, including:

- Voluntary compliance programs such as those promoting sustainability, energy efficiency and disaster resistance.
- The insurance industry, to estimate and manage risk, and as a tool in underwriting and rate decisions.
- Certification and credentialing of individuals involved in the fields of building design, construction and safety.
- Certification of building and construction-related products.
- U.S. federal agencies, to guide construction in an array of government-owned properties.
- Facilities management.
- “Best practices” benchmarks for designers and builders, including those who are engaged in projects in jurisdictions that do not have a formal regulatory system or a governmental enforcement mechanism.
- College, university and professional school textbooks and curricula.
- Reference works related to building design and construction.

In addition to the codes themselves, the code development process brings together building professionals on a regular basis. It provides an international forum for discussion and deliberation about building design, construction methods, safety, performance requirements, technological advances and innovative products.

Development

This 2018 edition presents the code as originally issued, with changes reflected in the 2003 through 2015 editions and further changes developed through the ICC Code Development Process through 2016. A new edition of the code is promulgated every 3 years.

This code is intended to establish provisions that adequately protect public health, safety and welfare; that do not unnecessarily increase construction costs; that do not restrict the use of new materials, products or methods of construction; and that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Maintenance

The *International Property Maintenance Code* is kept up to date through the review of proposed changes submitted by code enforcement officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The ICC Code Development Process reflects principles of openness, transparency, balance, due process and consensus, the principles embodied in OMB Circular A-119, which governs the federal government's use of private-sector standards. The ICC process is open to anyone; there is no cost to participate, and people can participate without travel cost through the ICC's cloud-based app, cdp-Access®. A broad cross section of interests are represented in the ICC Code Development Process. The codes, which are updated regularly, include safeguards that allow for emergency action when required for health and safety reasons.

In order to ensure that organizations with a direct and material interest in the codes have a voice in the process, the ICC has developed partnerships with key industry segments that support the ICC's important public safety mission. Some code development committee members were nominated by the following industry partners and approved by the ICC Board:

- American Institute of Architects (AIA)
- National Association of Home Builders (NAHB)

The code development committees evaluate and make recommendations regarding proposed changes to the codes. Their recommendations are then subject to public comment and council-wide votes. The ICC's governmental members—public safety officials who have no financial or business interest in the outcome—cast the final votes on proposed changes.

The contents of this work are subject to change through the code development cycles and by any governmental entity that enacts the code into law. For more information regarding the code development process, contact the Codes and Standards Development Department of the International Code Council.

While the I-Code development procedure is thorough and comprehensive, the ICC, its members and those participating in the development of the codes disclaim any liability resulting from the publication or use of the I-Codes, or from compliance or noncompliance with their provisions. The ICC does not have the power or authority to police or enforce compliance with the contents of this code.

Code Development Committee Responsibilities (Letter Designations in Front of Section Numbers)

In each code development cycle, proposed changes to this code are considered at the Committee Action Hearings by the International Property Maintenance Code Development Committee, whose action constitutes a recommendation to the voting membership for final action on the proposed changes. Proposed changes to a code section having a number beginning with a letter in brackets are considered by a different code development committee. For example, proposed changes to code sections that have the letter [F] in front of them (e.g., [F] 704.1) are considered by the International Fire Code Development Committee at the Committee Action Hearings.

The content of sections in this code that begin with a letter designation is maintained by another code development committee in accordance with the following:

- [A] = Administrative Code Development Committee;
- [F] = International Fire Code Development Committee;
- [P] = International Plumbing Code Development Committee;
- [BE] = IBC—Egress Code Development Committee; and
- [BG] = IBC—General Code Development Committee.

For the development of the 2021 edition of the I-Codes, there will be two groups of code development committees and they will meet in separate years.

Group A Codes (Heard in 2018, Code Change Proposals Deadline: January 8, 2018)	Group B Codes (Heard in 2019, Code Change Proposals Deadline: January 7, 2019)
International Building Code – Egress (Chapters 10, 11, Appendix E) – Fire Safety (Chapters 7, 8, 9, 14, 26) – General (Chapters 2–6, 12, 27–33, Appendices A, B, C, D, K, N)	Administrative Provisions (Chapter 1 of all codes except IECC, IRC and IgCC, administrative updates to currently referenced standards, and designated definitions)
International Fire Code	International Building Code – Structural (Chapters 15–25, Appendices F, G, H, I, J, L, M)
International Fuel Gas Code	International Existing Building Code
International Mechanical Code	International Energy Conservation Code—Commercial
International Plumbing Code	International Energy Conservation Code—Residential – IECC—Residential – IRC—Energy (Chapter 11)
International Property Maintenance Code	International Green Construction Code (Chapter 1)
International Private Sewage Disposal Code	International Residential Code – IRC—Building (Chapters 1–10, Appendices E, F, H, J, K, L, M, O, Q, R, S, T)
International Residential Code – IRC—Mechanical (Chapters 12–23) – IRC—Plumbing (Chapters 25–33, Appendices G, I, N, P)	
International Swimming Pool and Spa Code	
International Wildland-Urban Interface Code	
International Zoning Code	
Note: Proposed changes to the ICC <i>Performance Code</i> ™ will be heard by the code development committee noted in brackets [] in the text of the ICC <i>Performance Code</i> ™.	

Code change proposals submitted for code sections that have a letter designation in front of them will be heard by the respective committee responsible for such code sections. Because different committees hold Committee Action Hearings in different years, proposals for the IPMC will be heard by committees in both the 2018 (Group A) and the 2019 (Group B) code development cycles.

For instance, every section of Chapter 1 of this code is designated as the responsibility of the Administrative Code Development Committee, which is part of the Group B portion of the hearings. This committee will hold its Committee Action Hearings in 2019 to consider code change proposals for Chapter 1 of all I-Codes except the *International Energy Conservation Code*, *International Residential Code* and *International Green Construction Code*. Therefore, any proposals received for Chapter 1 of this code will be assigned to the Administrative Code Development Committee for consideration in 2019.

It is very important that anyone submitting code change proposals understand which code development committee is responsible for the section of the code that is the subject of the code change proposal. For further information on the code development committee responsibilities, please visit the ICC website at www.iccsafe.org/scoping.

Marginal Markings

Solid vertical lines in the margins within the body of the code indicate a technical change from the requirements of the 2015 edition. Deletion indicators in the form of an arrow (➡) are provided in the margin where an entire section, paragraph, exception or table has been deleted or an item in a list of items or a table has been deleted.

Coordination of the International Codes

The coordination of technical provisions is one of the strengths of the ICC family of model codes. The codes can be used as a complete set of complementary documents, which will provide users with full integration and coordination of technical provisions. Individual codes can also be used in subsets or as stand-alone documents. To make sure that each individual code is as complete as possible, some technical provisions that are relevant to more than one subject area are duplicated in some of the model codes. This allows users maximum flexibility in their application of the I-Codes.

Italicized Terms

Words and terms defined in Chapter 2, Definitions, are italicized where they appear in code text and the Chapter 2 definition applies. Where such words and terms are not italicized, common-use definitions apply. The words and terms selected have code-specific definitions that the user should read carefully to facilitate better understanding of the code.

Adoption

The International Code Council maintains a copyright in all of its codes and standards. Maintaining copyright allows the ICC to fund its mission through sales of books, in both print and electronic formats. The ICC welcomes adoption of its codes by jurisdictions that recognize and acknowledge the ICC's copyright in the code, and further acknowledge the substantial shared value of the public/private partnership for code development between jurisdictions and the ICC.

The ICC also recognizes the need for jurisdictions to make laws available to the public. All I-Codes and I-Standards, along with the laws of many jurisdictions, are available for free in a nondownloadable form on the ICC's website. Jurisdictions should contact the ICC at adoptions@iccsafe.org to learn how to adopt and distribute laws based on the *International Property Maintenance Code* in a manner that provides necessary access, while maintaining the ICC's copyright.

To facilitate adoption, several sections of this code contain blanks for fill-in information that needs to be supplied by the adopting jurisdiction as part of the adoption legislation. For this code, please see:

Section 101.1. Insert: [NAME OF JURISDICTION]

Section 103.5. Insert: [APPROPRIATE SCHEDULE]

Section 112.4. Insert: [DOLLAR AMOUNT IN TWO LOCATIONS]

Section 302.4. Insert: [HEIGHT IN INCHES]

Section 304.14. Insert: [DATES IN TWO LOCATIONS]

Section 602.3. Insert: [DATES IN TWO LOCATIONS]

Section 602.4. Insert: [DATES IN TWO LOCATIONS]

EFFECTIVE USE OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

The *International Property Maintenance Code* (IPMC) is a model code that regulates the minimum maintenance requirements for existing buildings.

The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety. Responsibility is fixed among owners, operators and occupants for code compliance. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

Arrangement and Format of the 2018 IPMC

Before applying the requirements of the IPMC it is beneficial to understand its arrangement and format. The IPMC, like other codes published by ICC, is arranged and organized to follow sequential steps that generally occur during an inspection. The IPMC is divided into eight different parts:

Chapters	Subjects
1	Scope and Administration
2	Definitions
3	General Requirements
4	Light, Ventilation and Occupancy Limitations
5	Plumbing Facilities and Fixture Requirements
6	Mechanical and Electrical Requirements
7	Fire Safety Requirements
8	Referenced Standards

The following is a chapter-by-chapter synopsis of the scope and intent of the provisions of the *International Property Maintenance Code*:

Chapter 1 Scope and Administration. This chapter contains provisions for the application, enforcement and administration of subsequent requirements of the code. In addition to establishing the scope of the code, Chapter 1 identifies which buildings and structures come under its purview. Chapter 1 is largely concerned with maintaining “due process of law” in enforcing the property maintenance criteria contained in the body of the code. Only through careful observation of the administrative provisions can the building official reasonably expect to demonstrate that “equal protection under the law” has been provided.

Chapter 2 Definitions. All terms that are defined in the code are listed alphabetically in Chapter 2. While a defined term may be used in one chapter or another, the meaning provided in Chapter 2 is applicable throughout the code.

Where understanding of a term’s definition is especially key to or necessary for understanding of a particular code provision, the term is shown in italics. This is true only for those terms that have a meaning that is unique to the code. In other words, the generally understood meaning of a term or phrase might not be sufficient or consistent with the meaning prescribed by the code; therefore, it is essential that the code-defined meaning be known.

Guidance is provided regarding tense, gender and plurality of defined terms as well as terms not defined in this code.

Chapter 3 General Requirements. Chapter 3, “General Requirements,” is broad in scope. It includes a variety of requirements for the exterior property areas as well as the interior and exterior elements of the structure. This chapter provides requirements that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building’s structural and weather-resistance performance. Chapter 3 provides specific criteria for regulating the installation and maintenance of specific building components; maintenance requirements for vacant structures and land; requirements regulating the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; vehicle storage regulations and establishes who is responsible for complying with the chapter’s provisions. This chapter also contains the requirements for swimming pools, spas and hot tubs and the requirements for protective barriers and gates in these barriers. Chapter 3 establishes the responsible parties for exterminating insects and rodents, and maintaining sanitary conditions in all types of occupancies.

Chapter 4 Light, Ventilation and Occupancy Limitations. The purposes of Chapter 4 are to set forth these requirements in the code and to establish the minimum environment for occupiable and habitable buildings, by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding. This chapter also provides for alternative arrangements of windows and other devices to comply with the requirements for light and ventilation and prohibits certain room arrangements and occupancy uses.

Chapter 5 Plumbing Facilities and Fixture Requirements. Chapter 5 establishes the minimum criteria for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal system and related plumbing fixtures.

Sanitary and clean conditions in occupied buildings are dependent upon certain basic plumbing principles, including providing potable water to a building, providing the basic fixtures to effectively utilize that water and properly removing waste from the building. Chapter 5 establishes the minimum criteria to verify that these principles are maintained throughout the life of a building.

Chapter 6 Mechanical and Electrical Requirements. The purpose of Chapter 6 is to establish minimum performance requirements for heating, electrical and mechanical facilities and to establish minimum standards for the safety of these facilities.

This chapter establishes minimum criteria for the installation and maintenance of the following: heating and air-conditioning equipment, appliances and their supporting systems; water heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures; electrical receptacle outlets; electrical distribution system equipment, devices and wiring; and elevators, escalators and dumb-waiters.

Chapter 7 Fire Safety Requirements. The purpose of Chapter 7 is to address those fire hazards that arise as the result of a building’s occupancy. It also provides minimum requirements for fire safety issues that are most likely to arise in older buildings.

This chapter contains requirements for means of egress in existing buildings, including path of travel, required egress width, means of egress doors and emergency escape openings.

Chapter 7 establishes the minimum requirements for fire safety facilities and fire protection systems, as these are essential fire safety systems.

Chapter 8 Referenced Standards. The code contains numerous references to standards that are used to regulate materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in the code. The standards are part of the code to the extent of the reference to the standard. Compliance with the referenced standard is necessary for compliance with this code. By providing specifically adopted standards, the construction and installation requirements necessary for compliance with the code can be readily determined. The basis for code compliance is, therefore, established and available on an equal basis to the code official, contractor, designer and owner.

Chapter 8 is organized in a manner that makes it easy to locate specific standards. It lists all of the referenced standards, alphabetically, by acronym of the promulgating agency of the standard. Each agency's standards are then listed in either alphabetical or numeric order based upon the standard identification. The list also contains the title of the standard; the edition (date) of the standard referenced; any addenda included as part of the ICC adoption; and the section or sections of this code that reference the standard.

TABLE OF CONTENTS

CHAPTER 1 SCOPE AND ADMINISTRATION 1	402 Light 17
PART 1—SCOPE AND APPLICATION. 1	403 Ventilation 17
Section	404 Occupancy Limitations 18
101 General 1	CHAPTER 5 PLUMBING FACILITIES AND
102 Applicability 1	FIXTURE REQUIREMENTS 21
PART 2—ADMINISTRATION AND	Section
ENFORCEMENT. 2	501 General 21
Section	502 Required Facilities 21
103 Department of Property Maintenance	503 Toilet Rooms 21
Inspection 2	504 Plumbing Systems and Fixtures 21
104 Duties and Powers of the Code Official 2	505 Water System 22
105 Approval 3	506 Sanitary Drainage System 22
106 Violations 3	507 Storm Drainage 22
107 Notices and Orders 3	CHAPTER 6 MECHANICAL AND ELECTRICAL
108 Unsafe Structures and Equipment 4	REQUIREMENTS. 23
109 Emergency Measures 5	Section
110 Demolition 6	601 General 23
111 Means of Appeal 6	602 Heating Facilities 23
112 Stop Work Order 7	603 Mechanical Equipment 23
CHAPTER 2 DEFINITIONS 9	604 Electrical Facilities 24
Section	605 Electrical Equipment 24
201 General 9	606 Elevators, Escalators and Dumbwaiters 25
202 General Definitions 9	607 Duct Systems 25
CHAPTER 3 GENERAL REQUIREMENTS. 11	CHAPTER 7 FIRE SAFETY REQUIREMENTS . . . 27
Section	Section
301 General 11	701 General 27
302 Exterior Property Areas 11	702 Means of Egress 27
303 Swimming Pools, Spas and Hot Tubs 12	703 Fire-resistance Ratings 27
304 Exterior Structure 12	704 Fire Protection Systems 28
305 Interior Structure 14	705 Carbon Monoxide Alarms and Detection 31
306 Component Serviceability 14	CHAPTER 8 REFERENCED STANDARDS. 33
307 Handrails and Guardrails 15	APPENDIX A BOARDING STANDARD. 35
308 Rubbish and Garbage 15	Section
309 Pest Elimination 15	A101 General 35
CHAPTER 4 LIGHT, VENTILATION AND	A102 Materials 35
OCCUPANCY LIMITATIONS 17	A103 Installation 35
Section	A104 Referenced Standard 35
401 General 17	INDEX. 37

CHAPTER 1

SCOPE AND ADMINISTRATION

User note:

About this chapter: Chapter 1 establishes the limits of applicability of the code and describes how the code is to be applied and enforced. Chapter 1 is in two parts: Part 1—Scope and Application (Sections 101 and 102) and Part 2—Administration and Enforcement (Sections 103 – 112). Section 101 identifies which buildings and structures come under its purview and references other I-Codes as applicable.

This code is intended to be adopted as a legally enforceable document and it cannot be effective without adequate provisions for its administration and enforcement. The provisions of Chapter 1 establish the authority and duties of the code official appointed by the authority having jurisdiction and also establish the rights and privileges of the property owner and building occupants.

PART 1 — SCOPE AND APPLICATION

SECTION 101 GENERAL

[A] 101.1 Title. These regulations shall be known as the *International Property Maintenance Code* of [NAME OF JURISDICTION], hereinafter referred to as “this code.”

[A] 101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises*, structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of *owners*, an owner’s authorized agent, *operators* and *occupants*; the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

[A] 101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

[A] 101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 APPLICABILITY

[A] 102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

102.2 Maintenance. Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or *premises* was constructed, altered or repaired shall be maintained in good working order. An *owner*, owner’s authorized agent, *operator* or *occupant* shall not cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the *owner* or the *owner’s* authorized agent shall be responsible for the maintenance of buildings, structures and *premises*.

[A] 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *International Building Code*, *International Existing Building Code*, *International Energy Conservation Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Residential Code*, *International Plumbing Code* and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the *International Zoning Code*.

[A] 102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.

[A] 102.5 Workmanship. Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer’s instructions.

[A] 102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the *code official* to be safe and in the public interest of health, safety and welfare.

[A] 102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this

SCOPE AND ADMINISTRATION

code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

[A] 102.7.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

[A] 102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.8 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the *code official*.

[A] 102.9 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.10 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

PART 2 — ADMINISTRATION AND ENFORCEMENT

SECTION 103 DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

[A] 103.1 General. The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the *code official*.

[A] 103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy(s). Such employees shall have powers as delegated by the *code official*.

[A] 103.4 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

[A] 103.4.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful

discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule.

[JURISDICTION TO INSERT APPROPRIATE SCHEDULE.]

SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL

[A] 104.1 General. The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Inspections. The *code official* shall make all of the required inspections, or shall accept reports of inspection by *approved* agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved* agency or by the responsible individual. The *code official* is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the *code official* has reasonable cause to believe that there exists in a *structure* or upon a *premises* a condition in violation of this code, the *code official* is authorized to enter the *structure* or *premises* at reasonable times to inspect or perform the duties imposed by this code, provided that if such *structure* or *premises* is occupied the *code official* shall present credentials to the *occupant* and request entry. If such *structure* or *premises* is unoccupied, the *code official* shall first make a reasonable effort to locate the *owner*, owner's authorized agent or other person having charge or control of the *structure* or *premises* and request entry. If entry is refused, the *code official* shall have recourse to the remedies provided by law to secure entry.

[A] 104.4 Identification. The *code official* shall carry proper identification when inspecting *structures* or *premises* in the performance of duties under this code.

[A] 104.5 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

[A] 104.6 Department records. The *code official* shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 105 APPROVAL

[A] 105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases upon application of the *owner* or *owner's* authorized agent, provided that the *code official* shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

[A] 105.2 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *code official* shall respond in writing, stating the reasons why the alternative was not *approved*.

[A] 105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *code official* shall have the authority to require tests to be made as evidence of compliance without expense to the jurisdiction.

[A] 105.3.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall be permitted to approve appropriate testing procedures performed by an *approved* agency.

[A] 105.3.2 Test reports. Reports of tests shall be retained by the *code official* for the period required for retention of public records.

[A] 105.4 Used material and equipment. Materials that are reused shall comply with the requirements of this code for new materials. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and *approved* by the *code official*.

[A] 105.5 Approved materials and equipment. Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

[A] 105.6 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

SECTION 106 VIOLATIONS

[A] 106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

[A] 106.2 Notice of violation. The *code official* shall serve a notice of violation or order in accordance with Section 107.

[A] 106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

[A] 106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

[A] 106.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal *occupancy* of a building, structure or *premises*, or to stop an illegal act, conduct, business or utilization of the building, structure or *premises*.

SECTION 107 NOTICES AND ORDERS

107.1 Notice to person responsible. Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall comply with Section 108.3.

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or structure into compliance with the provisions of this code.

SCOPE AND ADMINISTRATION

5. Inform the property *owner* or owner's authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is: delivered personally, or sent by certified or first-class mail addressed to the last known address. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice.

107.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

107.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

107.6 Transfer of ownership. It shall be unlawful for the *owner* of any *dwelling unit* or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

108.1 General. When a structure or equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human *occupancy*, or is found unlawful, such structure shall be *condemned* pursuant to the provisions of this code.

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

108.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described as follows shall be considered to be dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *code official* is authorized to post a placard of condemnation on the *premises* and order the structure closed up so as not to be an attractive nuisance. Upon failure of the *owner* or owner's authorized agent to close up the *premises* within the time specified in the order, the *code official* shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

108.2.1 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the *owner* or owner's authorized agent and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner*, owner's authorized agent or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

108.3 Notice. Whenever the *code official* has condemned a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the *owner*, owner's authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall be placed on the condemned equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding. Upon failure of the *owner*, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

108.4.1 Placard removal. The *code official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner*, owner's authorized agent or person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

108.6 Abatement methods. The *owner*, owner's authorized agent, *operator* or *occupant* of a building, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

108.7 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

SECTION 109 EMERGENCY MEASURES

109.1 Imminent danger. When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code

SCOPE AND ADMINISTRATION

Official.” It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

109.3 Closing streets. When necessary for public safety, the *code official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

109.4 Emergency repairs. For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* of the *premises* or owner’s authorized agent where the unsafe structure is or was located for the recovery of such costs.

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 110 DEMOLITION

110.1 General. The *code official* shall order the *owner* or owner’s authorized agent of any *premises* upon which is located any structure, which in the *code official*’s or owner’s authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner*’s option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *code official* shall order the *owner* or owner’s authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

110.2 Notices and orders. Notices and orders shall comply with Section 107.

110.3 Failure to comply. If the *owner* of a *premises* or owner’s authorized agent fails to comply with a demolition

order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

110.4 Salvage materials. Where any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

SECTION 111 MEANS OF APPEAL

[A] 111.1 Application for appeal. Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

[A] 111.2 Membership of board. The board of appeals shall consist of not less than three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The *code official* shall be an ex-officio member but shall not vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

[A] 111.2.1 Alternate members. The chief appointing authority shall appoint not less than two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

[A] 111.2.2 Chairman. The board shall annually select one of its members to serve as chairman.

[A] 111.2.3 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

[A] 111.2.4 Secretary. The chief administrative officer shall designate a qualified person to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.

[A] 111.2.5 Compensation of members. Compensation of members shall be determined by law.

[A] 111.3 Notice of meeting. The board shall meet upon notice from the chairman, within 20 days of the filing of an appeal, or at stated periodic meetings.

[A] 111.4 Open hearing. Hearings before the board shall be open to the public. The appellant, the appellant's representative, the *code official* and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of not less than two-thirds of the board membership.

[A] 111.4.1 Procedure. The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

[A] 111.5 Postponed hearing. When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

[A] 111.6 Board decision. The board shall modify or reverse the decision of the *code official* only by a concurring vote of a majority of the total number of appointed board members.

[A] 111.6.1 Records and copies. The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the *code official*.

[A] 111.6.2 Administration. The *code official* shall take immediate action in accordance with the decision of the board.

[A] 111.7 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

[A] 111.8 Stays of enforcement. Appeals of notice and orders (other than *Imminent Danger* notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

SECTION 112 STOP WORK ORDER

[A] 112.1 Authority. Whenever the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

[A] 112.2 Issuance. A stop work order shall be in writing and shall be given to the *owner* of the property, to the *owner's* authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

[A] 112.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than **[AMOUNT]** dollars or more than **[AMOUNT]** dollars.

CHAPTER 2

DEFINITIONS

User note:

About this chapter: Codes, by their very nature, are technical documents. Every word, term and punctuation mark can add to or change the meaning of a technical requirement. It is necessary to maintain a consensus on the specific meaning of each term contained in the code. Chapter 2 performs this function by stating clearly what specific terms mean for the purpose of the code.

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, *International Existing Building Code*, *International Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Plumbing Code*, *International Residential Code*, *International Zoning Code* or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words “dwelling unit,” “dwelling,” “premises,” “building,” “rooming house,” “rooming unit,” “housekeeping unit” or “story” are stated in this code, they shall be construed as though they were followed by the words “or any part thereof.”

SECTION 202 GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

[A] APPROVED. Acceptable to the *code official*.

BASEMENT. That portion of a building that is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or *sleeping unit*.

[A] CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for *occupancy*.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The costs shall include the actual costs of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a *code official*, the governing body or board of appeals.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

[A] DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

[Z] EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The *easement* shall be permitted to be for use under, on or above said lot or lots.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

EXTERIOR PROPERTY. The open space on the *premises* and on adjoining property under the control of *owners* or *operators* of such *premises*.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

[BE] GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

[BG] HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. *Bathrooms, toilet rooms, closets,*

DEFINITIONS

halls, storage or utility spaces, and similar areas are not considered *habitable spaces*.

[A] HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register or state or locally designated historic district.

HOUSEKEEPING UNIT. A room or group of rooms forming a single *habitable space* equipped and intended to be used for living, sleeping, cooking and eating that does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition that could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or *premises* of insects, rodents, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

[A] LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, *approved* agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LET FOR OCCUPANCY or LET. To permit, provide or offer possession or *occupancy* of a dwelling, *dwelling unit*, *rooming unit*, building, premise or structure by a person who is or is not the legal *owner* of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

NEGLECT. The lack of proper maintenance for a building or *structure*.

[A] OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed *ventilation* and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or *premises* that is let or offered for *occupancy*.

[A] OWNER. Any person, agent, *operator*, firm or corporation having legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of

any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

[A] PERSON. An individual, corporation, partnership or any other group acting as a unit.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other *approved pest elimination* methods.

[A] PREMISES. A lot, plot or parcel of land, *easement* or *public way*, including any structures thereon.

[A] PUBLIC WAY. Any street, alley or other parcel of land that: is open to the outside air; leads to a street; has been deeded, dedicated or otherwise permanently appropriated to the public for public use; and has a clear width and height of not less than 10 feet (3048 mm).

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single *habitable unit* occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, *yard* trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

[A] SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a *dwelling unit* are not *sleeping units*.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

[A] STRUCTURE. That which is built or constructed.

TENANT. A person, corporation, partnership or group, whether or not the legal *owner* of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

ULTIMATE DEFORMATION. The deformation at which failure occurs and that shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

[M] VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

[Z] YARD. An open space on the same lot with a structure.

CHAPTER 3

GENERAL REQUIREMENTS

User note:

About this chapter: Chapter 3 is broad in scope and includes a variety of requirements for the maintenance of exterior property areas, as well as the interior and exterior elements of the structure, that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building's structural and weather-resistance performance. Specifically, Chapter 3 contains criteria for the maintenance of building components; vacant structures and land; the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; extermination of insects and rodents; access barriers to swimming pools, spas and hot tubs; vehicle storage and owner/occupant responsibilities.

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The owner of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* they occupy and control.

301.3 Vacant structures and land. Vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. *Exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* that such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. *Premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. *Premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURIS-

DICTION TO INSERT HEIGHT IN INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

302.5 Rodent harborage. Structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. Accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any *premises*, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

GENERAL REQUIREMENTS

302.9 Defacement of property. A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than

decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed sur-

faces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a

GENERAL REQUIREMENTS

walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. *Basement hatchways* that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.19 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

SECTION 305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the structure that they occupy or control in a clean and sanitary condition. Every *owner* of a structure containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and *exterior property*.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306 COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
 - 1.1. Collapse of footing or foundation system.
 - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
 - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.
 - 1.4. Inadequate soil as determined by a geotechnical investigation.
 - 1.5. Where the allowable bearing capacity of the soil is in doubt.
 - 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
 - 2.1. *Deterioration*.
 - 2.2. *Ultimate deformation*.
 - 2.3. Fractures.

- 2.4. Fissures.
- 2.5. Spalling.
- 2.6. Exposed reinforcement.
- 2.7. *Detached*, dislodged or failing connections.
- 3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. *Deterioration*.
 - 3.2. Corrosion.
 - 3.3. Elastic deformation.
 - 3.4. *Ultimate deformation*.
 - 3.5. Stress or strain cracks.
 - 3.6. Joint fatigue.
 - 3.7. *Detached*, dislodged or failing connections.
- 4. Masonry that has been subjected to any of the following conditions:
 - 4.1. *Deterioration*.
 - 4.2. *Ultimate deformation*.
 - 4.3. Fractures in masonry or mortar joints.
 - 4.4. Fissures in masonry or mortar joints.
 - 4.5. Spalling.
 - 4.6. Exposed reinforcement.
 - 4.7. *Detached*, dislodged or failing connections.
- 5. Steel that has been subjected to any of the following conditions:
 - 5.1. *Deterioration*.
 - 5.2. Elastic deformation.
 - 5.3. *Ultimate deformation*.
 - 5.4. Metal fatigue.
 - 5.5. *Detached*, dislodged or failing connections.
- 6. Wood that has been subjected to any of the following conditions:
 - 6.1. *Ultimate deformation*.
 - 6.2. *Deterioration*.
 - 6.3. Damage from insects, rodents and other vermin.
 - 6.4. Fire damage beyond charring.
 - 6.5. Significant splits and checks.
 - 6.6. Horizontal shear cracks.
 - 6.7. Vertical shear cracks.
 - 6.8. Inadequate support.
 - 6.9. *Detached*, dislodged or failing connections.
 - 6.10. Excessive cutting and notching.

Exceptions:

- 1. Where substantiated otherwise by an *approved* method.
- 2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

SECTION 308 RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. *Exterior property and premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container.

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

SECTION 309 PEST ELIMINATION

309.1 Infestation. Structures shall be kept free from insect and rodent *infestation*. Structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest

GENERAL REQUIREMENTS

elimination, proper precautions shall be taken to prevent reinfestation.

309.2 Owner. The *owner* of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

309.3 Single occupant. The *occupant* of a one-family dwelling or of a single-*tenant* nonresidential structure shall be responsible for pest elimination on the *premises*.

309.4 Multiple occupancy. The *owner* of a structure containing two or more *dwelling units*, a multiple *occupancy*, a *rooming house* or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and *exterior property*. If *infestation* is caused by failure of an *occupant* to prevent such *infestation* in the area occupied, the *occupant* and *owner* shall be responsible for pest elimination.

309.5 Occupant. The *occupant* of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the *infestations* are caused by defects in the structure, the *owner* shall be responsible for pest elimination.

CHAPTER 4

LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

User note:

About this chapter: Chapter 4 sets forth requirements to establish the minimum environment for occupiable and habitable buildings by establishing the minimum criteria for light and ventilation and identifying occupancy limitations including minimum room width and area, minimum ceiling height and restrictions to prevent overcrowding.

SECTION 401 GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, *ventilation* and space for occupying a structure.

401.2 Responsibility. The *owner* of the structure shall provide and maintain light, *ventilation* and space conditions in compliance with these requirements. A person shall not occupy as *owner-occupant*, or permit another person to occupy, any *premises* that do not comply with the requirements of this chapter.

401.3 Alternative devices. In lieu of the means for natural light and *ventilation* herein prescribed, artificial light or mechanical *ventilation* complying with the *International Building Code* shall be permitted.

SECTION 402 LIGHT

402.1 Habitable spaces. Every *habitable space* shall have not less than one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, or not less than 25 square feet (2.33 m²), whichever is greater. The exterior glazing area shall be based on the total floor area being served.

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, interior and exterior means of egress, stairways

shall be illuminated at all times the building space served by the means of egress is occupied with not less than 1 footcandle (11 lux) at floors, landings and treads.

402.3 Other spaces. Other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

SECTION 403 VENTILATION

403.1 Habitable spaces. Every *habitable space* shall have not less than one openable window. The total openable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.33 m²). The *ventilation* openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms. Every *bathroom* and *toilet room* shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a *bathroom* or *toilet room* shall discharge to the outdoors and shall not be recirculated.

403.3 Cooking facilities. Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the *rooming unit* or dormitory unit.

Exceptions:

1. Where specifically *approved* in writing by the *code official*.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and labeled condensing (ductless) clothes dryers.

SECTION 404 OCCUPANCY LIMITATIONS

404.1 Privacy. Dwelling units, hotel units, housekeeping units, rooming units and dormitory units shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths. A habitable room, other than a kitchen, shall be not less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet (914 mm) between counterfronts and appliances or counterfronts and walls.

404.3 Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a minimum clear ceiling height of 7 feet (2134 mm).

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet (1219 mm) on center and projecting not greater than 6 inches (152 mm) below the required ceiling height.
2. Basement rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a minimum ceiling height of 6 feet 8 inches (2033 mm) with a minimum clear height of 6 feet 4 inches (1932 mm) under beams, girders, ducts and similar obstructions.
3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a minimum clear ceiling height of 7 feet (2134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a minimum clear ceiling height of 5 feet (1524 mm) shall be included.

404.4 Bedroom and living room requirements. Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every living room shall contain not less than 120 square feet (11.2 m²) and every bedroom shall contain not less than 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m²) of floor area for each occupant thereof.

404.4.2 Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.

Exception: Units that contain fewer than two bedrooms.

404.4.3 Water closet accessibility. Every bedroom shall have access to not less than one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and nonhabitable spaces shall not be used for sleeping purposes.

404.4.5 Other requirements. Bedrooms shall comply with the applicable provisions of this code including, but not limited to, the light, ventilation, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

**TABLE 404.5
MINIMUM AREA REQUIREMENTS**

SPACE	MINIMUM AREA IN SQUARE FEET		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room ^{a, b}	120	120	150
Dining room ^{a, b}	No requirement	80	100
Bedrooms	Shall comply with Section 404.4.1		

For SI: 1 square foot = 0.0929 m².

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. Sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two occupants shall have a minimum clear floor area of 220 square feet (20.4 m²). A unit occupied by three occupants shall have a minimum clear floor area of 320 square feet (29.7 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm)

in front. Light and *ventilation* conforming to this code shall be provided.

3. The unit shall be provided with a separate *bathroom* containing a water closet, lavatory and bathtub or shower.
4. The maximum number of *occupants* shall be three.

404.7 Food preparation. Spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

CHAPTER 5

PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

User note:

About this chapter: Chapter 5 establishes minimum sanitary and clean conditions in occupied buildings by containing requirements for the installation, maintenance and location of plumbing systems and facilities, including the water supply system, water heating appliances, sewage disposal systems and related plumbing fixtures. Chapter 5 includes requirements for providing potable water to a building and the basic fixtures to effectively utilize and dispose of that water.

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.

SECTION 502 REQUIRED FACILITIES

[P] 502.1 Dwelling units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

[P] 502.2 Rooming houses. Not less than one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

[P] 502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each 10 occupants.

[P] 502.4 Employees' facilities. Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

[P] 502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

[P] 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe, sanitary and working condition in accordance with the *International Plumbing Code*. Except for periodic maintenance or cleaning, public access and use shall

be provided to the toilet facilities at all times during occupancy of the premises.

SECTION 503 TOILET ROOMS

[P] 503.1 Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

[P] 503.2 Location. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

[P] 503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

[P] 503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504 PLUMBING SYSTEMS AND FIXTURES

[P] 504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

[P] 504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

[P] 504.3 Plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, *deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

SECTION 505 WATER SYSTEM

[P] 505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an *approved* private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Code*.

[P] 505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

[P] 505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

[P] 505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). A gas-burning water heater shall not be located in any *bathroom, toilet room, bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

[P] 505.5 Nonpotable water reuse systems. Nonpotable water reuse systems and rainwater collection and conveyance systems shall be maintained in a safe and sanitary condition. Where such systems are not properly maintained, the systems shall be repaired to provide for safe and sanitary conditions, or the system shall be abandoned in accordance with Section 505.5.1.

[P] 505.5.1 Abandonment of systems. Where a nonpotable water reuse system or a rainwater collection and distribution system is not maintained or the owner ceases use of the system, the system shall be abandoned in accordance with Section 1301.10 of the *International Plumbing Code*.

SECTION 506 SANITARY DRAINAGE SYSTEM

[P] 506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an *approved* private sewage disposal system.

[P] 506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

[P] 506.3 Grease interceptors. Grease interceptors and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptors and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the *code official*.

SECTION 507 STORM DRAINAGE

[P] 507.1 General. Drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance.

CHAPTER 6

MECHANICAL AND ELECTRICAL REQUIREMENTS

User note:

About this chapter: Chapter 6 establishes minimum performance requirements for heating, electrical and mechanical facilities serving existing structures, such as heating and air-conditioning equipment, appliances and their supporting systems; water heating equipment, appliances and systems; cooking equipment and appliances; ventilation and exhaust equipment; gas and liquid fuel distribution piping and components; fireplaces and solid fuel-burning appliances; chimneys and vents; electrical services; lighting fixtures; electrical receptacle outlets; electrical distribution system equipment, devices and wiring; and elevators, escalators and dumbwaiters.

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that does not comply with the requirements of this chapter.

SECTION 602 HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code*. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from [DATE] to [DATE] to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor

design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from [DATE] to [DATE] to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

602.5 Room temperature measurement. The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

SECTION 603 MECHANICAL EQUIPMENT

603.1 Mechanical equipment and appliances. Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products. Fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances that are *labeled* for unvented operation.

603.3 Clearances. Required clearances to combustible materials shall be maintained.

603.4 Safety controls. Safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the

MECHANICAL AND ELECTRICAL REQUIREMENTS

fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

SECTION 604 ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated not more than 600 volts or less.
2. Busway, rated not more than 600 volts.
3. Panelboards, rated not more than 600 volts.
4. Switchboards, rated not more than 600 volts.
5. Fire pump controllers, rated not more than 600 volts.
6. Manual and magnetic motor controllers.
7. Motor control centers.

8. Alternating current high-voltage circuit breakers.
9. Low-voltage power circuit breakers.
10. Protective relays, meters and current transformers.
11. Low- and medium-voltage switchgear.
12. Liquid-filled transformers.
13. Cast-resin transformers.
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water.
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water.
16. Luminaires that are listed as submersible.
17. Motors.
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605 ELECTRICAL EQUIPMENT

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

605.2 Receptacles. Every *habitable space* in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain not less than one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain not less than one electric luminaire.

Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

605.4 Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

SECTION 606

ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building *operator* or be posted in a publicly conspicuous location *approved* by the *code official*. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators. In buildings equipped with passenger elevators, not less than one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607

DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

CHAPTER 7

FIRE SAFETY REQUIREMENTS

User note:

About this chapter: Chapter 7 establishes fire safety requirements for existing structures by containing requirements for means of egress, including path of travel, required egress width, means of egress doors and emergency escape openings, and for the maintenance of fire-resistance-rated assemblies, fire protection systems, and carbon monoxide alarm and detection systems.

SECTION 701 GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior *premises*, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

SECTION 702 MEANS OF EGRESS

[F] 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*.

[F] 702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

[F] 702.3 Locked doors. Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

[F] 702.4 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION 703 FIRE-RESISTANCE RATINGS

[F] 703.1 Fire-resistance-rated assemblies. The provisions of this chapter shall govern maintenance of the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings.

[F] 703.2 Unsafe conditions. Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 111.1.1 of the *International Fire Code*. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 111.2 of the *International Fire Code*.

[F] 703.3 Maintenance. The required fire-resistance rating of fire-resistance-rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained. Such elements shall be visually inspected annually by the owner and repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer and any other reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

FIRE SAFETY REQUIREMENTS

[F] 703.3.1 Fire blocking and draft stopping. Required fire blocking and draft stopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

[F] 703.3.2 Smoke barriers and smoke partitions. Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. Openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.

[F] 703.3.3 Fire walls, fire barriers, and fire partitions. Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80.

[F] 703.4 Opening protectives. Opening protectives shall be maintained in an operative condition in accordance with NFPA 80. The application of field-applied labels associated with the maintenance of opening protectives shall follow the requirements of the approved third-party certification organization accredited for listing the opening protective. Fire doors and smoke barrier doors shall not be blocked or obstructed, or otherwise made inoperable. Fusible links shall be replaced whenever fused or damaged. Fire door assemblies shall not be modified.

[F] 703.4.1 Signs. Where required by the code official, a sign shall be permanently displayed on or near each fire door in letters not less than 1 inch (25 mm) high to read as follows:

1. For doors designed to be kept normally open: FIRE DOOR – DO NOT BLOCK.
2. For doors designed to be kept normally closed: FIRE DOOR – KEEP CLOSED.

[F] 703.4.2 Hold-open devices and closers. Hold-open devices and automatic door closers shall be maintained. During the period that such a device is out of service for repairs, the door it operates shall remain in the closed position.

[F] 703.4.3 Door operation. Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

[F] 703.5 Ceilings. The hanging and displaying of salable goods and other decorative materials from acoustical ceiling systems that are part of a fire-resistance-rated horizontal assembly shall be prohibited.

[F] 703.6 Testing. Horizontal and vertical sliding and rolling fire doors shall be inspected and tested annually to confirm operation and full closure. Records of inspections and testing shall be maintained.

[F] 703.7 Vertical shafts. Interior vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the *International Fire Code*. New floor openings in existing buildings shall comply with the *International Building Code*.

[F] 703.8 Opening protective closers. Where openings are required to be protected, opening protectives shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices shall be replaced if the fusible link rating exceeds 135°F (57°C).

SECTION 704 FIRE PROTECTION SYSTEMS

[F] 704.1 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems, mechanical smoke exhaust systems, and smoke and heat vents shall be maintained in accordance with the *International Fire Code* in an operative condition at all times, and shall be replaced or repaired where defective.

[F] 704.1.1 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection where the building is altered or enlarged. Alterations to fire protection systems shall be done in accordance with applicable standards.

[F] 704.1.2 Required fire protection systems. Fire protection systems required by this code, the *International Fire Code* or the *International Building Code* shall be installed, repaired, operated, tested and maintained in accordance with this code. A fire protection system for which a design option, exception or reduction to the provisions of this code, the *International Fire Code* or the *International Building Code* has been granted shall be considered to be a required system.

[F] 704.1.3 Fire protection systems. Fire protection systems shall be inspected, maintained and tested in accordance with the following *International Fire Code* requirements.

1. Automatic sprinkler systems, see Section 903.5.
2. Automatic fire-extinguishing systems protecting commercial cooking systems, see Section 904.12.5.
3. Automatic water mist extinguishing systems, see Section 904.11.
4. Carbon dioxide extinguishing systems, see Section 904.8.
5. Carbon monoxide alarms and carbon monoxide detection systems, see Section 915.6.
6. Clean-agent extinguishing systems, see Section 904.10.
7. Dry-chemical extinguishing systems, see Section 904.6.
8. Fire alarm and fire detection systems, see Section 907.8.
9. Fire department connections, see Sections 912.4 and 912.7.
10. Fire pumps, see Section 913.5.
11. Foam extinguishing systems, see Section 904.7.
12. Halon extinguishing systems, see Section 904.9.

13. Single- and multiple-station smoke alarms, see Section 907.10.
14. Smoke and heat vents and mechanical smoke removal systems, see Section 910.5.
15. Smoke control systems, see Section 909.20.
16. Wet-chemical extinguishing systems, see Section 904.5.

[F] 704.2 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 704.2 and as required in this section.

**TABLE 704.2
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS**

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25
Fire alarm systems	NFPA 72
Smoke and heat vents	NFPA 204
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001

[F] 704.2.1 Records. Records shall be maintained of all system inspections, tests and maintenance required by the referenced standards.

[F] 704.2.2 Records information. Initial records shall include the: name of the installation contractor; type of components installed; manufacturer of the components; location and number of components installed per floor; and manufacturers' operation and maintenance instruction manuals. Such records shall be maintained for the life of the installation.

[F] 704.3 Systems out of service. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, either the building shall be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and shall not have duties beyond performing constant patrols of the protected premises and keeping watch for fires. Actions shall be taken in accordance with Section 901 of the *International Fire Code* to bring the systems back in service.

[F] 704.3.1 Emergency impairments. Where unplanned impairments of fire protection systems occur, appropriate emergency action shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in Section 901.7.4 of the *International Fire Code*.

[F] 704.4 Removal of or tampering with equipment. It shall be unlawful for any person to remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system or other fire appliance required by this code except for the purposes of extinguishing fire, training, recharging or making necessary repairs.

[F] 704.4.1 Removal of or tampering with appurtenances. Locks, gates, doors, barricades, chains, enclosures, signs, tags and seals that have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed or tampered with in any manner.

[F] 704.4.2 Removal of existing occupant-use hose lines. The fire code official is authorized to permit the removal of existing occupant-use hose lines where all of the following apply:

1. The installation is not required by the *International Fire Code* or the *International Building Code*.
2. The hose line would not be utilized by trained personnel or the fire department.
3. The remaining outlets are compatible with local fire department fittings.

[F] 704.4.3 Termination of monitoring service. For fire alarm systems required to be monitored by the *International Fire Code*, notice shall be made to the fire code official whenever alarm monitoring services are terminated. Notice shall be made in writing by the provider of the monitoring service being terminated.

[F] 704.5 Fire department connection. Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the fire code official.

[F] 704.5.1 Fire department connection access. Ready access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be approved by the fire chief.

Exception: Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 of the *International Fire Code* and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire chief and maintained operational at all times.

[F] 704.5.2 Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections.

FIRE SAFETY REQUIREMENTS

[F] 704.6 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.6.1 through 704.6.3.

[F] 704.6.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Sections 704.6.1.1 through 704.6.1.4. Interconnection and power sources shall be in accordance with Sections 704.6.2 and 704.6.3.

Exceptions:

1. Where the code that was in effect at the time of construction required smoke alarms and smoke alarms complying with those requirements are already provided.
2. Where smoke alarms have been installed in occupancies and dwellings that were not required to have them at the time of construction, additional smoke alarms shall not be required provided that the existing smoke alarms comply with requirements that were in effect at the time of installation.
3. Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms.

[F] 704.6.1.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:

1. In sleeping areas.
2. In every room in the path of the *means of egress* from the sleeping area to the door leading from the *sleeping unit*.
3. In each story within the *sleeping unit*, including basements. For *sleeping units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.6.1.2 Groups R-2, R-3, R-4 and I-1. Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of *occupant load* at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including basements but not including crawl spaces and uninhabitable attics. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.6.1.3 Installation near cooking appliances. Smoke alarms shall not be installed in the following

locations unless this would prevent placement of a smoke alarm in a location required by Section 704.6.1.1 or 704.6.1.2.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

[F] 704.6.1.4 Installation near bathrooms. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section 704.6.1.1 or 704.6.1.2.

[F] 704.6.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual *dwelling* or *sleeping unit*, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings that are not undergoing *alterations*, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where *alterations* or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.

[F] 704.6.3 Power source. Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where construction is not taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.

3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing *alterations* or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available that could provide access for building wiring without the removal of interior finishes.

[F] 704.6.4 Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in Section 907 of the *International Fire Code*.
2. Activation of a smoke detector in a dwelling or sleeping unit shall initiate alarm notification in the *dwelling* or *sleeping unit* in accordance with Section 907.5.2 of the *International Fire Code*.
3. Activation of a smoke detector in a *dwelling* or *sleeping unit* shall not activate alarm notification appliances outside of the *dwelling* or *sleeping unit*, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.6 of the *International Fire Code*.

[F] 704.7 Single- and multiple-station smoke alarms. Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined.

SECTION 705

CARBON MONOXIDE ALARMS AND DETECTION

[F] 705.1 General. Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the *International Fire Code*, except that alarms in dwellings covered by the *International Residential Code* shall be installed in accordance with Section R315 of that code.

[F] 705.2 Carbon monoxide alarms and detectors. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 720. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

CHAPTER 8

REFERENCED STANDARDS

User note:

About this chapter: This code contains numerous references to standards promulgated by other organizations that are used to provide requirements for materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in this code. These standards, in essence, are part of this code to the extent of the reference to the standard.

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ASME

American Society of Mechanical Engineers
Two Park Avenue
New York, NY 10016-5990

ASME A17.1—2016/CSA B44—16: Safety Code for Elevators and Escalators
606.1

ASTM

ASTM International
100 Barr Harbor Drive, P.O. Box C700
West Conshohocken, PA 19428-2959

F1346—91 (2010): Performance Specifications for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs
303.2

ICC

International Code Council
500 New Jersey Avenue, NW
6th Floor
Washington, DC 20001

IBC—18: International Building Code®
102.3, 201.3, 304.1.1, 305.1.1, 306.1.1, 401.3, 604.3.1.1, 604.3.2.1, 702.3, 704.4.2

IECC—18: International Energy Conservation Code®
102.3

IEBC—18: International Existing Building Code®
102.3, 201.3, 304.1.1, 305.1.1, 306.1.1

IFC—18: International Fire Code®
102.3, 201.3, 604.3.1.1, 702.1, 702.2, 704.1, 704.1.2, 704.1.3, 704.3, 704.3.1,
704.4.2, 704.4.3, 704.5.1, 704.6.4, 705.1

IFGC—18: International Fuel Gas Code®
102.3, 201.3

IMC—18: International Mechanical Code®
102.3, 201.3

IPC—18: International Plumbing Code®
102.3, 201.3, 502.5, 505.1, 505.5.1, 602.2, 602.3

IRC—18: International Residential Code®
102.3, 201.3

IZC—18: International Zoning Code®
102.3, 201.3

REFERENCED STANDARDS

NFPA

National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

- 10—17: Standard for Portable Fire Extinguishers**
Table 704.2
- 12—15: Standard on Carbon Dioxide Extinguishing Systems**
Table 704.2
- 12A—15: Standard on Halon 1301 Fire Extinguishing Systems**
Table 704.2
- 17—17: Standard for Dry Chemical Extinguishing Systems**
Table 704.2
- 17A—17: Standard for Wet Chemical Extinguishing Systems**
Table 704.2
- 25—17: Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems**
Table 704.2
- 70—17: National Electrical Code**
102.3, 201.3, 604.2
- 72—16: National Fire Alarm and Signaling Code**
Table 704.2
- 80—16: Standard for Fire Doors and Other Opening Protectives**
703.3.3, 703.4
- 105—16: Standard for Smoke Door Assemblies and Other Opening Protectives**
703.3.2
- 204—15: Standard for Smoke and Heat Venting**
Table 704.2
- 720—15: Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment**
[F] 705.2
- 750—14: Standard on Water Mist Fire Protection Systems**
Table 704.2
- 2001—15: Standard on Clean Agent Fire Extinguishing Systems**
Table 704.2

UL

Underwriters Laboratories, LLC
333 Pfingsten Road
Northbrook, IL 60062

- 268—09: Smoke Detectors for Fire Alarm Systems**
704.6.4

APPENDIX A

BOARDING STANDARD

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix A provides minimum specifications for boarding a structure. This can be utilized by a jurisdiction as a set of minimum requirements in order to result in consistent boarding quality. These requirements also provide a reasonable means to eliminate having to approve numerous methods or materials for the boarding and securing of a structure. It is important to note that the provisions of Appendix A are not mandatory unless specifically referenced in the adopting ordinance of the authority having jurisdiction.

A101 GENERAL

A101.1 General. Windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

A102 MATERIALS

A102.1 Boarding sheet material. Boarding sheet material shall be minimum $\frac{1}{2}$ -inch-thick (12.7 mm) wood structural panels complying with the *International Building Code*.

A102.2 Boarding framing material. Boarding framing material shall be minimum nominal 2-inch by 4-inch (51 mm by 102 mm) solid sawn lumber complying with the *International Building Code*.

A102.3 Boarding fasteners. Boarding fasteners shall be minimum $\frac{3}{8}$ -inch-diameter (9.5 mm) carriage bolts of such a length as required to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *International Building Code*.

A103 INSTALLATION

A103.1 Boarding installation. The boarding installation shall be in accordance with Figures A103.1(1) and A103.1(2) and Sections A103.2 through A103.5.

A103.2 Boarding sheet material. The boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 Windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2-inch by 4-inch (51 mm by 102 mm) strong back framing material shall be cut minimum 2 inches (51 mm) wider than the window opening and shall be placed on the inside of the window opening 6 inches (152 mm) minimum above the bottom and below the top of the window opening. The framing and boarding shall be pre-

drilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 Door walls. The door opening shall be framed with minimum 2-inch by 4-inch (51 mm by 102 mm) framing material secured at the entire perimeter and vertical members at a maximum of 24 inches (610 mm) on center. Blocking shall also be secured at a maximum of 48 inches (1219 mm) on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6 inches (152 mm) on center.

A103.5 Doors. Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an *approved* manner.

A104 REFERENCED STANDARD

IBC—18	International Building Code	A102.1, A102.2, A102.3
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APPENDIX A

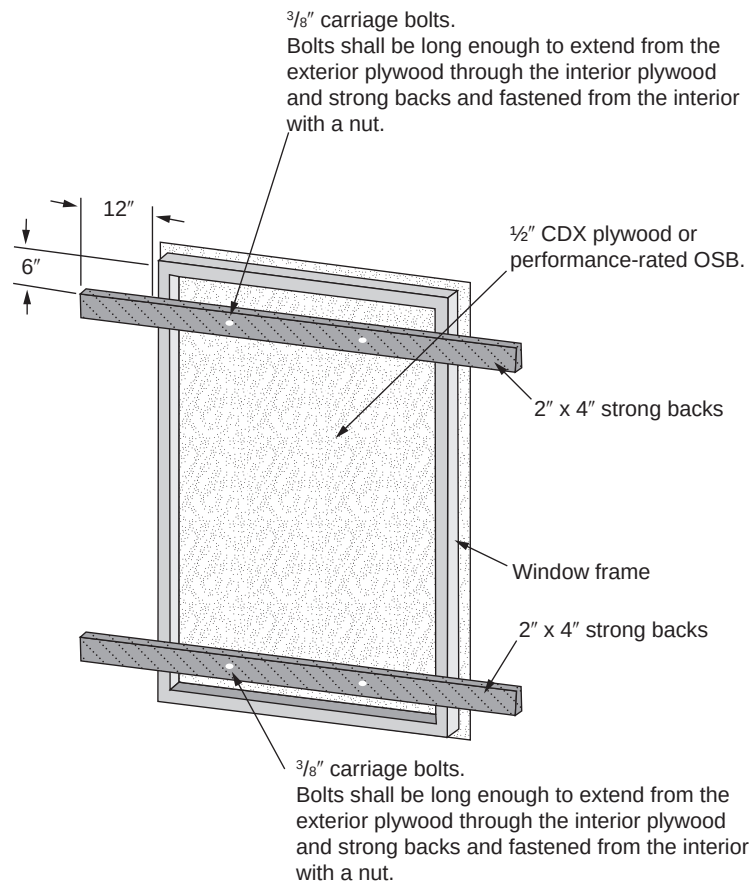
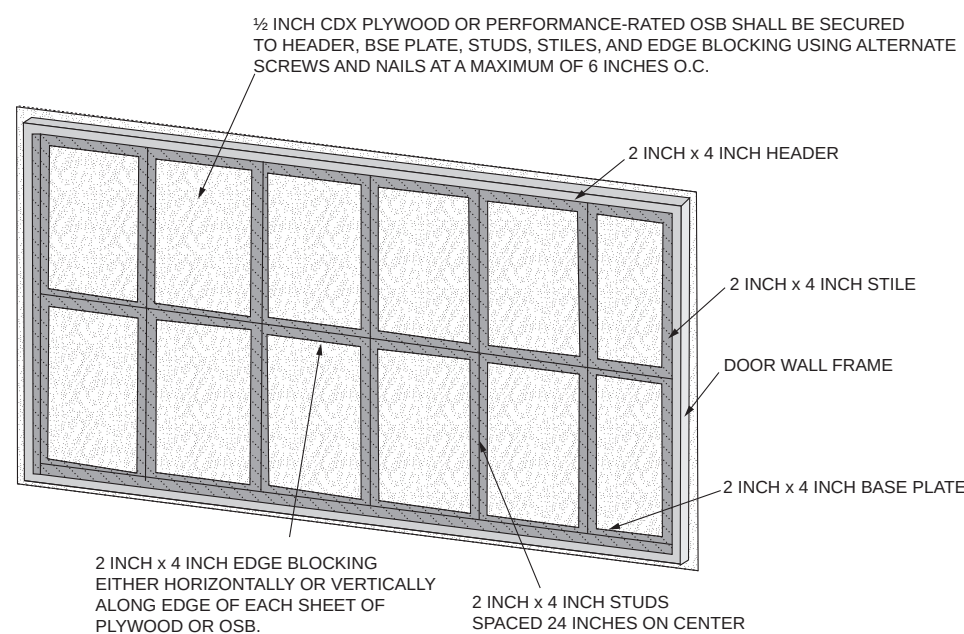


FIGURE A103.1(1)
BOARDING OF DOOR OR WINDOW



For SI: 1 inch = 25.4 mm.

FIGURE A103.1(2)
BOARDING OF DOOR WALL

INDEX

A

ACCESS

Emergency egress	702
From bedrooms	404.4.2
Plumbing fixtures, access for cleaning	504.2
To public way	702.1
Toilet room as passageway	503.1
Water closet	404.4.3

ADJACENT

Privacy (hotel units, rooming units)	404.1
--	-------

ADMINISTRATION

Scope	101.2
-------------	-------

AGENT (See also OPERATOR, OWNER)

Definition	202
------------------	-----

AIR

Combustion air	603.5
----------------------	-------

AISLES

Minimum width	702.2
---------------------	-------

ALTERATION

Applicability of other codes	102.3
Inspection	104.2
Prosecution	106.3
Unlawful acts	106.1

ANCHOR

Anchored, definition	202
Architectural trim	304.8
Signs, marquees and awnings	304.9
Unsafe conditions	304.1.1

APPEAL

Application	111.1
Board decision	111.6
Board of appeals	111.2
Court review	111.7
Disqualification	111.2.3
Financial interest	111.2.3
Hearing, emergency orders	109.6
Membership	111.2
Notice of appeal	111.1
Postponed hearing	111.5
Records	104.6
Right to appeal	111.1
Vote	111.6

APPLIANCE

Cooking	403.3, 602.2
Mechanical	603.1

APPLICABILITY

Application of references	102.9
General	102.1

Other laws	102.10
Referenced codes and standards	102.7

APPROVAL

Alternatives	105.2
Authority	104.1, 105.2
Modifications	105.1
Research reports	105.6
Used material and equipment	105.4

APPROVED

Alternative materials, methods and equipment	105.2
Definition	202
Energy conservation devices	603.6
Garbage storage facilities	308.3.1
Modifications	105.1
Used materials and equipment	105.4

ARTIFICIAL

Lighting of habitable rooms	401.3
Lighting of other spaces	402.3

AUTOMOBILE

Motor vehicles	302.8
----------------------	-------

AWNING

Signs, marquees and awnings	304.9
-----------------------------------	-------

B

BALCONY

Handrails and guardrails	304.12
--------------------------------	--------

BASEMENT

Definition	202
Hatchways	304.16
Windows	304.17

BATHROOM

Common bathrooms	502.3, 503.1
Hotels	502.3
Lighting	605.3
Locks	503.1
Outlets required	605.2
Privacy	503.1
Ventilation	403.2

BATHTUB

Dwelling units	502.1
Rooming houses	502.2
Sewage system	506.1
Water-heating facilities	505.4
Water system	505.1

BOARDING

Boarding standard	Appendix A
-------------------------	------------

INDEX

BOILER

Unsafe equipment 108.1.2

C**CAPACITY**

Heating facilities 602.2, 602.3, 602.4

CAR (See AUTOMOBILE)**CARBON MONOXIDE ALARMS AND DETECTION**

Installation 705.1

Maintenance 705.2

CEILING

Basement rooms 404.3

Fire-resistance ratings 703.1

Interior surfaces 305.3

Minimum height 404.3

Sleeping rooms 404.3

CHANGE, MODIFY

Application of other codes 102.3

CHIMNEY

Exterior structure 304.11

Flue 603.2, 603.3

CLEANING

Access for cleaning 504.2

Disposal of garbage 308.3

Disposal of rubbish 308.2

Interior and exterior sanitation 308.1

Interior surfaces 305.3

Plumbing facilities, maintained 504.1

Required plumbing facilities 502

Responsibility of persons 305.1

Trash containers 308.3.2

Vacant structures and land 301.3

CLEARANCE

Heating facilities 603.3

Plumbing fixtures 504.2

CLOSING

Streets 109.3

Vacant structures 108.2

CLOTHES DRYER

Exhaust 403.5

CODE OFFICIAL

Condemnation 108.1

Demolition 110

Duties 104

Emergency order 109

Enforcement authority 104.1

Failure to comply with demolition order 110.3

Identification 104.3

Inspections 104.2

Liability, relief of personal 103.4

Membership of board of appeals 111.2

Notice of violation 104.5, 107

Notices and orders 107

Official records 104.6

Personal liability 103.4

Placarding 108.4

Prosecution 106.3

Removal of placard 108.4.1

Right of entry 104.3

Transfer of ownership 107.6

Vacant structures 108.2

Voting of appeals board 111.2, 111.6

COMBUSTION

Combustion air 603.5

COMPONENT SERVICEABILITY

Unsafe conditions 306.1.1

CONDEMNATION

Closing of vacant structures 108.2

Failure to comply 110.3

General 108.1

Notices and orders 108.2, 108.3

Placarding 108.4

Removal of placard 108.4.1

CONFLICT

Conflict of interest 111.2.3

Violations 106.1

CONNECTION

Sewage system 506.1

Water heating 505.4

Water system 505.1

CONSTRUCTION

Existing structures 101.2

CONTAINER

Garbage 308.3.2

Rubbish storage 308.2.1

CONTINUOUS

Unobstructed egress 702.1

CONTROL

Rodent control 302.5, 304.5

Safety controls 603.4

Weed 302.4

COOLING

Cooling towers 304.11

CORRIDOR

Accumulation of rubbish 308.1

Light 402.2

Lighting fixtures 605.3

Obstructions 702.1, 702.2

Ratings maintained 703

D

DAMP, DAMPNES

Roofs304.7

Window, door frames304.13

DANGEROUS, HAZARDOUS

Condemnation108.1

Demolition. 110

Electrical hazards604.3, 604.3.1

Existing remedies102.4

Imminent danger. 202

Unsafe equipment 108.1.2

Unsafe structures or premises 108.1.5

DECK

Handrails and guardrails.304.12

Maintenance. 304.2, 304.10

DEMOLITION

Existing remedies102.4

Failure to comply110.3

General. 110

Order110.2

Salvage materials.110.4

DETECTORS

Smoke 704

DETERIORATION

Components of systems. 306.1.1

Definition. 202

Exterior structure 304.1.1

Exterior walls304.6

DIRECT

Egress702.1

DISPOSAL

Disposal of garbage308.3

Disposal of rubbish.308.2

DOOR

Exit doors702.3

Fire703.2

Hardware304.15

Insect screens304.14

Interior surfaces305.3

Locks 304.15, 702.3

Maintenance. 304.13, 304.15

Weather tight304.13

Window and door frames304.13

DORMITORY (ROOMING HOUSE, HOTEL, MOTEL)

Locked doors702.3

Privacy 503.1, 503.2

DRAFT STOPPING

Maintenance. 703.3.1

DRAIN, DRAINAGE

Basement hatchways304.16

Plumbing connections. 506

Storm drainage 507

DUCT

Exhaust duct 304.9

Duct systems 607

DUST

Process ventilation 403.4

DWELLING

Cleanliness 305.1, 308.1

Definition. 202

Electrical 604.1

Heating facilities 602

Required facilities 502

E

EGRESS

Aisles 702.2

Emergency escape 702.4

General. 702.1

Lighting 402.2

Locked doors 702.3

Obstructions prohibited. 702.1

Stairs, porches and railings. 304.10, 305.4, 305.5, 307.1

ELECTRIC, ELECTRICAL EQUIPMENT

Abatement of hazards, fire exposure 604.3.2

Abatement of hazards, water exposure 604.3.1

Condemnation. 108.1

Electrical equipment 604.3.1.1

Facilities required 604.1

Hazards. 604.3

Installation. 605.1

Lighting fixtures. 605.3

Receptacles 604.3, 605.2

Responsibility 601.2

Service 604.2

ELEVATOR, ESCALATORS, DUMBWAITERS

Condemnation. 108.1

General 606.1

Maintenance 606.1, 606.2

EMERGENCY

Emergency escape openings 702.4

Emergency measures. 109

Emergency orders. 109.1

ENFORCEMENT

Duties and powers 104

Scope 101.2

EQUIPMENT

Alternative. 105.2

Combustion air 603.5

INDEX

Condemnation	108.1.2, 108.3
Electrical installation	605.1
Emergency order	109.1
Energy conservation devices	603.6
Installation	603.1
Interior structure	305.1
Placarding	108.4, 108.5
Prohibited use	108.5
Responsibility	601.2
Safety controls	603.4
Scope	101.2
Scope, mechanical and electrical	601.1
Support, definition	202
Unsafe	108.1.2
Used	105.4
EXHAUST	
Clothes dryer	403.5
Exhaust ducts	304.9
Process ventilation	403.4
EXISTING	
Remedies	102.4
Scope	101.2
Structural members	304.1.1, 304.4
Structures	101.3
EXTERIOR	
Decorative features	304.8
Exterior structure	304
Exterior walls	304.6
Painting	304.2, 304.6
Rodent harborage	302.5, 304.5
Sanitation	304.1
Scope	301.1
Stair	304.10
Street numbers	304.3
Unsafe conditions	304.1.1
Weather tight	304.13

F**FAN**

Exhaust vents	302.6
-------------------------	-------

FEES, EXPENSES, COST

Closing vacant structures	108.2
Demolition	110.1, 110.3, 110.4
Extermination	309.2, 309.3, 309.4, 309.5
General	103.5
Relief from personal liability	103.4

FENCE

Accessory	302.7
Maintenance	304.2

FIRE

Blocking Maintenance	703.3.1
--------------------------------	---------

FIRE DEPARTMENT

Connection access	704.5.1, 704.5.2
Connections	704.5

FIRE PROTECTION SYSTEMS

Emergency impairments	704.3.1
Equipment	704.4, 704.4.1, 704.4.2
Inspection	704.1, 704.1.3, 704.2
Installation	704.1.1
Maintenance	704.1, 704.1.3, 704.2
Out of service	704.3
Records of maintenance	704.2.1
Required systems	704.1.2, 704.2.2
Smoke alarms	704.6
Smoke detections systems	704.6.4
Termination of service	704.4.3
Testing	704.1, 704.1.3, 704.2

FIRE-RESISTANCE RATINGS

Ceilings	703.5
Draft stopping	703.3.1
Fire barriers	703.3.3
Fire blocking	703.3.1
Fire partitions	703.3.3
Fire walls	703.3.3
Maintenance	703.3
Opening protective	703.4
Shafts	703.7
Smoke barriers	703.3.2
Smoke partitions	703.3.2
Unsafe conditions	703.2

FLAMMABLE LIQUID

Containers	108.1.2
----------------------	---------

FLOOR, FLOORING

Area for sleeping purposes	404.4.1
Fire-resistance ratings	703.1
Interior surfaces	305.1, 305.3
Space requirements	404.4.1, 404.6

FOOD PREPARATION

Cooking equipment	403.3
Sanitary condition	305.1, 404.7
Ventilation	403.4

FOUNDATION

Condemnation	108.1.1
Foundation walls	304.5
Unsafe conditions	304.1.1, 305.1.1

FRAME

Window and door frames	304.13
----------------------------------	--------

G**GAS**

Energy conservation devices	603.6
Exhaust vents	302.6

GLAZING	
Materials	304.13.1
GRADE	
Drainage	302.2, 507
GUARD	
Anchorage and maintenance	304.12
Basement windows	304.18.2
Definition	202

H

HABITABLE	
Definition	202
Light	402
Minimum ceiling height	404.3
Minimum room width	404.2
Required plumbing facilities	502
Residential heating facilities	602.2, 602.3
Space requirements	404.4.1
Ventilation	403
HANDRAILS AND GUARDRAILS	
Handrails	304.12, 305.5, 307.1
Stairs and porches	304.10
HARDWARE	
Door hardware	304.15, 702.3
Openable windows	304.13.2
HAZARDOUS (See DANGEROUS, HAZARDOUS)	
HEAT, HEATING	
Energy conservation devices	603.6
Fireplaces	603.1
Heating	603.1
Mechanical equipment	603.1
Required capabilities	602
Residential heating	602.2, 602.3
Supply	602.3
Water heating facilities	505.4
Water system	505
HEIGHT	
Minimum ceiling height	404.3
HOT (See HEAT, HEATING)	
HOTELS, ROOMING HOUSES AND DORMITORY UNITS, MOTELS	
Definition	202
Locked doors	702.3
Required facilities	502
Toilet rooms	503
HOUSEKEEPING UNIT	
Definition	202

I

IDENTIFICATION	
Code official	104.4
INFESTATION	
Condemnation	108.1.3
Definition	202
Insect and rodent	302.5, 304.14, 309.1
INSECTS	
Infestation	309.1
Insect screens	304.14
Pest elimination	309
INSPECTIONS	
General	104.2
Right of entry	104.3
INSPECTOR	
Identification	104.4
Inspections	104.2
Records	104.6
INTENT	
Code	101.3
INTERIOR	
Interior structure	305
Interior surfaces	305.3
Means of egress	702
Sanitation	305.1
Unsafe conditions	305.1.1

J

JURISDICTION	
Title	101.1

K

KITCHEN	
Electrical outlets required	605.2
Minimum width	404.2
Prohibited use	404.4.4
Room lighting	605.3
Water heating facilities	505.4

L

LANDING	
Handrails and guards	304.12, 305.5, 306.1
Maintenance	304.10, 305.4
LAUNDRY	
Room lighting	605.3
Water-heating facilities	505.4

INDEX

LAVATORY

Hotels	502.3
Required facilities	502
Rooming houses	502.2
Sanitary drainage system	506
Water-heating facilities	505.4
Water system	505

LEASE (SELL, RENT)

Heat supplied	602.3
Salvage materials	110.4
Transfer of ownership	107.6

LIEN

Closing of vacant structures	108.2
Demolition	110.3
Failure to comply	110.3

LIGHT, LIGHTING

Common halls and stairways	402.2, 605.3
General	402
Habitable rooms	402.1
Kitchen	605.3
Laundry rooms	605.3
Luminaires	605.3
Other spaces	402.3
Responsibility	401.2
Scope	101.2
Toilet rooms	605.3

LIVING ROOM

Room area	404.4.1
---------------------	---------

LOAD, LOADING

Elevators, escalators and dumbwaiters	606.1
Handrails and guardrails	304.12, 305.5
Live load	304.4, 305.2
Stairs and porches	304.10, 305.2
Structural members	304.4, 305.2

M**MAINTENANCE**

Required	102.2
--------------------	-------

MATERIAL

Alternative	105.2
Salvage	110.4
Used	105.4

MEANS OF EGRESS (See EGRESS)**MECHANICAL**

Installation	603.1
Responsibility	601.2
Scope	601.1
Ventilation, general	403
Ventilation, toilet rooms	403.2

MINIMUM

Ceiling height	404.3
--------------------------	-------

Room area	404.4.1
Room width	404.2

MODIFICATION

Approval	105.1
--------------------	-------

MOTEL (See HOTELS)**MOTOR VEHICLES**

Inoperative	302.8
Painting	302.8

N**NATURAL**

Lighting	401.3, 402
Ventilation	401.3, 403

NOTICES AND ORDERS

Appeal	111.1
Form	107.2
Method of service	107.3
Orders	107
Owner, responsible person	107.1
Penalties	107.5
Placarding of structure	108.4
Transfer of ownership	107.6
Unauthorized tampering	107.4
Vacating structure	108.2

NOXIOUS

Process ventilation	403.4
Weeds	302.4

NUISANCE

Closing of vacant structures	108.2
--	-------

O**OBSTRUCTION**

Light	402.1
Right of entry	104.3

OCCUPANCY (See USE)**OPENABLE**

Locked doors	702.3
Windows	304.13.2, 403.1

OPENING PROTECTIVES

Closers	703.8
Door operation	703.4.3
Hold-open devices	703.4.2
Maintenance	703.4
Signs	703.4.1
Testing	703.6

OPERATOR

Definition	202
----------------------	-----

ORDER (See NOTICE)**ORDINANCE, RULE**

Applicability	102
Application for appeal	111.1

OUTLET

Electrical605.2

OWNER

Closing of vacant structures108.2
 Definition 202
 Demolition 110
 Failure to comply110.3
 Insect and rat control302.5, 309.2, 309.4
 Notice 107.1, 108.3
 Pest elimination309.2
 Placarding of structure108.4
 Responsibility301.2
 Responsibility, fire safety701.2
 Responsibility, light, ventilation401.2
 Responsibility, mechanical and electrical601.2
 Responsibility, plumbing facilities501.2
 Right of entry104.3
 Rubbish storage 308.2.1
 Scope101.2
 Transfer of ownership107.6

P**PASSAGEWAY**

Common hall and stairway402.2
 Interior surfaces305.3
 Toilet rooms, direct access503.1

PENALTY

Notices and orders107.5
 Placarding of structure108.4
 Prohibited occupancy108.5
 Removal of placard108.4.1
 Scope101.2
 Violations106.4

PEST ELIMINATION

Condemnation108.1
 Definition 202
 Insect and rodent control302.5, 304.5, 304.14, 309.1
 Pest elimination309.1
 Responsibility of owner301.2, 309.2
 Responsibility of tenant-occupant309.3, 309.4, 309.5

PLACARD, POST

Closing108.2
 Condemnation108.1
 Demolition 110
 Emergency, notice109.1
 Notice to owner 107.1, 108.3
 Placarding of structure108.4
 Prohibited use108.5
 Removal 108.4.1

PLUMBING

Clean and sanitary504.1

Clearance 504.2
 Connections 505.1
 Contamination 505.2
 Employee's facilities 503.3
 Fixtures 504.1
 Required facilities 502
 Responsibility 501.2
 Sanitary drainage system 506
 Scope 501.1
 Storm drainage 507
 Supply 505.3
 Water heating facilities 505.4

PORCH

Handrails 304.12
 Structurally sound 304.10

PORTABLE (TEMPORARY)

Cooking equipment 603.1

PRESSURE

Water supply 505.3

PRIVATE, PRIVACY

Bathtub or shower 503.1
 Occupancy limitations 404.1
 Required plumbing facilities 502
 Sewage system 506.1
 Water closet and lavatory 503.1
 Water system 505.1

PROPERTY, PREMISES

Cleanliness 304.1, 308.1
 Condemnation 108
 Definition 202
 Demolition 110
 Emergency measures 109
 Exterior areas 302
 Failure to comply 110.3
 Grading and drainage 302.2
 Pest elimination, multiple occupancy302.5, 309.4
 Pest elimination, single occupancy302.5, 309.3
 Responsibility 301.2
 Scope 301.1
 Storm drainage 507
 Vacant structures and land 301.3

PROTECTION

Basement windows 304.17
 Fire protection systems 704
 Signs, marquees and awnings 304.9

PUBLIC

Cleanliness 304.1, 305.1
 Egress 702.1
 Hallway 502.3
 Sewage system 506.1
 Toilet facilities 502.5, 503

INDEX

Vacant structures and land	301.3
Water system	505

PUBLIC WAY

Definition	202
----------------------	-----

R**RAIN (PREVENTION OF ENTRY INTO BUILDING EXTERIOR ENVELOPE)**

Basement hatchways	304.16
Exterior walls	304.6
Grading and drainage	302.2
Roofs	304.7
Window and door frames	304.13

RECORD

Official records	104.6
----------------------------	-------

REPAIR

Application of other codes	102.3
Chimneys	304.11
Demolition	110.1
Exterior surfaces	304.1
Intent	101.3
Maintenance	102.2
Signs, marquees and awnings	304.9
Stairs and porches	304.10
Weather tight	304.13
Workmanship	102.5

REPORTS

Test reports	105.3.2
------------------------	---------

RESIDENTIAL

Pest elimination	309
Residential heating	602.2
Scope	101.2

RESPONSIBILITY

Pest elimination	309
Fire safety	701.2
Garbage disposal	308.3
General	301.2
Mechanical and electrical	601.2
Persons	301.1
Placarding of structure	108.4
Plumbing facilities	501.2
Rubbish storage	308.2.1
Scope	101.2, 301.1

REVOKE, REMOVE

Demolition	110
Existing remedies	102.4
Removal of placard	108.4.1
Rubbish removal	308.2.1

RIGHT OF ENTRY

Duties and powers of code official	104.3
Inspections	104.2

RODENTS

Basement hatchways	304.16
Condemnation	108
Foundations	304.5
Guards for basement windows	304.17
Harborage	302.5
Insect and rodent control	309.1
Pest elimination	302.5, 309

ROOF

Exterior structure	304.1
Roofs	304.7
Storm drainage	507

ROOM

Bedroom and living room	404.4
Cooking facilities	403.3
Direct access	503.2
Habitable	402.1
Heating facilities	602
Light	402
Minimum ceiling heights	404.3
Minimum width	404.2
Overcrowding	404.5
Prohibited use	404.4.4
Temperature	602.5
Toilet	503
Ventilation	403

ROOMING HOUSES (See DORMITORY)**RUBBISH**

Accumulation	308.1
Definition	202
Disposal	308.2
Garbage facilities	308.3.1
Rubbish storage	308.2.1

S**SAFETY, SAFE**

Fire safety requirements	701, 702, 703, 704
Safety controls	603.4

SANITARY

Cleanliness	304.1, 305.1
Disposal of garbage	308.3
Disposal of rubbish	308.2
Exterior property areas	302.1
Exterior structure	304.1
Food preparation	404.7
Furnished by occupant	302.1
Grease interceptors	506.3
Interior surfaces	305.3
Plumbing fixtures	504.1
Required plumbing facilities	502
Scope	101.2

SCREENS		
Insect screens	304.14	
SECURITY		
Basement hatchways	304.18.3	
Building	304.18	
Doors	304.18.1	
Vacant structures and land	301.3	
Windows	304.18.2	
SELF-CLOSING SCREEN DOORS		
Insect screens	304.14	
SEPARATION		
Fire-resistance ratings	703	
Privacy	404.1	
Separation of units	404.1	
SERVICE		
Electrical	604.2	
Method	107.3	
Notices and orders	107.1, 108.3	
Service on occupant	108.3	
SEWER		
General	506.1	
Maintenance	506.2	
SHOWER		
Bathtub or shower	502.1	
Rooming houses	502.2	
Water-heating facilities	505.4	
Water system	505	
SIGN		
Fire door signs	703.4.1	
Signs, marquees and awnings	304.9	
Unauthorized tampering	107.4	
SINGLE-FAMILY DWELLING		
Extermination	309	
SINK		
Kitchen sink	502.1	
Sewage system	506	
Water supply	505.3	
SIZE		
Efficiency unit	404.6	
Habitable room, light	402	
Habitable room, ventilation	403	
Room area	404.4.1	
SMOKE ALARMS		
Group R-1	704.6.1.1	
Groups R-2, R-3, R-4 and I-1	704.6.1.2	
Installation near bathrooms	704.6.1.4	
Installation near cooking appliances	704.6.1.3	
Interconnection	704.6.2	
Power source	704.6.3	
Testing	704.7	
Where required	704.6.1	
SPACE		
General, light	402	
General, ventilation	403	
Occupancy limitations	404	
Privacy	404.1	
Scope	401.1	
STACK		
Smoke	304.11	
STAIRS		
Common halls and stairways, light	402.2	
Exit facilities	305.4	
Exterior property areas	302.3	
Handrails	304.12, 305.5	
Lighting	605.3	
Stairs and porches	304.10	
STANDARD		
Referenced	102.7	
STOP WORK ORDER		
Authority	112.1	
Emergencies	112.3	
Failure to comply	112.4	
Issuance	112.2	
STORAGE		
Food preparation	404.7	
Garbage storage facilities	308.3	
Rubbish storage facilities	308.2.1	
Sanitation	308.1	
STRUCTURE		
Accessory structures	302.7	
Closing of vacant structures	108.2	
Definition	202	
Emergency measures	109	
General, condemnation	110	
General, exterior	304.1	
General, interior structure	305.1	
Placarding of structure	108.4	
Scope	301.1	
Structural members	304.4, 305.2	
Vacant structures and land	301.3	
SUPPLY		
Combustion air	603.5	
Public water system	505.1	
Water-heating facilities	505.4	
Water supply	505.3	
Water system	505	
SURFACE		
Exterior surfaces	304.2, 304.6	
Interior surfaces	305.3	
SWIMMING		
Enclosure	303.2	
Safety covers	303.2	
Swimming pools	303.1	

INDEX

T**TEMPERATURE**

Nonresidential structures	602.4
Residential buildings	602.2
Water-heating facilities	505.4

TENANT

Scope	101.2
-----------------	-------

TEST, TESTING

Agency	105.3.1
Methods	105.3.1
Reports	105.3.2
Required	105.3

TOXIC

Process ventilation	403.4
-------------------------------	-------

TRASH

Rubbish and garbage	308
-------------------------------	-----

U**UNOBSTRUCTED**

Access to public way	702.1
General, egress	702.1

UNSAFE STRUCTURES AND EQUIPMENT

Abatement methods	108.6
Dangerous structure or premises	108.1.5
Equipment	108.1.2
Existing remedies	102.4
General, condemnation	108, 110
General, demolition	110
Notices and orders	107, 108.3
Record	108.7
Structures	108.1.1

USE

Application of other codes	102.3
General, demolition	110

UTILITIES

Authority to disconnect	108.2.1
-----------------------------------	---------

V**VACANT**

Abatement methods	108.6
Authority to disconnect service utilities	108.2.1
Closing of vacant structures	108.2
Emergency measure	109
Method of service	107.3, 108.3
Notice to owner or to person responsible	107, 108.3
Placarding of structure	108.4
Record	108.7
Vacant structures and land	301.3

VAPOR

Exhaust vents	302.6
-------------------------	-------

VEHICLES

Inoperative	302.8
Painting	302.8

VENT

Plumbing hazard	504.3
Exhaust vents	302.6
Flue	603.2

VENTILATION

Clothes dryer exhaust	403.5
Combustion air	603.5
Definition	202
General, ventilation	403
Habitable rooms	403.1
Process ventilation	403.4
Recirculation	403.2, 403.4
Toilet rooms	403.2

VERMIN

Condemnation	108
Insect and rodent control	302.5, 309

VERTICAL SHAFTS

Required enclosure	703.7
------------------------------	-------

VIOLATION

Condemnation	108
Enforcement	106.2
General	106
Notice	107, 108.3
Separate offenses	106.4
Placarding of structure	108.4
Prosecution	106.3
Strict liability offense	106.3, 202
Transfer of ownership	107.6

W**WALK**

Sidewalks	302.3
---------------------	-------

WALL

Accessory structures	302.7
Exterior surfaces	304.2, 304.6
Exterior walls	304.6
Foundation walls	304.5
General, fire-resistance rating	703.1
Interior surfaces	305.3
Outlets required	605.2
Temperature measurement	602.5

WASTE

Disposal of garbage	308.3
Disposal of rubbish	308.2
Garbage storage facilities	308.3.1

WATER

Basement hatchways	304.16
Connections	506.1

Contamination	505.2
General, sewage	506
General, storm drainage	507
General, water system	505
Heating	505.4
Hotels	502.3
Kitchen sink	502.1
Nonpotable water reuse	505.5, 505.5.1
Required facilities	502
Rooming houses	502.2
Supply	505.3
System	505
Toilet rooms	503
Water-heating facilities	505.4
WEATHER, CLIMATE	
Heating facilities	602
WEEDS	
Noxious weeds	302.4
WIDTH	
Minimum room width	404.2
WINDOW	
Emergency escape	702.4
Glazing	304.13.1
Guards for basement windows	304.17
Habitable rooms	402.1
Insect screens	304.14
Interior surface	305.3
Light	402
Openable windows	304.13.2
Toilet rooms	403.2
Ventilation	403
Weather tight	304.13
Window and door frames	304.13
WORKMANSHIP	
General	102.5

EDITORIAL CHANGES – SECOND PRINTING

Page 9, **[BG] DWELLING UNIT**: title now reads . . . **[A] DWELLING UNIT**.

Page 10, **HISTORIC BUILDING**: title now reads . . . **[A] HISTORIC BUILDING**.

Page 10, **PERSON**: title now reads . . . **[A] PERSON**.

Page 10, **[BG] SLEEPING UNT**: title now reads . . . **[A] SLEEPING UNT**.

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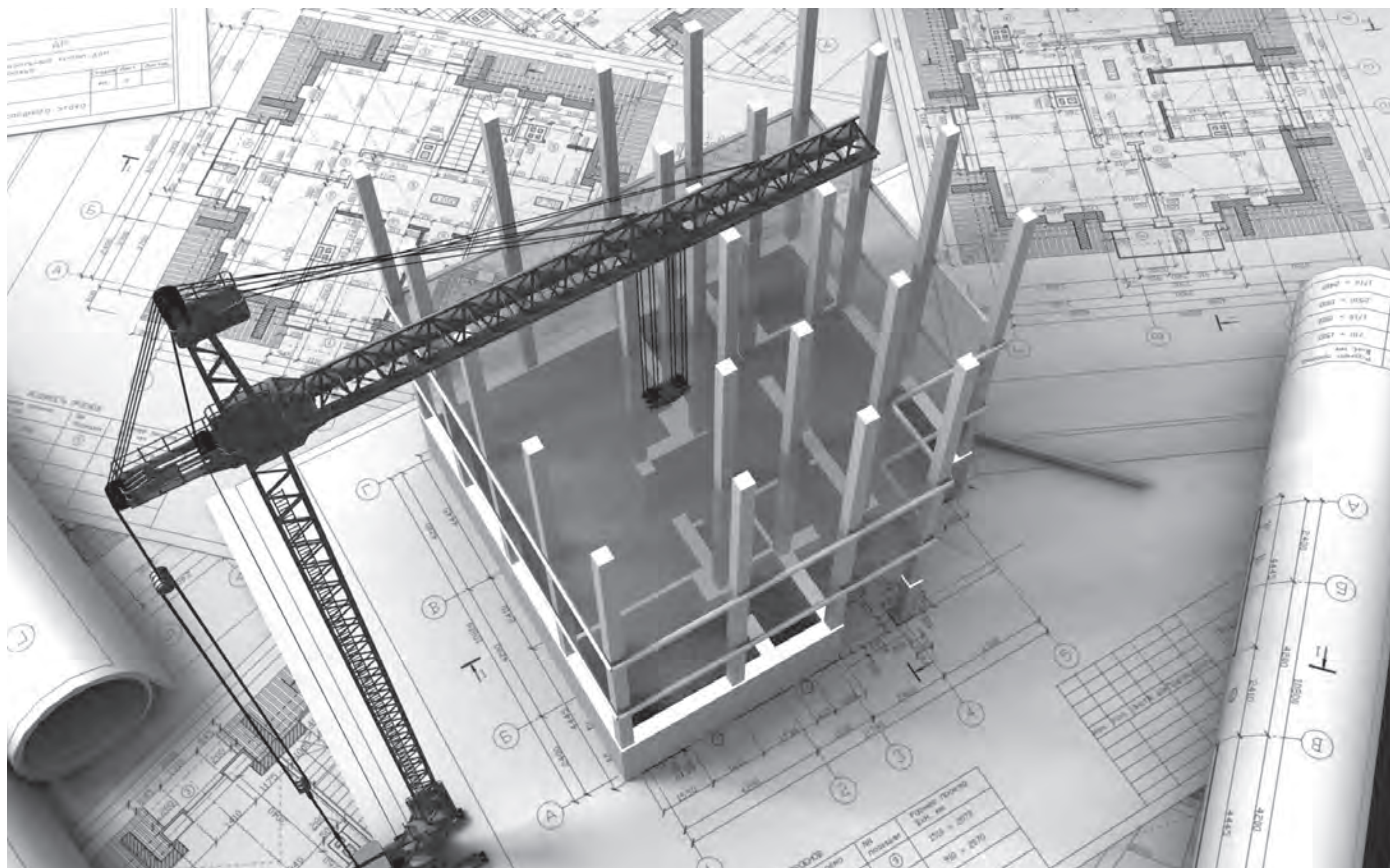


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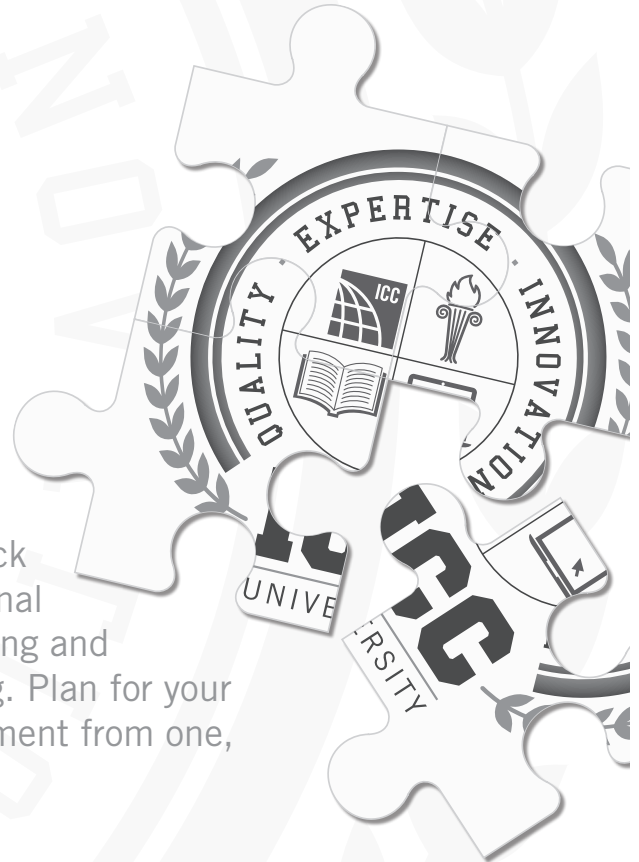
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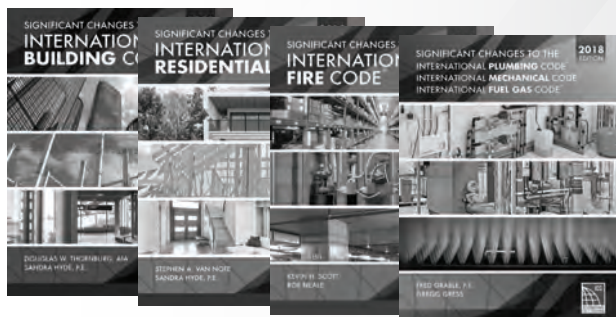
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KENNEDALE FIRE DEPARTMENT

Mayor and City Council –

The 2018 International Property Maintenance Code would be a great asset if adopted by the council. This code would work alongside the 2018 International Fire Code, which the city already has. The IPMC would give the city stricter guidelines regarding the health, safety, and welfare of the citizens of Kennedale.

The Fire Code and the IPMC would allow city officials to require more robust guidelines when working on multi-family projects. The Multi-Family structures must be sprinkled and have a fire alarm system inside them to protect the tenants. The IPMC would help maintain the properties once established and require business owners to keep them to the highest standard.

These guidelines would also follow for the short-term rentals in our community. The IPMC would hold the owners accountable for keeping the properties clean and free from becoming a public nuisance.

Best regards,

Melvin Wilson – Fire Marshal

405 MUNICIPAL DRIVE – KENEDALE, TEXAS 76060- 817-985-2150



Nathan Gonzales,
Director of Community Development
Kennedale, TX 76060

Dear Director Gonzales,

The members of Keep Kennedale Beautiful have a passion to serve our city. One of our purposes as a City of Kennedale commission is to engage residents and businesses to take greater responsibility for improving our community's appearance and environment. In accordance with our mission, we are compelled to endorse the ordinance revisions that would promote those ideals.

We would encourage the city to adopt the updated and revised ordinances that take steps toward setting a standard that will improve the appearance and cleanliness of our city.

The proposed changes being submitted to the Council would undoubtedly improve the curb appeal of our town.

Sincerely,

Kimberly McD. Courtney
KKB Chairman

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.3.

SUBJECT

Consider approval of amendments to the Nuisance Ordinance.

ORIGINATED BY: Nathan Gonzales

SUMMARY:

As you recall, in August staff presented City Council with a draft of amendments to the city's nuisance ordinance. Staff highlight the importance of having rules on the books that pertain to property maintenance and as well as other common nuisances not addressed presently. Staff also spoke to the limited provisions that exist in Chapter 15 of the city ordinance. Included in the nuisance ordinance was the recommendation to adopt the 2018 International Property Maintenance Code (IPMC). Of the family of model codes from the International Code Council, the IPMC is the only model code the city has yet to adopt. This model code is a vital at ensuring all properties located in the city meet, at minimum, the standards laid out in the IPMC.

City Council provided staff with direction as to what revisions they wanted to see. In coordination with the Police, Fire, Community Development, and Public Works Departments, Staff has included these revisions and now requests City Council consider the proposed version.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KENNEDALE, TEXAS, AMENDING VARIOUS SECTIONS WITHIN CHAPTER 15 “NUISANCES,” OF THE CODE OF ORDINANCES TO DECLARE NUISANCES WITHIN THE CITY OF KENNEDALE; TO DESCRIBE CONDITIONS RELATED TO HIGH GRASS, WEEDS, AND PROPERTY MAINTENANCE AS NUISANCES; AND TO PROHIBIT NUISANCES WITHIN 5,000 FEET OUTSIDE THE CITY LIMITS OF KENNEDALE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kennedale, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Section 217.042 of the Texas Local Government Code authorizes a home rule city to define, prohibit, and abate any nuisance within the municipality limits; and

WHEREAS, Section 217.042(a) of the Texas Local Government Code further authorizes a home rule city to prohibit nuisances within the limits of the municipality and within 5,000 feet outside of the city limits; and

WHEREAS, the City Council of the City of Kennedale finds that it is necessary to declare all nuisances within the City limits are also all declared a nuisances within 5,000 feet of the city limits; and

WHEREAS, the City Council desires to expand the definition of junked vehicles; and

WHEREAS, the City Council desires to declare specific conditions of buildings, properties, and yards as nuisances; and

WHEREAS, the City Council has determined that the amendments to the Code of Ordinances as set forth herein are in the best interest of the health, safety and general welfare of the citizens of the City of Kennedale and the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KENNEDALE, TEXAS, THAT:

SECTION 1

Section 15-1, “Penalty,” of Article I, “In General,” of Chapter 15, “Nuisances,” is hereby amended to read as follows:

“Sec. 15-1. Prohibiting Nuisances and Penalty.

Any nuisances as defined by this Chapter shall be prohibited within the city limits of the City and within 5,000 feet outside the city limits, unless otherwise prohibited by State law. Except as otherwise stated, violations of this Chapter are punishable as provided in Section 1-6 of the Kennedale City Code.”

SECTION 2

Section 15-3, “Definitions,” of Article I, “In General,” of Chapter 15, “Nuisances,” is amended to read as follows:

“Sec. 15-3. Definitions.

The following words, terms and phrases, when used in this Chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Antique vehicle means a passenger car or truck that is at least thirty-five (35) years old.

Bamboo means any tropical or semi-tropical grass classified as "running bamboo" with rhizome (root) systems that spread underground in all directions from the location of establishment. The term includes, but is not limited to, running bamboo and golden bamboo. The term does not include any plant listed by the Texas Department of Agriculture pursuant to its authority in Section 71.151 of the Texas Agriculture Code, as amended.

Brush shall mean scrub vegetation or dense undergrowth.

Carrion shall mean the dead and putrefying flesh of any animal, fowl, or fish.

Costs shall mean the actual cost the City incurs in abating or causing to be abated a nuisance, including, without limitation, the cost of mowing, weeding and/or removing objectionable, unsightly, or unsanitary matter, etc.

Cultivated shall mean vegetation that is deliberately grown and currently and continuously maintained by the owner, occupant, or agent of the property.

Dismantled or partially dismantled shall mean:

- (a) For vehicles designed to be operated upon or drawn upon the public streets, or for which a valid state motor vehicle registration certificate is required to legally do so, dismantled or partially dismantled means a vehicle that has had, intentionally or unintentionally, one or more critical parts removed or that is otherwise dismantled to the degree that said vehicle is not usable for the vehicle's designed and intended purpose for thirty (30) days or more. A critical part is any part that is needed to safely operate or draw the vehicle, including but not limited to a wheel or tire, windshield, door, side quarter panel, hood, roof, steering wheel, motor or transmission; and
- (b) For self-propelled vehicles not subject to state motor vehicle registration, including off-road vehicles designed and intended to be operated in places other than on public streets, including but not limited to race cars, dirt track vehicles, all-terrain vehicles,

and golf carts, dismantled or partially dismantled means dismantled to the degree that said vehicle is not usable for the vehicle's designed and intended purpose.

Expenses shall mean the total of the administrative fee and costs incurred by the City in abating or causing to be abated a nuisance.

Filth shall mean any matter in a putrescent state.

Garbage shall mean all decayable waste.

Impure or unwholesome matter shall mean any putrescible or non-putrescible condition, object, or matter which tends to, may, or could produce injury, death, or disease to human beings.

Inoperable shall mean,

- (a) In addition to its ordinary meaning, failing to display a valid or unexpired license plate and having one or more flat tires; or
- (b) For vehicles designed to be operated upon or drawn upon the public streets, or for which a valid motor vehicle registration certificate is required to legally do so, inoperable means a vehicle that, due to mechanical failure, breakdown, or disrepair, cannot be started, driven, operated, steered, drawn, or stopped as designed to be done, or that is otherwise incapable of being lawfully driven upon or drawn upon a highway, which would include but is not limited to vehicles lacking a working engine, transmission, wheels, inflated tires, doors, windshield or any other part or equipment necessary for its legal and safe operation on a highway or any other public right-of-way.

Junk shall mean all worn out, useless, worthless, discarded, or scrap material, including, but not limited to, odds and ends, old metal, scrap lumber, building debris or old building materials, used tires, vehicle parts, and other items no longer used in the manner in which they were intended, including, but not limited to, upholstered furniture, working and nonworking appliances, and machinery and parts thereof.

Junked vehicle means a vehicle or part of a vehicle that is:

- (a) Wrecked, dismantled or partially dismantled, or discarded; or
- (b) Inoperable and has remained inoperable for more than:
 - (i) Seventy-two (72) consecutive hours, if the vehicle is on public property; or
 - (ii) Thirty (30) consecutive days, if the vehicle is on private property.
- (c) For purposes of this Chapter, "junked vehicle" other vehicles, motor vehicles, aircraft, or watercraft applies to:
 - (i) A vehicle that displays an expired license plate or does not display a license plate;
 - (ii) An aircraft that does not have lawfully printed on the aircraft an unexpired federal aircraft identification number registered under Federal Aviation Administration aircraft registration regulations in 14 C.F.R. Part 47; and/or

- (iii) A watercraft that does not have lawfully on board an unexpired certificate of number and is not a watercraft described by V.T.C.A., Parks and Wildlife Code § 31.055.

Maintained shall mean watered, pruned, trimmed, treated, and controlled in such a manner as to enhance the use or enjoyment of one's property, without interfering with the enjoyment or use of neighboring property or public access.

Motor vehicle collector means a person who:

- (a) Owns one (1) or more antique or special interest vehicles; and
- (b) Acquires, collects, or disposes of an antique or special interest vehicle or part of an antique or special interest vehicle for personal use to restore and preserve an antique or special interest vehicle for historic interest.

Nuisance shall mean anything which is injurious to the health or morals, indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property located within the city limits of Kennedale or within 5,000 feet outside the city limits.

Objectionable, unsightly, or unsanitary matter shall mean any matter, condition, or object which is or should be objectionable, unsightly, or unsanitary to a person of ordinary sensitivities.

Owner shall mean a person having title to real property.

Person shall include a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

Refuse shall mean a heterogeneous accumulation of worn out, used, broken, rejected, or worthless materials, including garbage, rubbish, or litter, and other decayable or non-decayable waste.

Required enclosure means a pot, planter, or similar container, the entire bottom of which is placed on top of an impervious hard surface.

Rubbish shall mean both garbage and trash and shall include all animal, vegetable and inorganic matter subject to discard that is generated from within a household, residence, or business, such as, but not limited to, coffee grounds, tin cans, paper bags, boxes, glass, and food articles. It shall also include all animal, vegetable, and inorganic matter subject to discard that is not typically generated from within a household, residence, or business, such as, but not limited to, shrubbery, grass clippings, brush, yard cleaning materials, leaves, tree trimmings, stoves, refrigerators, iceboxes, clothes washers or dryers, pieces of metal scrap, feathers, furniture, dead animals, rocks, shingles, building materials, junk, trash, refuse, and other worn-out, wrecked or dismantled machinery, tractors, automobiles, household appliances, and other similar wastes.

Special interest vehicle means a motor vehicle of any age that has not been changed from original manufacturer's specifications and, because of its historic interest, is being preserved by a hobbyist.

Vehicle shall mean every mechanical device in, upon, or by which any person or property may be transported or drawn upon a public highway, including motor vehicles, commercial motor vehicles, truck tractors, non-motorized trailers, recreational vehicles, campers, and semi-trailers. The term includes self-propelled vehicles not subject to state motor vehicle registration, such as

off-road vehicles designed and intended to be operated in places other than public streets, including but not limited to race cars, dirt track vehicles, all-terrain vehicles, golf carts, and go-carts. The term may also include non-motorized towable vehicles, including but not limited to trailers, livestock trailers, campers, and fifth-wheels.

Trash shall mean all non-decayable waste.

Undeveloped property shall mean tracts of land or lots upon which no structure exists.

Vegetation shall mean any grass, weeds, shrubs, trees, brush, bushes, or vines.

Weeds shall mean vegetation that, because of its height, is objectionable, unsightly or unsanitary, but excluding cultivated crops, shrubs, bushes, trees, flowers, and vines.”

SECTION 3

Section 15-15, “Overgrown vegetation, rubbish, and other unsanitary matter declared nuisance,” of Article I, “In General,” of Chapter 15, “Nuisances,” is retitled and amended to read as follows:

“Sec. 15-15. Declaration of nuisances.

The following, when located within the City or within 5,000 feet outside the city limits of the City of Kennedale, are declared to be nuisances and shall be abated, and any persons guilty of performing any of the acts herein set out, or of causing any such nuisances, or of permitting or suffering any of them to remain upon his/her premises or in any building occupied by or controlled by him/her or on any public street immediately adjacent to such premises shall be deemed guilty:

- (a) Any building, structure, or basement, or any part thereof, used to house people or in which people work, that has inadequate means of ingress and egress, or is insufficiently supported, ventilated, drained, cleaned, lighted, or which is within the required distance of, and is not connected to, the city's sewer system.
- (b) All cellars, vaults, drains, pools, sewers, privies, yards, grounds, or premises that have for any cause become foul, nauseous or offensive or injurious to the health, or unpleasant to persons in adjacent residences, or to persons passing such premises.
- (c) All markets, laundries, stores or other buildings or places, which are not maintained clean and free from filth and unwholesome substances and odors.
- (d) Every trade, business or occupation injurious to the health of persons who reside in the vicinity where such trade, business or occupation is carried on.
- (3) All lots or receptacles containing water that is allowed to become stagnant or offensive or unwholesome from any cause, including swimming pools.
- (f) All deposits or substances that are offensive or liable to engender disease; any nauseous, foul or putrid liquids or substances likely to become nauseous, foul, offensive or putrid discharged, placed, thrown or conducted into or upon any public street; all carcasses, all decaying flesh, fish, fowl, fruit, or vegetation, all deposits of manure, all flesh of any kind or description whatsoever when thrown upon or conducted into or upon any public street or enclosure in such manner as to render such substances unwholesome and offensive or liable to become unwholesome or offensive.

- (g) Any premises where rats or vermin breed or are harbored.
- (h) Any article or substance placed upon any public street, except such articles as are permitted by ordinance of this City, in such manner as to obstruct the free passage upon such street.
- (i) The act of depositing any filth, or any foul, offensive, nauseous or injurious substance upon any public street or other public or private place.
- (j) The act of sweeping or depositing any trash, paper, rubbish, or lawn and garden clippings into any public street or other public place and allowing the same to remain in such place longer than six (6) hours.
- (k) The act of defecation or urinating upon any public street, or at any place which may be seen from a private residence, or seen by persons passing along any public street.
- (l) The act of allowing filth or rubbish of any kind to remain on any sidewalk, street, or alley.”

SECTION 4

Section 15-16, “Unlawful accumulations of overgrown vegetation, rubbish or unsanitary matter,” of Article I, “In General,” of Chapter 15, “Nuisances,” is retitled and amended to read as follows:

“Sec. 15-16. High grass, weeds, and right-of-way maintenance.

The acts and conditions described in the subsections below are declared a public nuisance when located within the City or within 5,000 feet outside the City limits of the City of Kennedale:

- (a) It shall be unlawful for any person owning, claiming, or occupying or having supervision or control of any real property, occupied or unoccupied, to permit, suffer or allow grass or weeds to grow on the premises to a height greater than eight (8) inches in height on residential property or developed non-residential property, twelve (12) inches on average on undeveloped property, and twenty-four (24) inches for grass or hay used for grazing animals on agricultural-exempt property when a fire break is provided and deemed appropriate by the fire marshal in size to protect adjacent property.
- (b) It shall be unlawful for any person owning, claiming, or occupying or having supervision or control of any real property, occupied or unoccupied, to fail to remove or mow wildflowers after such time as seeds have matured following the final blooming of the majority of plants, or native grasses after such time as the majority of a species have gone dormant.
- (c) It shall be unlawful for any person owning, claiming, or occupying or having supervision or control of any real property, occupied or unoccupied, to fail to edge along a sidewalk, street curb, or parkway. Sidewalk and curb edging shall be the duty of the abutting property owner or the agent in charge, or tenant in care, custody, and control of the abutting premises.
- (d) It shall be unlawful for any person owning, claiming, or occupying or having supervision or control of any real property, occupied or unoccupied, to fill or block a drainage easement or bar ditch, fail to maintain a drainage easement or bar ditch, maintain a drainage easement or bar ditch in a manner that allows the easement or bar ditch to be

clogged with debris, sediment, high grass, weeds, or vegetation. Right-of-way maintenance shall be the duty of the abutting property owner or the agent in charge, or tenant in care, custody, and control of the abutting premises.”

SECTION 5

Article I, “In General,” of Chapter 15, “Nuisances,” is amended by adding Section 15-22, Property maintenance,” to read as follows:

“Sec. 15.22. Property maintenance.

The owner, tenant and/or any occupant shall maintain a structure and property in good repair, structurally sound, and sanitary so as not to pose a threat to public health, safety, welfare, or to cause urban blight or decline in property values and in compliance with these requirements and all other applicable City ordinances. The owner, tenant, and/or any occupant shall comply with the following regulations, and any noncompliance shall constitute a public nuisance:

- (a) *Rodents and infestations.* All structures and exterior property shall be kept free from rodents and infestations. Where rodents or other infestations are found, they shall be promptly exterminated by approved processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.
- (b) *Exhaust vents.* Pipes, ducts, conductors, fans, or blowers shall not discharge gases, steam, vapor, hot air, smoke, odors, or gaseous particulate wastes directly upon abutting property or adjacent to public or private property or property of another tenant nor shall they be covered by debris, dust, or dirt.
- (c) *Accessory structures.* All accessory structures, including detached garages, fences, walls, retaining walls, flag poles, and antenna poles or structures shall be maintained structurally sound and in good repair.
- (d) *Swimming pools.* Swimming pools and outdoor spas shall be maintained in a clean and sanitary condition, and in good repair.
- (e) *Defacement of property.* No person shall willingly or wantonly damage, mutilate, or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti. It shall be the responsibility of the owner to restore said structure to an approved state of maintenance and repair.
- (f) *Protective treatment.* All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and perimeter of the windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from these requirements.

- (g) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- (h) *Foundation walls.* All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- (i) *Exterior walls.* All exterior walls shall be free from holes, breaks, and loose or rotting materials, and maintained, weatherproofed and properly surface coated where required to prevent deterioration.
- (j) *Roofs and drainage.* The roof, flashing, roof drains, gutters and down spouts shall be maintained in good repair and free from obstructions, shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance.
- (k) *Overhang extensions.* All overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored. Metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- (l) *Chimneys.* All chimneys, cooling towers, smoke stacks, vent stacks, vent pipes, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- (m) *Handrails.* Every handrail and guardrail shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (n) *Window, skylight.* Every window, skylight, door, and frame shall be kept in sound condition and in good repair and weather tight.
- (o) *Windows.* Every window, other than a fixed window, shall be capable of being easily opened and capable of being held in position by window hardware.
- (p) *Doors.* All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units, and guestrooms shall tightly secure the door.
- (q) *Structure interior.* The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure, which they occupy or control, in a clean sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two (2) or more dwelling units or two (2) or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.
- (r) *Interior surfaces.* All interior surfaces, including windows and doors, shall be maintained in a good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be removed or repaired. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

- (s) *Stairs and walking surfaces.* Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- (t) *Trees and shrubs.* Any tree or shrub that obstructs passage or view, or extends over a sidewalk at a height of ten (10) feet or less, or a tree or shrub which extends over a street, lane, driveway, parking lot, or access easement at a height of fourteen (14) feet or less is declared a nuisance. It shall be the duty of the abutting property owner or the agent in charge, or tenant in care, custody, and control of the abutting premises to maintain trees and shrubs located in parkways, bar ditches, and right-of-way.
- (u) *Exterior property areas.* Sidewalks, walkways, stairs, driveways, parking spaces, and parking lots shall be kept in a good state of repair, and maintained free from pot holes, cracks, loose debris, or any other hazardous conditions.
- (v) *Parking lot striping.* All parking lot striping, accessible markings and signage, and fire lane striping, when required, shall be maintained and kept in a good state of repair.
- (w) *Exterior signage.* All commercial signs shall be maintained and kept in a good state of repair.”

SECTION 6

This ordinance shall be cumulative of all provisions of all ordinances and the Kennedale City Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances or City Code, in which event the conflicting provisions of such ordinances and City Code are hereby repealed.

SECTION 7

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the City Code amended or revised herein, or any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

SECTION 9

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined no more than Two Thousand Dollars (\$2,000.00) for violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 10

The City Secretary of the City of Kennedale is hereby directed to publish this Ordinance or caption to the extent required by law.

SECTION 11

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2023.

, MAYOR

ATTEST:

, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

Carvan E. Adkins, CITY ATTORNEY



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM IV.B.5.

SUBJECT
Approval of a new contract with TOASE for attorney services.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	TOASE RFQ	TOASE RFQ.pdf
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6000 WESTERN PLACE, SUITE 200
I-30 AT BRYANT IRVIN ROAD
FORT WORTH, TEXAS 76107
EMAIL: TOASE@TOASE.COM

TAYLOR·OLSON·ADKINS·SRALLA·ELAM
LLP
ATTORNEYS & COUNSELORS

TELEPHONE: (817) 332-2580
TOLL FREE: (800) 318-3400
FACSIMILE: (817) 332-4740
WEBSITE: WWW.TOASE.COM

CARVAN E. ADKINS
cadkins@toase.com

September 5, 2023

Ms. Raeanne Byington, City Secretary
City of Kennedale
405 Municipal Drive
Kennedale, TX 76060

via **Hand Delivery**

Re: Request for Qualifications – City Attorney Services

Dear Ms. Byington:

Attached please find eight (8) original copies of Taylor, Olson, Adkins, Sralla & Elam, LLP's Response to the City's Request for Qualifications for City Attorney Services from Mr. Carvan E. Adkins.

If you have any further questions or require additional information, please reach out to our office.

Yours very truly,

Carvan E. Adkins

CEA/jlw

Enclosures: As noted

**RESPONSE TO REQUEST FOR QUALIFICATIONS
CITY ATTORNEY SERVICES
CITY OF KENNEDALE, TEXAS**

September 5, 2023

1. Firm name, including address of all firm offices, identifying in which office the work will be performed.

Response: TAYLOR, OLSON, ADKINS, SRALLA & ELAM, LLP. (TOASE)
6000 Western Place, Suite 200
Fort Worth, Texas 76107

This is the sole office of the firm and the location in which work will be performed.

2. Attach a list of Principals in the firm. Include a biographical sketch of each including education, years of experience, years of municipal law experience, and any areas of specialty within the field of municipal laws.

Response: The Principals in TOASE are: Allen Taylor, Wayne Olson, Carvan E. Adkins, Betsy Elam, Rob Allibon, Cara Leahy White, Bryn Meredith, Ashley Dierker, Fritz Quast, and Dean Roggia. See the firm resume of the Principals in the firm, including the information requested on the firm's website at www.toase.com.

3. Provide the name and complete resume of the assigned Attorney who will have primary responsibility for the City of Kennedale legal matters.

Response: Carvan E. Adkins, a founding Partner with TOASE, will be the assigned Attorney for the City of Kennedale. His resume can be found on the firm's website at www.toase.com.

4. Provide a list of attorneys who will provide services to the City. Include a description of these attorneys' education, years of legal experience, years of municipal legal experience and any areas of specialty within the field of municipal laws.

Response: The partner, senior attorney and associate attorney who will assist Carven E. Adkins in providing services to the City are Cara Leahy White, James Donovan and Rachel Raggio. Their resumes can be found on the firm's website at www.toase.com.

5. Provide a complete list of all current municipal clients, including the email and phone contact information. Please identify five (5) clients which you think are most comparable to the City of Kennedale.

Response: See the attached list of the firm's current municipal clients and information requested. The five (5) clients most comparable to the City of Kennedale are: Alvarado, Dalworthington Gardens, Haltom City, Pantego and River Oaks.

6. If your firm has represented a city in the last five (5) years that you no longer serve as City Attorney, please provide the following information:

- a. Name of the city;
- b. Name of the City Manager (or appropriate reference) and contact information; and
- c. Explanation regarding why you no longer represent that city.

Response: See the attached list.

7. Provide a brief summary of the firm's experience in each of the following areas and your strategy for managing those areas in which your firm does not have experience and would be required to outsource:

- a. Business contracts and agreements;
- b. Bidding and procurement;
- c. Ordinances and resolutions;
- d. Real estate matters, including condemnations, platting, deeds and easements;
- e. Subdivision Regulations;
- f. Zoning matters;
- g. Annexation and Extraterritorial Jurisdiction issues;
- h. Election procedures and law;
- i. Eminent Domain;
- j. Open meetings and open records;
- k. State law as it pertains to municipalities;
- l. Personal matters, including non-civil service police and fire;
- m. Zoning and development processes;
- n. Economic development incentives, including Chapter 380 provisions;
- o. Economic development corporations;
- p. Tax Increment Reinvestment Zones;
- q. Municipal Court prosecutions;
- r. Police and Public Safety specialty law;
- s. Special District (e.g. MDD; PID, etc.);
- t. Emergency Services Districts; and
- u. Charter and Charter amendments.

Response: The attorneys at TOASE have experience in representing municipalities in all the areas listed above.

8. Please list any client that you currently represent that would cause a potential conflict of interest with the City of Kennedale. Describe how you would resolve these current or future potential conflicts of interest.

Response: TOASE does not and has not represented any client that conflicts with its ability to serve as counsel for the City of Kennedale. Prior to engaging with any client, TOASE runs a firm-wide, multi-layer conflict check to ensure that no conflict exists in representing a potential new client.

9. If your firm has represented any client in the past fifteen (15) years against the City of Kennedale or one of its employees, please describe the case(s).

Response: TOASE has not represented any client in the past fifteen (15) years against the City of Kennedale or one of its employees.

10. If you have filed any litigation in the last five (5) years in which a municipality or the Texas Municipal League was a defendant, please describe the case(s).

Response: TOASE has not filed any litigation in the past five (5) years in which a municipality or the Texas Municipal League was a defendant.

11. Each submittal should also provide a summary detailing the experience and understanding of the role of providing consulting legal services including how the City Attorney balances the relationship between the Mayor and Council as well as the City Manager and staff.

Response: In its role as City Attorney, TOASE understands that the client is the City and not the individual officers or employees of the City. On a daily basis the attorneys with TOASE work with the City Manager and department heads on specific projects that are for the benefit of the City. However, the City operates through its governing body—the City Council. It is the City Council that makes policy decisions and provides direction for the City. TOASE routinely gives legal advice and counsel to the City through the City Council, being the elected decision-makers of the City.

Respectfully submitted,



Carvan E. Adkins

State Bar No. 00910990

Email: cadkins@toase.com

Taylor, Olson, Adkins, Sralla & Elam, L.L.P.

6000 Western Place, Suite 200

Fort Worth, Texas 76107

Telephone: 817-332-2580

Telecopier: 817-332-4740

RESPONSE TO #5

CITY/TOWN	CITY CONTACT	EMAIL
Aledo	Noah Simon	nsimon@aledotx.gov
Alvarado	Paul DeBuff	debuffp@cityofalvarado.org
Annetta	Jamee Long (CS)	citysecretary@annettatx.gov
Annetta North	Sheila Elmore (CS)	secretary@annettanorth.com
Annetta South	Ellen Woodward (CS)	cityofannettasouth@gmail.com
Archer City	George Huffman	ghuffman@cityofactx.org
Azle	Tom Muir	tmuir@cityofazle.org
Bedford	Jimmy Stathatos	Jimmy.stathatos@bedfordtx.gov
Benbrook	Andy Wayman	awayman@benbrook-tx.gov
Blue Mound	Amber Smith (CS)	asmith@bluemoundtexas.us
Boerne	Ben Thatcher	bthatcher@boerne-tx.gov
Boyd	William(Dwayne) Taylor	wtaylor@cityofboyd.com
Briaroaks	Howard Bogart, Mayor	mayor@briaroakstx.com
Bridgeport	Mike Murray	mmurray@cityofbridgeport.net
Burleson	Tommy Ludwig	tludwig@burlesontx.com
Cleburne	Steve Polasek	Steve.Polasek@cleburne.net
Cresson	Katy Froyd (CS)	katyf@cressontx.org
Cross Timber	Amy Massey, Town Secretary	817-307-3306
Crowley	Robert Loftin	rloftin@ci.crowley.tx.us
Dalworthington Gardens	Lola Smith, City Admin	lsmith@cityofdwg.net
DISH	Daleesa Vardell, Town Secretary	citysecretary@townofdish.com
Edgecliff Village	Veronica Gamboa, City Adm.	citysecretary@evgov.org
Elkhart	Jan Stuteville, Interim CS	jan.stuteville@cityofelkharttx.gov
Euless	Loretta Getchell	lgetchell@eulestx.gov
Flower Mound	James Childers	james.childers@flower-mound.com
Fredericksburg	Clinton Bailey	cbailey@fbgtx.org
Godley	Michael Papenfuss, Mayor pro tem	Michael.papenfuss@godleytx.gov
Haltom City	Rex Phelps	rphelps@haltomcitytx.com
Hudson Oaks	Sterling Naron	sterling.naron@hudsonoaks.com
Kennedale	Darrell Hull CM	dhull@cityofkennedale.com
Lake Bridgeport	Wanda Vick (CS)	citylkbport@gmail.com
Lindsay	Monica Laux (CS)	cityoflindsay@ntin.net
Mansfield	Joe Smolinski	joe.smolinski@mansfieldtexas.gov
Northlake	Drew Corn	dcorn@town.northlake.tx.us
Pantego	Joe Ashton	jashton@townofpantego.com
Paradise	Alisha Whitten (CS)	cityhall@cityofparadisetexas.org
Rhome	Amanda DeGan	cityadministrator@cityofrhome.com
Richland Hills	Candice Edmondson	cedmondson@richlandhills.com
River Oaks	Marvin Gregory	mgregory@riveroakstx.com
Saginaw	Gabe Reaume	greume@saginawtx.org
Scotland	Kim Hemmi (CS)	scotlandtx@comcell.net
Seymour	Jeff Brasher, City Admin	jbrasher@cityofseymour.org
Southlake	Shana Yelverton	syelverton@ci.southlake.tx.us
Springtown	David Miller, City Admin	dmiller@cityofspringtown.com
Trophy Club	Patrick Arata, Int Town Mgr	parata@trophyclub.org
Weatherford	James Hotopp	jhotopp@weatherfordtx.gov
White Settlement	Jeffrey James	jjames@wstx.us
Windthorst (CS)	Patricia Vieth (CS)	secretary.windthorst@gmail.com
Lake Worth	Stacey Almond	salmond@lakeworthtx.org

**RESPONSE TO REQUEST FOR QUALIFICATIONS
CITY ATTORNEY SERVICES
CITY OF KENNEDALE, TEXAS**

September 5, 2023

6. If your firm has represented a city in the last five (5) years that you no longer serve as City Attorney, please provide the following information:
- a. Name of the city;
 - b. Name of the City Manager (or appropriate reference) and contact information; and
 - c. Explanation regarding why you no longer represent that city.

Response:

Alpine, Texas

Last known contact: Jessica Garza, City Manager (City.manager@ci.alpine.tx.us)

The City decided to use local attorneys

Everman, Texas

Last known contact: Donna Anderson, City Manager, (danderson@evermantx.net)

Change in personnel

Grandview, Texas

Last known contact: David Henley, City Manager (dhenley@cityofgrandview.org)

Change in personnel

Haslet, Texas

Last known contact: Jim Quin, City Manager (jquin@haslet.org)

Change in personnel

Maypearl, Texas

Last known contact: Joy Landry, Mayor (Joy.landry@cityofmaypearl.org)

Change in personnel

New Fairview, Texas

Last known contact: Ben Nibarger, (Cityadministrator@newfairview.org)

Change in personnel

Weston, Texas

Last known contact: Susan Coffey, City Secretary cityhall@westontexas.com

The City decided to use an attorney closer in proximity.

Westworth Village, Texas

Last known contact: Mike Murray, City Administrator (mmurray@cityofwestworth.com)

The City preferred to use a solo attorney for general work and TOASE for special projects.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.1.

SUBJECT

PZ Case# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF *PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.*

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval of the replat of 801 Potomac Parkway to create two lots at this location. The Lot 1R1 will be the site of a new daycare while Lot 1R2 will host two commercial buildings for potential retail or office use. Site elevations have been provided by the applicant for your review.

Staff has reviewed the replat and has determined it complies with all city requirements.

Notice of Public Hearing was published in the Star-Telegram on September 26, 2023. A notice was posted on-site and mail to property owners within 200FT. The Planning and Zoning Commission held a public hearing on Thursday, October 12, 2023, and recommended approval unanimously.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	PZ Case 2311 Attachments	PZ Case 2311 Attachments.pdf
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City of Kennedale

Final Plat Application

APPLICANT NAME: First Potomac LLC, C/o Andy Patel DATE: 08/01/2023
CURRENT LEGAL DESCRIPTION: PRC ADDITION BLOCK 1 LOT 1 ACRES: 2.304
CURRENT ZONING: C1 PROPOSED ZONING: C1
BEING PLATTED AS: SUBDIVISION NAME PRC ADDITION
LOTS: 1R1 & 1R2 BLOCKS: 1 PHASES: _____
PROPERTY ADDRESS: 801 POTOMAC PARKWAY
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: 2944 England Pkwy, Grand Prairie, TX 75054

PROJECT CONTACT INFORMATION

OWNER OF RECORD: SERIES 801 A SERIES OF PATEL HOLDINGS LLC, C/o Jay Patel
ADDRESS: 2316 Shackleford Trail PHONE: 817-307-6722
(mailing)
CITY: Grand Prairie STATE: TX ZIP: 75052

SURVEYOR: Eagle Surveying, LLC
ADDRESS: 222 S. Elm St PHONE: 940-222-3009
(mailing)
CITY: Denton STATE: TX ZIP: 76201

ENGINEER: Civil Point Engineers, Inc.
ADDRESS: 5900 S Lake Forest Dr, Ste. 300 PHONE: 972-554-1100
(mailing)
CITY: McKinney STATE: TX ZIP: 75070

DEVELOPER: First Potomac LLC, C/o Andy Patel
ADDRESS: 2944 England Pkwy PHONE: 469-235-3990
(mailing)
CITY: Grand Prairie STATE: TX ZIP: 75054

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only ONE primary contact.

- ☐ Owner Phone _____ Email _____
- ☒ Developer Phone 469-235-3990 Email arp440@gmail.com
- ☐ Surveyor Phone _____ Email _____
- ☐ Engineer Phone _____ Email _____

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

Lot 1R1 to be used for the development of a 10,000sf daycare/school better known as "The Learning Experience".

Lot 1R2 to be used for the development of a multi-tenant neighborhood commercial building.

APPLICANT SIGNATURE: _____

DATE: 8/1/23

OWNER SIGNATURE: _____

DATE: 08/01/2023

SURVEYOR SIGNATURE: _____

DATE: 08/08/2023

ENGINEER SIGNATURE: _____

DATE: 8/8/23

DEVELOPER SIGNATURE: _____

DATE: 8/1/23

The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments before resubmitting the plans for review.

- (1) **Final plat application** (this document) – One copy shall be submitted. The application must include the property owner's signature.
- (2) **Final plat drawing** – Six folded paper copies and a PDF version shall be submitted for review by city staff. The

final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.

(3) **Taxes and liens paid certificates** – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.

(4) **Drainage study** – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. Two paper copies and a PDF version of the drainage study should be submitted.

(5) **Engineering/construction drawings** -- The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.

(6) **City - developer's agreement** – This agreement shall be negotiated between the city and the developer.

(7) **Sign-off/review from Oncor and from Atmos** – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.

*** NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.**

City of Kennedale Final Plat Check List

If the following is on the Final Plat, please put an "X", if it is not applicable please write in N/A.

GENERAL INFORMATION

 X **Acceptable map sheet size.**

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.

 X **Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.**

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.

 X **North arrow & graphic scale in close proximity**

A north arrow indicating the approximate true north shall be predominantly placed near the scale.

 X **Vicinity map**

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.

 X **Title includes city, county, state, survey name, total gross acreage**

 X **Subdivision name.**

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.

 X **Appropriate Title, i.e. "Final Plat of ..."**

 X **Name & address of owner of record and the name, address, and telephone number of the developer, if other than the owner**

 X **Date on which the drawing was prepared**

X **City Limits boundaries (where applicable)**

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

X **Surveyor's certification.**

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature

_____/_____/_____
Date

Phone Number _____/_____/_____
(Affix Seal)

X **Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

X **Adjacent property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.

X **Existing easements**

The location and dimension of all existing easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose.

X **Permanent structure encroachments.**

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.

X **Existing street right-of-way dimensioned**

The width of all existing public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves.

PROPOSED INFORMATION

X **Subdivision boundary in heavy lines**

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

X **Proposed drainage, utility, and other easements labeled and dimensioned**

The location and dimension of all proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

X **Proposed street right-of-way dimensioned**

The width of all proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

X **Lot and Blocks labeled in consecutive order**

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing

the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

 X **Flood Plain Features shown**

ADDITIONAL INFORMATION

 X **Plat notes and conditions.**

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

 X **Public use areas.**

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

 X **Street names.**

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

 X **Metes and bounds description.**

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference.

 X **Lot dimensions.**

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

 X **Lot areas.**

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

 X **Irregular side lot lines.**

Side lot lines which are not perpendicular to the street right-of-way shall be indicated with bearing and distance.

 X **Drainage easements.**

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

X **County certification block, if required by the county clerk's office for filing.**

X **Dedication certificate.**

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

That, I, (owners name) do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use; the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

Signature of Owner

STATE OF TEXAS }
COUNTY OF TARRANT }

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for Tarrant County

My commission expires: _____/_____/_____

X **City council approval certification.**

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to approve of this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004014944
AD NUMBER: A 987 2
CERTIFICATE NO : 96232423

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FIRST POTOMAC LLC

2944 ENGLAND PKWY
GRAND PRAIRIE TX 75052

DATE : 8/25/2023

FEE : \$10.00

PROPERTY DESCRIPTION

LAMAR, M P SURVEY ABSTRACT
987 TRACT 2 REF PLAT D2222508
67 (32935G-1-1)

0000801 POTOMAC PKWY
2.446 ACRES

PROPERTY OWNER

J. D. DESIGN AND DEVELOPER LLC

2316 SHACKLEFORD TRL
GRAND PRAIRIE TX 75052

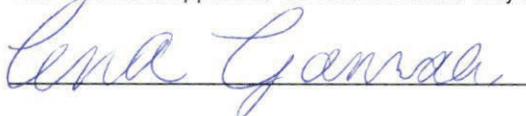
PAGE 1 OF 1

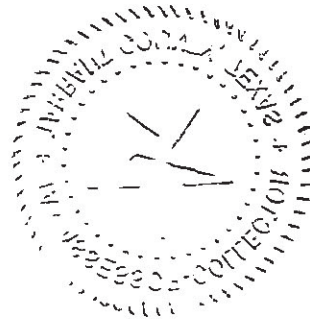
YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : FIRST POTOMAC LLC
ACCOUNT NUMBER: 00004014944
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy











801 POTOMAC PARKWAY
SITE POSTED 09/27/2023



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
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Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
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el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
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The News Tribune Tacoma
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Tri-City Herald
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	471618	Print Legal Ad-IPL01412310 - IPL0141231		\$67.85	1	34 L

Attention: City Secretary

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

rericsn@cityofkenneedale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

THE PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDEALE.COM.

IPL0141231
Sep 26 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Stefani Beard, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

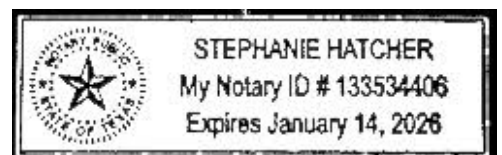
09/26/23

Stefani Beard

Sworn to and subscribed before me this 26th day of September in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



JOE RONDONE USA TODAY NETWORK

Arizona Cardinals quarterback Joshua Dobbs throws the ball against the Dallas Cowboys at State Farm Stadium.

CARDINALS 28, COWBOYS 16

Arizona humbles Cowboys 28-16 after high-flying wins

BY CLARENCE E. HILL JR.
chill@star-telegram.com



GLENDALE, AZ

So much for the Dallas Cowboys’ impressive start to the season that had many local fans already making plans for the Super Bowl in Las Vegas.

That 70-10 margin of victory in combined wins against the New York Jets and New York Giants meant nothing to the previously 0-2 Arizona Cardinals on Sunday at State Farm Stadium.

Arizona had won six of the last seven meetings in the series and continued their dominance over the Cowboys in a 28-16 victory, leading from start to finish.

The Cowboys’ heralded defense, which had mauled opponents the first two games, couldn’t stop the run and gave up too many big plays.

A Cowboys offense led by quarterback Dak Prescott continued to struggle in the red zone, settling for two field goals down close and getting turned away twice.

The first one came on fourth-and-3 from the Cardinals 4 yard line and the second one ended any comeback hopes as Prescott threw his first interception of the season.

“Y’all put us on top of the world,” Prescott said. “We know who we are, and in that same sense I’m sure the media got what they wanted. There has only been one undefeated team in this league. Ever. Yeah it sucks, it’s humbling but to say it’s a wake up call we knew we had a lot of adversity and we just didn’t get it done. I think it goes back to myself, the offense and the red zone. We get better right there, we win this game. We have to fix that area. Period.”

Wake up call or not, it was needed humbling for the Cowboys.

“It’s actually good for us to see from being on top of the world in Week 3,” defensive end DeMarcus Lawrence said. “That ain’t going to get us nowhere. We have to come out not satisfied. We need to be more hungry.”

The Cowboys host the New England Patriots in a reunion with running back Ezekiel Elliott Oct. 1 at AT&T Stadium.

What we learned in the Cowboys humbling loss vs the Cardinals:

PRESCOTT AND COWBOYS OFFENSE CONTINUE RED ZONE STRUGGLES

A week after kicking four field goals after penetrating the red zone in a 30-10 victory against the New York Jets, the Cowboys continued their struggles near the goal line against the Cardinals.

Brandon Aubrey had field goals 27 of 26 yards after the offense failed to get in the end zone.

The Cowboys failed on fourth-and-4 from the 4 in the third quarter.

And with three minutes left in the game, a Prescott pass on 3rd and 6 from the Arizona 6 was picked off by linebacker Kyzir White to end any hopes of a Cowboys comeback.

“‘Cooks’ (WR Brandin Cooks) was boom-boom getting behind the linebacker,” Prescott said. “I thought he did a good job of playing it and looking my way and I just put it by his ear. I knew it was going to be a tough throw but at that moment (I was) trying to make the throw. Obviously, the linebacker made a great play. I just tried to put it behind his ear thinking I had enough space to just get it up and down in the back, but I’ve got to live with that.”

Prescott was 24 of 40 for 249 yards with one touchdown and one interception.

Cowboys coach Mike McCarthy said Prescott played well, especially when you consider the adjustments Dallas had to make with three starting linemen out.

“I liked his demeanor and command,” McCarthy said. “He was productive. He played very well with his feet. He extended plays. They played heavy coverage in the red area. We got to take a close look at that. That starts with me.”

Prescott said it starts with him. He needs to be better in the red zone.

“We’ve got to do better,” Prescott said. “Just as a team as a unit and myself, got to make some throws, maybe use my feet more. Obviously, that’s a that’s an area that we haven’t been good in these last few weeks. Look at this loss, move the ball up and down the field and just couldn’t score. And so that’s your reason for this loss.”

COWBOYS WERE OWN WORST ENEMY WITH PENALTIES

After being penalized just 11 times for 73 yards in the first two games combined, the Cowboys thought their woes with flags from the previous two seasons had been solved.

The Cowboys went back to their old ways in the first half against the Cardinals with 10 penalties for 72 yards, including six pre-snap penalties that played a huge role in the 21-10 halftime deficit.

That doesn’t include a pass interference penalty on cornerback DeRon Bland and an offensive pass interference penalty on receiver CeeDee Lamb that aided a Cardinals scoring drive and thwarted a potential Cowboys scoring drive.

And right on cue to open the second half when the defense finally forced a three-and-out, forcing a punt that was returned 51 yards by Kavontae Turpin, a flag on Devin Harper nullified the play, resulting in a 61-yard penalty.

“We do a breakdown of every official group,” McCarthy said. “And I told the team last night you’re gonna be frustrated. Certain crews call up differently than others. And so we knew that coming in here and it had held very true in the first in the first half. We just we got to be better.”

NFL’S BEST DEFENSE GASHED ON THE GROUND

The Cowboys defense has been so good through the first two games of 2023 they have openly talked about being among the best in the league history.

Now, not so much. The defense, led by edge rusher Micah Parsons, was first in the NFL in sacks and turnovers. And while they have done a great job stopping the run, it is the area teams will choose to attack them slow down the pass rush.

It was mission accomplished for Cardinals in the first half on Sunday as they gashed the Cowboys defense for 182 yards on the ground while scoring every time they had the ball to take a 21-10 lead.

Running quarterbacks have had moderate success against the Cowboys through the first two games and Cardinals quarterback Josh Dobbs opened with a 44-yard run on the first series, leading to a field goal.

The Cowboys also gave up a 45-yard touchdown run to Rondale Moore and a 26-yard run to James Connor.

The Cowboys did much better in the third quarter, stopping the run and forcing two punts.

But the defense couldn’t stop the Cardinals when it mattered most in the fourth quarter.

After the Cowboys cut the score to 21-16, Dobbs hit Michael Wilson for a 69-yard gain and threw a 2-yard yard touchdown pass Marquis Brown.

The Cowboys gave up pass plays of 69 and 23 yards and also had pass interference penalty against Bland.

“A lot went wrong. I don’t really have words, it’s just bad,” safety Jayron Kearse said. “Bad football, it wasn’t sound, it was just bad.”

“They ran a lot of pull schemes, got downhill and didn’t really attack us on the edge, it was just a lot of downhill running with a lot of pull schemes. We weren’t good enough — myself included. It was just bad.”

COWBOYS PLAY WITHOUT THREE STARTERS ON OFFENSIVE LINE

The Cowboys officially have not played a game with their planned starting offensive line since Tyler Smith was drafted to play left guard in the first round of the 2022 NFL Draft.

Left tackle Tyron Smith missed the first 13 games of last season with a hamstring tear. When he was ready to return he replaced Terence Steele at right tackle after he suffered a torn ACL.

Then Tyler Smith missed the first two games of 2023 with a hamstring strain. The Cowboys hoped to get their full unit on the field for the Cardinals game. But that was before right guard Zack Martin missed practice all week with a ankle injury and then center Tyler Biadasz injured his hamstring in Thursday’s practice.

Tyron Smith suffered a knee injury in practice on Saturday, resulting in all three missing the Cardinals game.

Brock Hoffman started at center. Chuma Edogo started at left tackle and T.J. Bass started at right guard.

The group held up pretty well as Prescott was not sacked and the Cowboys gained 185 yards on ground, including 122 by running back Pollard.

But having three backup offensive lineman did impact the Cowboys play calling and struggles in the red zone.

“I think it’s obvious,” McCarthy said. “I don’t want to discredit those guys at all. But there’s reps that go in, wrinkles, your variation of your base concept for protection. There’s some things that were taken off. But I’m proud of those guys that they stepped up.”

ROOKIE KICKER AUBREY CONTINUES TO SHINE

Rookie kicker Aubrey missed the first extra point of the season, but he continues to be perfect since with 11 of 11 field goals, including three against the Cardinals.

He had kicks of 49, 26 and 23 yards on Sunday.

The Cowboys would have had a better chance to win if they wouldn’t have shunned a field goal in the third and failing on fourth-and-3 from the 4.

Clarence E. Hill Jr.: 817-390-7760, clarencehilljr

Fort Worth Star-Telegram

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Legals

Notice of Public Hearings

The Benbrook Planning and Zoning Commission will conduct a public hearing and consider the following request(s) on Thursday, October 12, 2023, at 7:30 p.m., in the Council Chambers of City Hall, 911 Winscott Rd, Benbrook, Texas 76126. All interested citizens are invited to attend.

RP-23-06 – A request to approve a residential replat of approximately 0.716 acres of land, combining Lots 21 and 22 of the South-View Estates Addition into one residential lot. The property is zoned “RE” Residential Estate District and located at the southwest corner of the Rogers Road and Council Drive intersection (500 & 504 Council Dr.).

P-23-01 – A request to approve a preliminary plat, which proposes to subdivide Lot A, Block 10 of the La Cantera at Team Ranch Phase II Addition (approximately 34.66 acres of land) into five residential lots. The property is zoned “B” One-Family District and is located northeast of the Veterans Parkway and Team Ranch Road intersection (4905 Corriente Ln.).

For more information, go to <http://www.benbrook-tx.gov/AgendaCenter> or call 817-249-6060
IPL0141003
Sep 26 2023

Notice

Notice is hereby given that, acting under and pursuant to the Ordinance of the City of Fort Worth, on the 27th of September, TEP BARNETT USA, LLC will file with the Gas Well Inspector of the City of Fort Worth, an application to drill, complete and operate one or more wells on the Driver, Eagle, Birdie, Mulligan, Tee, Ridglea Triangle, Ridglea CC, Arch, WTC, and Vickery leases (Westridge TRT Pad) , located approximately at 3900 Bryant Irvin Road. To obtain information regarding the proposed site, or general questions concerning Gas Well Drilling in Fort Worth, please visit: www.fortworthtexas.gov/gaswells or call 817-392-1427.
IPL0140900
Sep 22,24-29,Oct 1-2 2023

CITY OF SAGINAW

ORDINANCE NO. 2023-26
AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING CHAPTER 6, ARTICLE II OF THE SAGINAW CITY CODE; PROVIDING DEFINITIONS AND REGULATIONS GOVERNING ANIMAL RESCUE, FOSTERING, AND SERVICE ANIMALS IN THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council of the City shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.
Passed and Approved this 19th day of September, 2023. Todd Flippo, Mayor
IPL0140996
Sep 26,Oct 3 2023

ORDINANCE NO. 2142

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT (PD) AMENDMENT AND REZONING A PORTION TO SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOTS, FOR THE BIRCH RACQUET AND LAWN CLUB, ON THE PROPERTY LEGALLY DESCRIBED AS BLOCK A, LOT 1 AG OF THE BIRCH ADDITION, BEING 26.99 ACRES, APPROXIMATELY 340 FEET NORTHWEST FROM THE INTERSECTION OF KELLER SMITHFIELD ROAD AND JOHNSON ROAD, ZONED PLANNED DEVELOPMENT 1822-SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT MINIMUM LOTS (PD 1822-SF-36), AND ADDRESSED AS 680 KELLER SMITHFIELD ROAD IN THE CITYOF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction thereof, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

AND IT IS SO ORDAINED.
Passed and approved by a vote of 7 to 0 on this the 19th day of September 2023.

SIGNED BY:
Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0141192
Sep 26 2023

CITY OF FORT WORTH

PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, September 12, 2023.

ORDINANCE NO. 26445-09-2023
AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS,” ARTICLE I, “STANDARDS FOR SELECTED USES,” TO ADD SECTION 5.152 “BARS OR TAVERNS” TO CLARIFY WHEN A CONDITIONAL USE PERMIT IS REQUIRED FOR A BAR OR TAVERN IN THE HIGH INTENSITY MIXED USE ZONING (MU-2) DISTRICT AND AMEND SECTION 4.1203 “FORM-BASED DISTRICT USE TABLE” TO ADD A REFERENCE TO SUPPLEMENTAL USE STANDARD SECTION 5.152; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

SECTION 5.

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 9.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

/s/ Melinda Ramos
Deputy City Attorney
Adopted: September 12, 2023
A copy of this ordinance may be reviewed in the City Secretary’s Office, Fort Worth
Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0140816
Sep 25-26 2023

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a (MB) Mixed Beverage Permit and a (FB) Food and Beverage Certificate by Rockfish Beverage Corporation Inc., dba Rockfish Seafood & Grill, to be located at 6333 Camp Bowie Blvd., Suite 240, Fort Worth, Tarrant County, Texas. Officers of said corporation are Mark Maddock, President and Tina Limsky, Secretary.
IPL0140733
Sep 25-26 2023

CITY OF KENNEDALE

NOTICE OF PUBLIC HEARING
PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
THE PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNALE.COM.
IPL0141231
Sep 26 2023

Service Directory

Concrete

DandV concrete

driveway sidewalk patio free estimate
8173238432 general remodeling -

Home & Business Improvement

Hi-end Marvin, Expanse, Panoramic doors and windows, decks, patio covers, stairs, framing, and siding, for all your home improvement needs Call 817-602-7265 KENT

Interior/Exterior Painting

Tape/Bed/Texture. Minor repairs. Free Estimates. 45 Years of Experience. (817) 825-1011

Home repair and Maintenance

Home Repairs, Remodeling and Renovation.
35 years experience in all phases of residential and commercial construction. We do it all. Demo, haul off, carpentry, paint, sheetrock, tile, flooring, you name it. If you can dream it, we will make it happen. References available. We take all major credit cards. Free estimates. Call today 817-566-4785

All Phases home/rentals/remodel/repairs, handyman, 25yrs of satisfied customers & friends 817-455-1382

Interior/Exterior painting, roof-repairs, & handyman work. 40 years experience. Call Jeff (817) 744-0629

PLUMBING

A to Z Military/Senior Disc All Repairs
24/7-FREE est. 817-323-3418

D & S Plumbing

Military and Senior Disc.
682-472-3997

Lawn/Garden/Landscaping/Trees

JOSE'S TREE SERVICE
Tree Removal/Tree Trimming & Brush Clearing. Full Ins./Senior/Military Disc Sm. Jobs on Land Clearing/We Beat Any Price Call Us At 817-724-2180

Tree Surgeon

Trimming -Removel-Firewood 817-428-8781

Oak Firewood Seasoned
\$320/cord, \$220/half delivered & stacked. Call **817-925-9606**

Leaf Clean-up. Lawn Care, tree trim, grass installation, handyman, haul-off, roof leaks. 817-500-2558

fence deck repair pwr wash staining
817 808 0372 senior retired

Misc. Service

WE POWDER COAT PATIO FURNITURE. LONGHORN 817-759-2224

Painting

Painting 25 years of exp
Painting drywall carpentry Free est 8177790893

Roofing

victor sanchez roofing & re-modeling
2144622260 free estimate cc

NEED A PLUMBER?

Let Classifieds Help
Star-Telegram
STAR-TELEGRAM.COM



September 26, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Thursday, October 12, 2023** at 6:00 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.



Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

801 POTOMAC

TRICON SFR 2020-2BORROWER LLC
15771 RED HILL AVE.
TUSTIN CA 92780-7303

LOVE CASSANDRA ROSE
5208 LOOKOUT TRL
ARKINGTON, TEXAS 76017

CAM SUNDRY LLC
1204 HUDSON DR
MANSFIELD TX 76063

FLESCHNER, JAMES L
5212 LOOKOUT TRL
AELINGTON TX 76017

MCGEACHY EDWARD
5300 LOOKOUT TR
ARLINGTON TX 76017-1922

SOVRAN ACQUISITIONS LTD
1105 N LITTLE SCHOOL RD
KENNEDEALE TEXAS 76060

JEFFREY HANSEN
1101 N LITTLE SCHOOL RD
KENNEDEALE TX 76060

VAN BEEST JOHNSON
851 POTOMAC PKWY
KENNEDEALE TX 76060

OLD SCHOOL PRIMITIVE BAPTIST CHURCH
1075 N LITTLE SCHOOL RD
KENNEDEALE TEXAS 76060

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.2.

SUBJECT

PZ Case# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAY ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

ORIGINATED BY NATHAN GONZALES

SUMMARY

The applicant is requesting approval of the replat of 328 W Broadway St. This replat will consolidate three small sliver parcels into one lot so that the applicant may build an addition to the existing home.

Staff has reviewed the replat and has determined it complies with all city requirements.

Notice of Public Hearing was published in the Star-Telegram on September 26, 2023. A notice was posted on-site and mail to property owners within 200FT. The Planning and Zoning Commission held a public hearing on Thursday, October 12, 2023, and recommended approval unanimously.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

1.	PZ Case 2312 Attachments	PZ Case 2312 Attachments.pdf
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City of Kennedale

Final Plat Application

APPLICANT NAME: Jack Keith DATE: 08/10/2023
CURRENT LEGAL DESCRIPTION: Lots 1,2, and 3, Block 50, of The Original Town of Kennedale ACRES: 0.172
CURRENT ZONING: OT-1 - Old Town Sub-District 1 PROPOSED ZONING: _____
BEING PLATTED AS: SUBDIVISION NAME Old Town of Kennedale
LOTS: 1R1 BLOCKS: 50 PHASES: _____

PROPERTY ADDRESS: 328 W Boadway Street
APPLICANT ADDRESS, IF DIFFERENT FROM OWNER: _____

PROJECT CONTACT INFORMATION

OWNER OF RECORD: Jack Randle Keith
ADDRESS: 328 W Boadway Street PHONE: 817-846-9297
(mailing)
CITY: Kennedale STATE: Texas ZIP: 76060

SURVEYOR: Merle W. Miller RPLS #5438
ADDRESS: 5049 Edwards Ranch Rd PHONE: 817-228-7870
(mailing)
CITY: Fort Worth STATE: Texas ZIP: 76109

ENGINEER: _____
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

DEVELOPER: _____
ADDRESS: _____ PHONE: _____
(mailing)
CITY: _____ STATE: _____ ZIP: _____

Who is the primary contact for this project?

All communication regarding this plat application will be made with the primary contact.

Select only **ONE** primary contact.

- ☒ Owner Phone 817-846-9297 Email jackfarmerjack@gmail.com
- ☐ Developer Phone _____ Email _____
- ☐ Surveyor Phone _____ Email _____
- ☐ Engineer Phone _____ Email _____

DESCRIPTION OF THE PROJECT FOR WHICH THE PLAT IS SOUGHT, INCLUDING PROPOSED LAND USES AND THEIR LOCATIONS:

Combining three lots into one lot in order to obtain a city permit.

APPLICANT SIGNATURE: _____ DATE: _____

OWNER SIGNATURE: _____ DATE: _____

SURVEYOR SIGNATURE: [Signature] DATE: 08-16-2023

ENGINEER SIGNATURE: _____ DATE: _____

DEVELOPER SIGNATURE: _____ DATE: _____

The application packet shall include all documents listed below, and no final plat will be reviewed by the city until all required documents are submitted in a completed format and all fees have been paid.

If plans require resubmittal, you must schedule a meeting with the Public Works Department to review the plan comments before resubmitting the plans for review.

(1) **Final plat application** (this document) – One copy shall be submitted. The application must include the property owner's signature.

(2) **Final plat drawing** – Six **folded** paper copies and a PDF version shall be submitted for review by city staff. The

final plat drawing shall contain required information listed in Article 26 of the Unified Development Code (UDC). Plats shall also conform to the City of Kennedale Subdivision Design criteria contained in Article 15 of the Kennedale UDC.

(3) **Taxes and liens paid certificates** – An official copy of the tax certificates for the property/properties to be platted must be submitted with your application. An official copy can be obtained from the Tarrant County tax assessor's office. NOTE: tax certificates are not available through the Tarrant Appraisal District or a sub-courthouse.

(4) **Drainage study** – The drainage study with engineering drawings shall conform to the technical specifications contained in the Public Works design manual, available on the City of Kennedale website and from Public Works staff. Two paper copies and a PDF version of the drainage study should be submitted.

(5) **Engineering/construction drawings** -- The applicant or the applicant's engineer shall submit construction plans for all public improvements along with the final plat for approval by the city. The engineering drawings shall conform to the requirements of the design manual and shall be prepared and sealed by a registered professional engineer, licensed to practice in the state. Three (3) paper copies of the engineering/construction drawings and a PDF version shall be submitted.

(6) **City - developer's agreement** – This agreement shall be negotiated between the city and the developer.

(7) **Sign-off/review from Oncor and from Atmos** – Applicant shall submit a signed statement from Oncor and from Atmos. The statement must indicate whether each company has reviewed the plat and, if the plat has not been approved by the company, the statement from Oncor or Atmos representative should also indicate any concerns he or she may have about the plat.

*** NOTE: Plans (items 4 and 5 listed above) must have been already reviewed and approved by the Public Works Department before they are included with a plat application; plans that have not been approved will not be accepted. Plat applications submitted without approved plans will be considered incomplete.**

City of Kennedale Final Plat Check List

If the following is on the Final Plat, please put an "X", if it is not applicable please write in N/A.

GENERAL INFORMATION



Acceptable map sheet size.

Map sheets shall be of such size as are acceptable for filing in the office of county clerk and shall not exceed twenty-four (24) X thirty-six (36) inches, but may be eighteen (18) X twenty-four (24) inches, with a binding margin of not less than one and one-half (1½) inches on the left side of the sheets. Sheets shall be numbered in sequence if more than one (1) sheet is used and an index sheet provided with match lines.



Acceptable scale: 1" = 50', 1" = 100', or 1" = 200'.

The drawing shall be prepared at a numerical scale no greater than one (1) inch equals one hundred (100) feet. At the discretion of the director of development and enforcement, the plat may be drawn at a numerically smaller scale, i.e. one (1) foot equals fifty (50) feet, one (1) inch equals forty (40) feet, etc., if the plat can still be drawn on the required sheet size. A graphic scale symbol shall be placed on the drawing.



North arrow & graphic scale in close proximity

A north arrow indicating the approximate true north shall be predominantly placed near the scale.



Vicinity map

A small vicinity location map shall be shown on the plat drawing. The vicinity location map shall be drawn at an approximate scale of one (1) inch equals two thousand (2,000) feet and show sufficient streets, collector and arterial street names, and major features of the surrounding area to locate the area being subdivided.



Title includes city, county, state, survey name, total gross acreage



Subdivision name.

The name of the proposed subdivision with predominantly larger letters than those used elsewhere shall be shown on the drawing, within the title block. The proposed name of the subdivision shall not be a duplication of any existing subdivision name, whether by spelling or pronunciation, or similar to any other subdivision within the city unless the proposed subdivision is contiguous with a subsequent filing or a replat of an existing subdivision. The planning and zoning commission shall have final authority to require a change in the proposed name of the subdivision.

The date on which the drawing was prepared shall be shown on the plat drawing.



Appropriate Title, i.e. "Final Plat of ..."



Name & address of owner of record and the name, address, and telephone number of the developer, if other than the owner



Date on which the drawing was prepared

NA **City Limits boundaries (where applicable)**

The location of the corporate limit boundaries of the city or any adjacent city shall be shown on the plat drawing where applicable.

X **Surveyor's certification.**

Every final plat drawing shall contain a surveyor's certification of compliance by a professional land surveyor registered in the state. The certification of compliance shall not be less than one and one-half (1½) inches high and four (4) inches wide and contain the following information:

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature

_____/_____/_____
Date

Date

Phone Number _____/_____/_____
Phone Number

(Affix Seal)

X **Certificate of approval box for Planning and Zoning Commission**

Every replat or final plat shall contain a certificate of approval by the planning and zoning commission as will amending and minor plats when appropriate. The certificate of approval by the planning and zoning commission shall not be less than two (2) inches high and four and one-half (4½) inches wide and contain the following information:

The Planning and Zoning Commission of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

ADJACENT PROPERTY (within 100')

X **Adjacent property, platted & unplatted property with legal description with owner of record, volume & page deed recorded, including street intersections**

All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision shall be shown for an area extending one hundred (100) feet of the perimeter with the names of the owners as shown in the most current tax assessor's files. If the adjacent properties are platted, the names of adjoining subdivisions and the names of adjoining streets are to be shown.



Existing easements

The location and dimension of all existing easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose.



Permanent structure encroachments.

Any permanent structures which encroach any building setback lines and will remain after completion of the development shall be shown on the drawing with appropriate dimensions.



Existing street right-of-way dimensioned

The width of all existing public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves.

PROPOSED INFORMATION



Subdivision boundary in heavy lines

The proposed subdivision boundary lines shall be shown in heavy lines so as to provide a differentiation with the internal features of the area being proposed for platting. The location and dimensions of all boundary lines of the property shall be expressed to the nearest hundredth foot.

NA

Proposed drainage, utility, and other easements labeled and dimensioned

The location and dimension of all proposed easements shall be shown on the plat drawing indicating whether such easement is for any specific purpose. Utility easements for the use of public utilities of not less than seven and one-half (7½) feet in width shall be provided along each side of all rear property lines or on the contained side of perimeter lots. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater width may be required, or additional easements may be required, along lot lines or across lots. In all cases, easements shall connect with easements already established in adjoining properties or extend to connect with a public right-of-way. No lot shall be shown with an easement which prevents proper development and full utilization of the lot as a suitable building site for the intended zoning district.

NA

Proposed street right-of-way dimensioned

The width of all proposed public street rights-of-way shall be shown on the plat drawing and be consistent with the minimum requirements contained in the design manual and the master thoroughfare plan. Dimensions shall be shown for all curves. The distance from the centerline of any existing roadway of a boundary street to the proposed subdivision shall be shown to determine the adequacy of right-of-way along the route and to determine if additional right-of-way is necessary to accommodate the proposed street. Sufficient iron pins shall be found or set and shown on the drawing together with dimensions to adequately describe all perimeter streets.

NA

Lot and Blocks labeled in consecutive order

All lots and blocks shall be consecutively numbered, or lettered in alphabetical order. The blocks in subdivisions bearing

the same name shall be numbered or lettered consecutively through the several sections or phases. Lettering for blocks shall be larger and bolder than lot numbers or circled to make identification clear. Any lot or block which is planned as an out-parcel shall be numbered and designated on the plat with notation regarding any development restrictions.

NA **Flood Plain Features shown**

ADDITIONAL INFORMATION

X **Plat notes and conditions.**

When appropriate, the drawing shall contain a listing of any plat notes and plat conditions in a readily identifiable location with each note numbered consecutively.

NA **Public use areas.**

The location and dimensions of all property proposed to be set aside for park use, or other public or common reservation shall be shown on the plat drawing, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.

X **Street names.**

All existing and proposed street names shall be shown on the plat drawing. New street names shall be sufficiently different in sound and in spelling from other road names in the city so as to not cause confusion. A road which is, or is planned as a continuation of, an existing road shall bear the same name.

X **Metes and bounds description.**

A written metes and bounds description of the property shall be shown on the plat drawing that will readily determine the location, bearing and length of all perimeter boundary lines, and be capable of reproducing such lines upon the ground with a closure error of less than 1:25,000. The legal description shall include reference to an original survey or subdivision corner, and the Texas NAD83 State Plane Coordinate System. The legal description shall include the acreage of the total area of the proposed subdivision and be consistent with the subdivision boundary, and information to show the last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantee and land records reference.

X **Lot dimensions.**

The exact dimensions of all proposed or existing lots and the perimeter boundary of the subdivision shall be shown on the plat drawing.

X **Lot areas.**

The area for each lot expressed in square feet shall be shown on the plat drawing. (This information may be shown in tabular form on the plat or on a separate sheet.)

NA **Irregular side lot lines.**

Side lot lines which are not perpendicular to the street right-of-way shall be indicated with bearing and distance.

NA **Drainage easements.**

The location of any drainage easements, if applicable, shall be shown on the plat drawing. If the subdivision or a portion thereof is located in the one-hundred-year flood prone area, the developer will be required to comply with the provisions of the flood damage prevention ordinance.

NA County certification block, if required by the county clerk's office for filing.

X Dedication certificate.

Every replat, amending plat, minor plat, or final plat shall contain an owner's certificate of Dedication as follows:

KNOW ALL MEN BY THESE PRESENTS:

That, I, (owners name) do hereby certify that I am the legal owner of the above described tract of land and do hereby convey to the public for public use; the streets, alleys, rights-of-way, easements, and any other public areas shown on this plat.

Signature of Owner

STATE OF TEXAS } {
COUNTY OF TARRANT } {

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for Tarrant County

My commission expires: _____/_____/_____

X City council approval certification.

Every replat or final plat shall contain a certificate of approval by the city council as will amending and minor plats when appropriate. The certificate of approval by the city council shall not be less than two (2) inches high and four (4) inches wide and contain the information shown below. A similar certificate without the voting statement will be provided for the city administrator approval of amending and minor plats when appropriate.

The City Council of the City of Kennedale, Texas voted affirmatively on this _____ day of _____, 20_____, to approve of this Plat for filing of record.

Mayor, City of Kennedale

Attest: City Secretary



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004768728
AD NUMBER: 22455 50 3
CERTIFICATE NO : 96594241

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

DATE : 9/6/2023

FEE : \$10.00

PROPERTY DESCRIPTION

KENNEDALE, CITY OF ADDITION BL
OCK 50 LOT 3 & PT OF CLOSED AL
LEY

0000326 W BROADWAY ST
0.0517 ACRES

PROPERTY OWNER

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : FLOYD PATRICIA J

ACCOUNT NUMBER: 00004768728

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Morgan Cain Deputy



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004768701
AD NUMBER: 22455 50 2
CERTIFICATE NO : 96594247

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

DATE : 9/6/2023

FEE : \$10.00

PROPERTY DESCRIPTION

KENNEDALE, CITY OF ADDITION BL
OCK 50 LOT 2 & PT OF CLOSED AL
LEY

0000328 W BROADWAY ST
0.0517 ACRES

PROPERTY OWNER

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : FLOYD PATRICIA J

ACCOUNT NUMBER: 00004768701

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Morgan Carr

Deputy



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004768698
AD NUMBER: 22455 50 1
CERTIFICATE NO : 96594270

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

DATE : 9/6/2023

FEE : \$10.00

PROPERTY DESCRIPTION

KENNEDALE, CITY OF ADDITION BL
OCK 50 LOT 1 & PT OF CLOSED AL
LEY

0000330 W BROADWAY ST
0.0517 ACRES

PROPERTY OWNER

FLOYD PATRICIA J

7334 GIBSON CEMETERY RD
MANSFIELD TX 76063

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2022	CITY OF KENNEDALE	\$0.00
2022	Tarrant County	\$0.00
2022	JPS HEALTH NETWORK	\$0.00
2022	TARRANT COUNTY COLLEGE	\$0.00
2022	KENNEDALE ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : FLOYD PATRICIA J

ACCOUNT NUMBER: 00004768698

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Morgan Larr

Deputy



328 W Broadway St

Site Posted 09/27/23



September 26, 2023

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on **Thursday, October 12, 2023** at 6:00 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

We are sending notification to those who own real property within 200 feet of the request in case they wish to attend the public hearings or provide written comments. You are not required to attend the public hearing, but if you choose to attend, you will have the opportunity to speak either in favor of or against the request(s). Written comments may be provided prior to the meeting to the City Secretary's Office, 405 Municipal Drive, Kennedale, TX 76060. If you would like more information about the case or public hearing process, please contact Nathan Gonzales at 817-985-2135 or ngonzales@cityofkennedale.com.

The agenda will be posted at 72 hours before the meeting at www.cityofkennedale.com/agendas and the meeting calendar is published at www.cityofkennedale.com/cal. For your reference, a map showing the property is below.



Sincerely,

Nathan Gonzales
Director of Community Development
City of Kennedale
405 Municipal Dr
Kennedale, TX 76060
ngonzales@cityofkennedale.com
(817)985-2135

328 W Broadway

22455-50-12-30 #1
DRABIK FRANK W
325 W 5TH ST
KENNEDEALE, TX 76060

24355--B2
FRANKLIN TRACEE LOWERY
315 W BROADWAY ST
KENNEDEALE, TX 76060

22455-51-1
LEACH HELEN TYLENE
PO BOX 11
KENNEDEALE, TX 76060

22455-39-3
HAIR KENNETH A
7008 BROOKS AVE
RICHLAND HILLS, TX 76118

22455-50-15-30
ELMORE KENNETH R
329 W 5TH ST
KENNEDEALE, TX 76060

22455-50-3
FLOYD PATRICIA J
329 W 5TH ST
KENNEDEALE, TX 76060

22455-50-2
FLOYD PATRICIA J
329 W 5TH ST
KENNEDEALE, TX 76060

22455-60-1R
MCCREIGHT
401 W BROADWAY ST
KENNEDEALE, TX 76060.0

22455--A
RHODES RAYMOND P
321 W BROADWAY ST
KENNEDEALE, TX 76060

22455-50-9
DAVIS DOUGLAS
109 CAYLEBAITE ST
KENNEDEALE, TX 76060

22455-39-1
HAIR KENNETH A
7008 BROOKS AVE
RICHLAND HILLS, TX 76118

22455-50-1
FLOYD PATRICIA J
329 W 5TH ST
KENNEDEALE, TX 76060

22455-50-4
WARN CHARLES H EST
PO BOX 93
KENNEDEALE, TX 76060

22455-51-9
LUTTRELL FRANKIE A
109 N MAIN ST
KENNEDEALE, TX 76060

22455-50-7R
DRABIK FRANK
320 W BROADWAY ST
KENNEDEALE, TX 76060

22455-61-1
GVM REAL ESTATE I LLC
4006 ROCKHILL CT
ARLINGTON, TX 76016

① Hallif Holdings
420 Johnson Rd #101
Keller TX 76248



JOE RONDONE USA TODAY NETWORK

Arizona Cardinals quarterback Joshua Dobbs throws the ball against the Dallas Cowboys at State Farm Stadium.

CARDINALS 28, COWBOYS 16

Arizona humbles Cowboys 28-16 after high-flying wins

BY CLARENCE E. HILL JR.
chill@star-telegram.com



GLENDALE, AZ

So much for the Dallas Cowboys’ impressive start to the season that had many local fans already making plans for the Super Bowl in Las Vegas.

That 70-10 margin of victory in combined wins against the New York Jets and New York Giants meant nothing to the previously 0-2 Arizona Cardinals on Sunday at State Farm Stadium.

Arizona had won six of the last seven meetings in the series and continued their dominance over the Cowboys in a 28-16 victory, leading from start to finish.

The Cowboys’ heralded defense, which had mauled opponents the first two games, couldn’t stop the run and gave up too many big plays.

A Cowboys offense led by quarterback Dak Prescott continued to struggle in the red zone, settling for two field goals down close and getting turned away twice.

The first one came on fourth-and-3 from the Cardinals 4 yard line and the second one ended any comeback hopes as Prescott threw his first interception of the season.

“Y’all put us on top of the world,” Prescott said. “We know who we are, and in that same sense I’m sure the media got what they wanted. There has only been one undefeated team in this league. Ever. Yeah it sucks, it’s humbling but to say it’s a wake up call we knew we had a lot of adversity and we just didn’t get it done. I think it goes back to myself, the offense and the red zone. We get better right there, we win this game. We have to fix that area. Period.”

Wake up call or not, it was needed humbling for the Cowboys.

“It’s actually good for us to see from being on top of the world in Week 3,” defensive end DeMarcus Lawrence said. “That ain’t going to get us nowhere. We have to come out not satisfied. We need to be more hungry.”

The Cowboys host the New England Patriots in a reunion with running back Ezekiel Elliott Oct. 1 at AT&T Stadium.

What we learned in the Cowboys humbling loss vs the Cardinals:

PRESCOTT AND COWBOYS OFFENSE CONTINUE RED ZONE STRUGGLES

A week after kicking four field goals after penetrating the red zone in a 30-10 victory against the New York Jets, the Cowboys continued their struggles near the goal line against the Cardinals.

Brandon Aubrey had field goals 27 of 26 yards after the offense failed to get in the end zone.

The Cowboys failed on fourth-and-4 from the 4 in the third quarter.

And with three minutes left in the game, a Prescott pass on 3rd and 6 from the Arizona 6 was picked off by linebacker Kyzir White to end any hopes of a Cowboys comeback.

“‘Cooks’ (WR Brandin Cooks) was boom-boom getting behind the linebacker,” Prescott said. “I thought he did a good job of playing it and looking my way and I just put it by his ear. I knew it was going to be a tough throw but at that moment (I was) trying to make the throw. Obviously, the linebacker made a great play. I just tried to put it behind his ear thinking I had enough space to just get it up and down in the back, but I’ve got to live with that.”

Prescott was 24 of 40 for 249 yards with one touchdown and one interception.

Cowboys coach Mike McCarthy said Prescott played well, especially when you consider the adjustments Dallas had to make with three starting linemen out.

“I liked his demeanor and command,” McCarthy said. “He was productive. He played very well with his feet. He extended plays. They played heavy coverage in the red area. We got to take a close look at that. That starts with me.”

Prescott said it starts with him. He needs to be better in the red zone.

“We’ve got to do better,” Prescott said. “Just as a team as a unit and myself, got to make some throws, maybe use my feet more. Obviously, that’s a that’s an area that we haven’t been good in these last few weeks. Look at this loss, move the ball up and down the field and just couldn’t score. And so that’s your reason for this loss.”

COWBOYS WERE OWN WORST ENEMY WITH PENALTIES

After being penalized just 11 times for 73 yards in the first two games combined, the Cowboys thought their woes with flags from the previous two seasons had been solved.

The Cowboys went back to their old ways in the first half against the Cardinals with 10 penalties for 72 yards, including six pre-snap penalties that played a huge role in the 21-10 halftime deficit.

That doesn’t include a pass interference penalty on cornerback DeRon Bland and an offensive pass interference penalty on receiver CeeDee Lamb that aided a Cardinals scoring drive and thwarted a potential Cowboys scoring drive.

And right on cue to open the second half when the defense finally forced a three-and-out, forcing a punt that was returned 51 yards by Kavontae Turpin, a flag on Devin Harper nullified the play, resulting in a 61-yard penalty.

“We do a breakdown of every official group,” McCarthy said. “And I told the team last night you’re gonna be frustrated. Certain crews call up differently than others. And so we knew that coming in here and it had held very true in the first in the first half. We just we got to be better.”

NFL’S BEST DEFENSE GASHED ON THE GROUND

The Cowboys defense has been so good through the first two games of 2023 they have openly talked about being among the best in the league history.

Now, not so much. The defense, led by edge rusher Micah Parsons, was first in the NFL in sacks and turnovers. And while they have done a great job stopping the run, it is the area teams will choose to attack them slow down the pass rush.

It was mission accomplished for Cardinals in the first half on Sunday as they gashed the Cowboys defense for 182 yards on the ground while scoring every time they had the ball to take a 21-10 lead.

Running quarterbacks have had moderate success against the Cowboys through the first two games and Cardinals quarterback Josh Dobbs opened with a 44-yard run on the first series, leading to a field goal.

The Cowboys also gave up a 45-yard touchdown run to Rondale Moore and a 26-yard run to James Connor.

The Cowboys did much better in the third quarter, stopping the run and forcing two punts.

But the defense couldn’t stop the Cardinals when it mattered most in the fourth quarter.

After the Cowboys cut the score to 21-16, Dobbs hit Michael Wilson for a 69-yard gain and threw a 2-yard yard touchdown pass Marquis Brown.

The Cowboys gave up pass plays of 69 and 23 yards and also had pass interference penalty against Bland.

“A lot went wrong. I don’t really have words, it’s just bad,” safety Jayron Kearse said. “Bad football, it wasn’t sound, it was just bad.”

“They ran a lot of pull schemes, got downhill and didn’t really attack us on the edge, it was just a lot of downhill running with a lot of pull schemes. We weren’t good enough — myself included. It was just bad.”

COWBOYS PLAY WITHOUT THREE STARTERS ON OFFENSIVE LINE

The Cowboys officially have not played a game with their planned starting offensive line since Tyler Smith was drafted to play left guard in the first round of the 2022 NFL Draft.

Left tackle Tyron Smith missed the first 13 games of last season with a hamstring tear. When he was ready to return he replaced Terence Steele at right tackle after he suffered a torn ACL.

Then Tyler Smith missed the first two games of 2023 with a hamstring strain. The Cowboys hoped to get their full unit on the field for the Cardinals game. But that was before right guard Zack Martin missed practice all week with a ankle injury and then center Tyler Biadasz injured his hamstring in Thursday’s practice.

Tyron Smith suffered a knee injury in practice on Saturday, resulting in all three missing the Cardinals game.

Brock Hoffman started at center. Chuma Edogo started at left tackle and T.J. Bass started at right guard.

The group held up pretty well as Prescott was not sacked and the Cowboys gained 185 yards on ground, including 122 by running back Pollard.

But having three backup offensive lineman did impact the Cowboys play calling and struggles in the red zone.

“I think it’s obvious,” McCarthy said. “I don’t want to discredit those guys at all. But there’s reps that go in, wrinkles, your variation of your base concept for protection. There’s some things that were taken off. But I’m proud of those guys that they stepped up.”

ROOKIE KICKER AUBREY CONTINUES TO SHINE

Rookie kicker Aubrey missed the first extra point of the season, but he continues to be perfect since with 11 of 11 field goals, including three against the Cardinals.

He had kicks of 49, 26 and 23 yards on Sunday.

The Cowboys would have had a better chance to win if they wouldn’t have shunned a field goal in the third and failing on fourth-and-3 from the 4.

Clarence E. Hill Jr.: 817-390-7760, clarencehilljr

Fort Worth Star-Telegram

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Legals

Notice of Public Hearings

The Benbrook Planning and Zoning Commission will conduct a public hearing and consider the following request(s) on Thursday, October 12, 2023, at 7:30 p.m., in the Council Chambers of City Hall, 911 Winscott Rd, Benbrook, Texas 76126. All interested citizens are invited to attend.

RP-23-06 – A request to approve a residential replat of approximately 0.716 acres of land, combining Lots 21 and 22 of the South-View Estates Addition into one residential lot. The property is zoned “RE” Residential Estate District and located at the southwest corner of the Rogers Road and Council Drive intersection (500 & 504 Council Dr.).

P-23-01 – A request to approve a preliminary plat, which proposes to subdivide Lot A, Block 10 of the La Cantera at Team Ranch Phase II Addition (approximately 34.66 acres of land) into five residential lots. The property is zoned “B” One-Family District and is located northeast of the Veterans Parkway and Team Ranch Road intersection (4905 Corriente Ln.).

For more information, go to <http://www.benbrook-tx.gov/AgendaCenter> or call 817-249-6060
IPL0141003
Sep 26 2023

Notice

Notice is hereby given that, acting under and pursuant to the Ordinance of the City of Fort Worth, on the 27th of September, TEP BARNETT USA, LLC will file with the Gas Well Inspector of the City of Fort Worth, an application to drill, complete and operate one or more wells on the Driver, Eagle, Birdie, Mulligan, Tee, Ridglea Triangle, Ridglea CC, Arch, WTC, and Vickery leases (Westridge TRT Pad) , located approximately at 3900 Bryant Irvin Road. To obtain information regarding the proposed site, or general questions concerning Gas Well Drilling in Fort Worth, please visit: www.fortworthtexas.gov/gaswells or call 817-392-1427.
IPL0140900
Sep 22,24-29,Oct 1-2 2023

CITY OF SAGINAW

ORDINANCE NO. 2023-26
AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING CHAPTER 6, ARTICLE II OF THE SAGINAW CITY CODE; PROVIDING DEFINITIONS AND REGULATIONS GOVERNING ANIMAL RESCUE, FOSTERING, AND SERVICE ANIMALS IN THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

SECTION 7.

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the City Council of the City shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Saginaw City Code. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.
Passed and Approved this 19th day of September, 2023. Todd Flippo, Mayor
IPL0140996
Sep 26,Oct 3 2023

ORDINANCE NO. 2142

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF KELLER, TEXAS, APPROVING A PLANNED DEVELOPMENT (PD) AMENDMENT AND REZONING A PORTION TO SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT LOTS, FOR THE BIRCH RACQUET AND LAWN CLUB, ON THE PROPERTY LEGALLY DESCRIBED AS BLOCK A, LOT 1 AG OF THE BIRCH ADDITION, BEING 26.99 ACRES, APPROXIMATELY 340 FEET NORTHWEST FROM THE INTERSECTION OF KELLER SMITHFIELD ROAD AND JOHNSON ROAD, ZONED PLANNED DEVELOPMENT 1822-SINGLE FAMILY RESIDENTIAL-36,000 SQUARE-FOOT MINIMUM LOTS (PD 1822-SF-36), AND ADDRESSED AS 680 KELLER SMITHFIELD ROAD IN THE CITYOF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

THAT, any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and upon final conviction thereof, shall be fined in a sum not to exceed two thousand dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

AND IT IS SO ORDAINED.
Passed and approved by a vote of 7 to 0 on this the 19th day of September 2023.

SIGNED BY:
Armin R. Mizani, Mayor
Kelly Ballard, City Secretary
IPL0141192
Sep 26 2023

CITY OF FORT WORTH

PUBLIC NOTICE

Notice is hereby given that the following ordinance was adopted by the Fort Worth City Council at their regular meeting held on Tuesday, September 12, 2023.

ORDINANCE NO. 26445-09-2023
AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX “A” OF THE CODE OF THE CITY OF FORT WORTH, BY AMENDING CHAPTER 5, SUPPLEMENTAL USE STANDARDS,” ARTICLE I, “STANDARDS FOR SELECTED USES,” TO ADD SECTION 5.152 “BARS OR TAVERNS” TO CLARIFY WHEN A CONDITIONAL USE PERMIT IS REQUIRED FOR A BAR OR TAVERN IN THE HIGH INTENSITY MIXED USE ZONING (MU-2) DISTRICT AND AMEND SECTION 4.1203 “FORM-BASED DISTRICT USE TABLE” TO ADD A REFERENCE TO SUPPLEMENTAL USE STANDARD SECTION 5.152; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

SECTION 5.

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 9.

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

/s/ Melinda Ramos
Deputy City Attorney
Adopted: September 12, 2023
A copy of this ordinance may be reviewed in the City Secretary’s Office, Fort Worth
Municipal Building/City Hall, 200 Texas Street, Fort Worth, Texas.
/s/ Jannette S. Goodall
City Secretary
IPL0140816
Sep 25-26 2023

LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a (MB) Mixed Beverage Permit and a (FB) Food and Beverage Certificate by Rockfish Beverage Corporation Inc., dba Rockfish Seafood & Grill, to be located at 6333 Camp Bowie Blvd, Suite 240, Fort Worth, Tarrant County, Texas. Officers of said corporation are Mark Maddock, President and Tina Limsky, Secretary.
IPL0140733
Sep 25-26 2023

CITY OF KENNEDALE

NOTICE OF PUBLIC HEARING
PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.
PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS
THE PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNALE.COM.
IPL0141231
Sep 26 2023

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Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
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San Luis Obispo Tribune
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	471618	Print Legal Ad-IPL01412310 - IPL0141231		\$67.85	1	34 L

Attention: City Secretary

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

rericsn@cityofkenneale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

PZ CASE# 23-11: CONSIDER APPROVAL OF A PROPOSED REPLAT OF PRC ADDITION, BLOCK 1, LOT, SITUATED IN THE M.P. LAMAR SURVEY, ABSTRACT NO. 987, TO CREATE LOTS 1R1 & 1R2, LOCATED AT 801 POTOMAC PARKWAY, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

PZ CASE# 23-12: CONSIDER APPROVAL OF A PROPOSED REPLAT OF LOTS 1-3, BLOCK 50, ORIGINAL TOWN OF KENNEDALE, SITUATED IN THE CB TEAGUE SURVEY, ABSTRACT NO. 1506, TO CREATE LOT 1R1, LOCATED AT 328 W BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

THE PUBLIC HEARINGS WILL BE CONDUCTED IN THE CITY COUNCIL CHAMBERS AT CITY HALL, 405 MUNICIPAL DRIVE, KENNEDALE, TEXAS 76060. ALL INTERESTED PERSONS ARE ENCOURAGED TO ATTEND. MORE INFORMATION REGARDING THE PROPOSED CASES CAN BE OBTAINED BY CONTACTING THE DIRECTOR OF COMMUNITY DEVELOPMENT, NATHAN GONZALES, AT (817)985-2135 OR NGONZALES@CITYOFKENNEDEALE.COM.

IPL0141231
Sep 26 2023

THE STATE OF TEXAS COUNTY OF TARRANT

Before me, a Notary Public in and for said County and State, this day personally appeared Stefani Beard, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

1 insertion(s) published on:

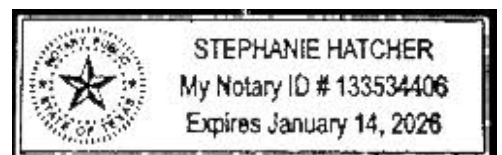
09/26/23

Stefani Beard

Sworn to and subscribed before me this 26th day of September in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.3.

SUBJECT
Consideration of a contract for Engineering Services for FY 24.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Shield Engineering Group	Shield Engineering Group.pdf
2.	Hanna Surveying & Engineering LLC	Hanna Surveying & Engineering LLC.pdf
3.	Adportal Self Service Advertising Confirmation	Adportal Self Service Advertising Confirmation.pdf

2023 STATEMENT OF QUALIFICATIONS FOR ENGINEERING/ARCHITECTURAL/ SURVEYING SERVICES

Presented to



Presented by





Table of Contents

TRANSMITTAL LETTER.....	1
INTRODUCTION.....	2-5
EXPERIENCE AND WORK PERFORMANCE.....	6-24
CURRENT WORKLOAD.....	25
APPENDIX - RESUMES	
APPENDIX - SUBMITTAL FORMS	





SHIELD
ENGINEERING GROUP

City of Kennedale
405 Municipal Drive
Kennedale, TX 76060
Attn: Raeanne Byington, City Secretary

September 5, 2023

RE: Request For Qualifications for Engineering/Architectural/Surveying Services

Dear Ms. Byington,

Shield Engineering Group, PLLC (Shield) is pleased to submit the attached Statement of Qualifications for consideration for the City of Kennedale's 2023 Request for Qualifications for Engineering/Architectural/Surveying Services.

Shield is a Civil Engineering and Land Surveying consulting firm (TBPE #F-11039 & TBPLS #10193890) that was founded in Fort Worth, TX, in 2009. Shield is sufficiently staffed with **nearly 50 employees** and **14 Texas Registered Professional Engineers** to handle large projects, while still providing prompt and professional service to the City of Kennedale.

Shield **understands the scope of work** to be performed from initial design to final design as outlined in the RFQ and is well equipped to help the City of Kennedale achieve success with various municipal projects with our focus on design detail, schedule and budget. Shield has been a trusted advisor for the City of Kennedale since 2014 and hopes to continue to prove our value throughout these services.

Shield **has not had a record of substandard work** within the last five years **nor has engaged in any unethical practices** within the last five years.

As you read our Qualification Proposal, I am confident that you will recognize the benefit of partnering with Shield on the City of Kennedale's Engineering/Architectural/Surveying Services. If you have any questions, or require additional information, please feel free to contact me at 817.810.0696 or ShieldSOQ@shield-engineering.com.

Sincerely,

Craig H. Barnes, P.E. – President & CEO
Shield Engineering Group, PLLC

Shield Engineering Group, PLLC
1600 W. 7th Street, Suite 400, Fort Worth, Texas 76102
Phone: 817.810.0696 | www.shieldengineeringgroup.com



Introduction - General Information

Corporate Headquarters

1600 West 7th Street, Suite 400, Fort Worth, TX 76102

Second Office Location

17311 North Dallas Parkway, Suite 210, Dallas, TX 75248

MUNICIPAL SERVICES



Parks



Roadway &



Neighborhood Streets



Land Surveying

- Capital Project Management
- Hydraulics & Hydrology

EXECUTIVE STAFF

Craig H. Barnes, PE

President & CEO
Mr. Barnes founded Shield Engineering Group in 2009.



Jean-Marie Alexander, PE

COO
Ms. Alexander co-founded Shield Engineering Group.

Ryan Hill, PE, CFM

Executive Vice President
Mr. Hill became a Vice President in 2019.



NOTABLE AWARDS

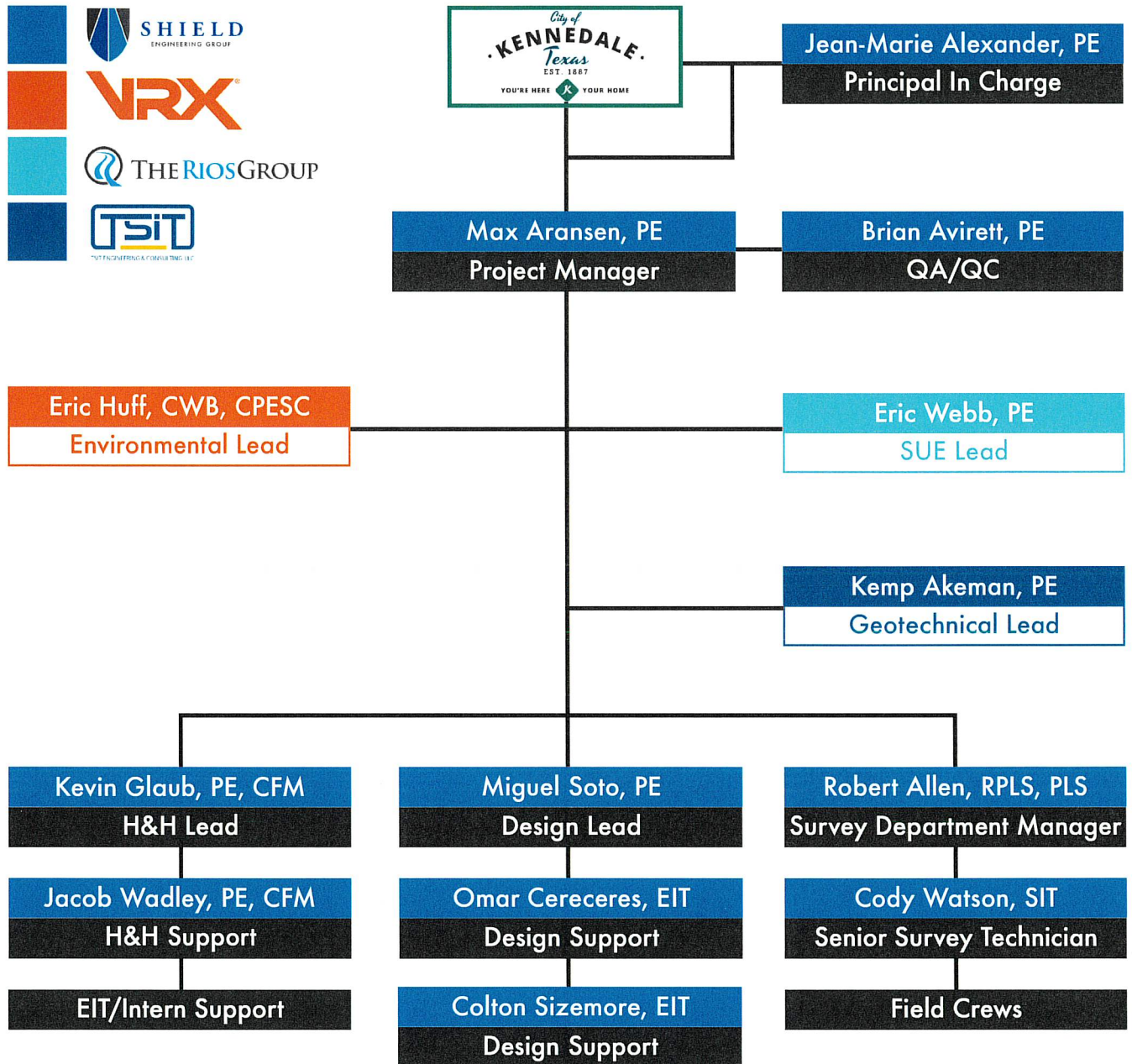
In both 2022 and 2023, Shield received the honor of being named one of the Best Companies to Work for in Fort Worth. Each year, Fort Worth Inc. prepares a contest which is run and judged by Workforce Research Group, who analyzes companies to find which has the best work environment according to the employees.



In 2021, 2022 and 2023, Zweig Group awarded Shield one of the Best Firms to Work for Award. This award is the largest employee survey in the AEC Industry, which honors workplaces based off of culture, workplace practices, employee retention, professional development and more.



Introduction - Organization Chart



Shield places a high value in teaming with Business Equity Firms and acknowledges our team's intent to comply with any M/WBE requirements.



Capacity to Perform - Bios

Jean-Marie Alexander, PE | TX PE #94957 | *Principal in Charge*

Education: B.S., Civil Engineering, University of Texas at Arlington

Ms. Alexander has over 23 years of experience in a wide array of civil engineering projects and a keen eye for design detail, which consistently produces superior engineering design plans. Ms. Alexander is relentless on quality control management, thus minimizing the need for change orders.

Brian Avirett, PE | TX PE #82574 | *QA/QC*

Education: B.S., Civil Engineering, Texas Tech University

Mr. Avirett possesses 30 years of experience in the civil engineering industry, where he has gained an abundance of knowledge in municipal public works with experience in paving, parks, stormwater, water and wastewater projects. Mr. Avirett is also experienced with project management services including client relations, contracts, schedules, cost estimating, construction administration and franchise utility coordination.

Max Aransen, PE | TX PE #145306 | *Project Manager*

Education: B.S., Civil Engineering, University of Texas at Arlington | MBA, University of Texas at Arlington

Mr. Aransen has over five years of civil engineering experience in the DFW area where he has successfully designed multiple projects to completion and is well-versed in effective communication between design and construction phases.

Eric Huff, CWB, CPESC | CWB #35325 | CPSEC #9350 | *Environmental Lead*

Education: B.S., Wildlife & Fisheries, Texas A&M University | M.S., Wildlife & Fisheries, Texas A&M University

With over 24 years of experience, Vice President Eric Huff serves as the manager who oversees and manages the VRX, Inc. Environmental group. Mr. Huff is experienced in wetland delineations, permitting and mitigation, hazardous materials, as well as stormwater compliance.

Eric Webb, PE | TX PE #121522 | *SUE Lead*

Education: B.S., Civil Engineering, Texas Tech University

Mr. Webb has worked in the civil engineering and civil construction fields for more than 14 years. As a Project Manager for The Rios Group, he is responsible for managing subsurface utility engineering (SUE) investigations and interaction with client representatives.

Kemp Akeman, PE | TX PE #64975 | *Geotechnical Lead*

Education: B.S. Civil Engineering, Missouri University of Science and Technology

Mr. Akeman successfully performed civil engineering activities for over 40 years that include developing scopes of work, performing condition surveys, collecting and analyzing field data, designing and testing materials, managing projects and preparing reports and technical reviews.

Kevin Glaub, PE, CFM | TX PE #134674 | CFM #3832-20N | *H&H Lead*

Education: B.S., Civil & Environmental Engineering, Old Dominion University | M.E., Water Resources Civil Engineering, University of Texas at Arlington

Mr. Glaub has eight years of engineering and project management experience for various municipalities in and around the DFW area. His experience includes drainage facility design, stormwater management, InfoWorks modeling support, construction plans, bridge design, streetscape design, traffic control plans, as well as pond, culvert and lateral channel bypass design.



Capacity to Perform - Bios

Jacob Wadley, PE, CFM | TX PE #142451 | TX CFM #3786-19N | *H&H Support*

Education: B.S., Civil Engineering, University of Texas at Arlington

Mr. Wadley has over six years of engineering experience with multiple agencies and various municipalities in North Texas. Mr. Wadley's engineering experience includes drainage facilities design, stormwater management, floodplain management, HEC-RAS 2-D modeling and geographic information systems for water resources. Mr. Wadley has prepared LOMR, LOMR-F, Zone AE and Zone A floodplain studies/determinations.

Miguel Soto, PE | TX PE #149575 | *Design Lead*

Education: B.S., Civil Engineering, University of Texas at Arlington

After completing his degree in civil engineering at the University of Texas at Arlington over four years ago, Mr. Soto joined Shield working exclusively in the Municipal Department. Mr. Soto's ability to produce excellent work and desire to maintain open lines of communication with our clients continues to make him a valuable resource on every project he works on.

Omar Cereceres, EIT | TX EIT #70560 | *Design Support*

Education: B.S., Construction Engineering Technology, University of North Texas

Mr. Cereceres has over four years of civil engineering design experience working for municipal clients in the DFW area. His background includes design of water and wastewater distribution systems, drainage infrastructure, as well as retention and detention system design. Mr. Cereceres has experience with hydrologic and hydraulic modeling and construction support.

Colton Sizemore, EIT | TX EIT #75614 | *Design Support*

Education: B.S., Civil Engineering, University of Texas at Arlington

With two years of experience, Mr. Sizemore utilizes the Project Management Body of Knowledge Principals to ensure projects are completed on schedule and within budget. His responsibilities include creating project charters, preparing communication plans and producing total project budget estimates.

Robert Allen, RPLS, PLS | TX RPLS #6495 | *Survey Department Manager*

Education: B.S., Industrial Technology - Surveying and Mapping, University of Texas at Tyler

With over 16 years of progressive knowledge in the land surveying industry, Mr. Allen is a highly skilled and proficient survey professional. Mr. Allen has demonstrated expertise in long linear route projects, land title surveys, ALTA/NSPS surveys, topographic surveys, tree surveys, construction staking and easement preparation.

Cody Watson, SIT | TX SIT #110525 | *Senior Survey Technician*

Education: A.S., GIS, Tarrant County College

Mr. Watson has over 15 years of experience in a wide variety of municipal survey projects. Mr. Watson's project experience includes topographic processing, boundary research, easement preparation and field coordination. Mr. Watson also has over four years of GIS experience using ESRI products and python coding to create, as well as maintain database features and interactive maps.

EXPERIENCE AND WORK PERFORMANCE

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Experience and Work Performance

VALLEY LANE BANK STABILIZATION | KENNEDALE, TX

SCOPE:

Shield was tasked with a hydraulic analysis and roadway slope stabilization design for Valley Lane located along Kennedale Branch. Shield was additionally tasked to complete a hydraulic analysis to propose a design that would mitigate any effects on the floodplains water surface elevation and the channels velocity.

Survey:

Shield performed a full topographic design survey.

Design:

- Shield performed hydraulic analysis on the existing channel cross sections, to verify no adverse impacts would be a result of the implementation of this project.
- The design includes the stabilization of the eroding streambank with the utilization of a gabion basket wall which varies from 8-ft to 14-ft high.

Challenges: The challenges that the Shield Team faced included the coordination and permitting through the Texas Water Development Board (TWDB) and verifying all project aspects and constraints were considered. The project also had to conform to the TWDB Flood Infrastructure Grant Program's guidelines, as well as limit any impacts to the protected waterways within Kennedale Branch to ensure the project stayed within the constraints of the US Army Corps of Engineers Nation-wide Permit 13. The Shield team also took into consideration the floodway and floodplain that exists along Kennedale Branch and to verify that no flood elevation gain in the water surface would be a result to the implementation of this project. With all the considerations and constraints, this required our team to design the gabion wall to stay within the TCEQ's requirements, limit impacts to the protected waterways and verify no adverse impacts would be had by the installation of this wall.

Grant Funding: Shield Engineering Group assisted the City of Kennedale in finding and applying for a number of grants to help fund the necessary improvements for Valley Lane. The first grant of which is through TWDB's Flood Infrastructure Fund. This grant was applied to assist in the design and construction of the Valley Lane Slope Stabilization project. When the grant was completed, TWDB determined this project to be a "critically-at-risk" project and granted the city with roughly 430k in grant funding. In addition to TWDB's Flood Infrastructure Fund, Shield Engineering Group also located an additional grant program offered through the Texas Division of Emergency Management (TDEM). This application is currently in review but has been escalated by TDEM, as they felt it was a critical life-safety project. The application is currently with FEMA for their review, which may result in an additional 70% funding, or about 1.3 million dollars to assist with construction expenses.

Status: Ongoing

Cost: Anticipated \$2,700,000

Client: City of Kennedale

Contact: Kristian Sugrim | 817.985.2170

Key Team Members:

Principal in Charge: Jean-Marie Alexander, PE

QA/QC: Brian Avirett, PE

Project Manager: Max Aransen, PE

H&H Lead: Kevin Glaub, PE, CFM

H&H Support: Jacob Wadley, PE, CFM



Experience and Work Performance

WATER/WASTEWATER DESIGN SUPPORT SERVICES | FORT WORTH, TX

SCOPE:

As part of the RFP Group 2017B, Shield was selected to provide as-needed design support for City of Fort Worth in-house fast-tracked water and sewer modification, rehabilitation and/or replacement for miscellaneous projects. Additionally, Shield is providing emergency engineering services to assist the City of Fort Worth Water Department in restoring services to the public.

Survey:

Shield performs topographic design surveys, easement surveys and the preparation of record drawings.

Design:

- Over 11,100LF of water and sewer lines for rehabilitation by open-cut and pipe bursting methods, as well as approximately 23 task orders were completed from 2017-2020 for this contract, which has since been renewed.
- Miscellaneous water and sewer main extensions, replacements and relocations.
- Miscellaneous trenchless technology contracts.
- Emergency response water and sewer line design.
- Shield designed a wastewater main which was tunneled through a park to avoid disruptions.

Challenges:

Due to the nature of this contract being on-call emergency repairs or rehabilitations, this required Shield to react quickly to identify solutions in a compressed time frame in order to complete the repairs as quickly as possible.

Status: Ongoing (Renewed)

Cost: \$2,007,480

Client: City of Fort Worth

Contact: Tony Sholola | 817.392.6054

Key Team Members:

Principal in Charge: Jean-Marie Alexander, PE

QA/QC: Brian Avirett, PE

Design Support: Max Aransen, PE

Design Support: Miguel Soto, PE

Shield has received the renewal of this contract twice since being awarded in 2017.



Experience and Work Performance

SHERMAN STREET RECONSTRUCTION | SHERMAN, TX

Status: In Design

Design Completion: Estimated October 2023

Cost: \$1,137,619

Client: City of Sherman

Contact: Greg Perry, PE | 903.892.7210

Key Team Members:

Principal in Charge: Jean-Marie Alexander, PE

Project Manager: Brian Avirett, PE

Design Support: Miguel Soto, PE

SCOPE:

Shield Engineering Group provided design services for the rehabilitation of paving for a neighborhood street, as well water, sanitary sewer and storm drain improvements to better serve the residents in the rapidly growing area.

Survey:

Shield performed a full topographic design survey and boundary determination.

Design:

- Approximately 930LF of street expansion from an 18' wide edge to edge asphalt section to a 31' wide concrete curb and gutter street section.
- Water improvements consisted of approximately 200LF of 8" water mains.
- Sanitary sewer improvements consisted of approximately 715LF of 8" sanitary sewer pipe.
- Drainage improvements consisted of approximately 750LF of storm drain ranging in size from a 21" RCP to a 6' x 2' RBC.
- The design eliminated sections of sidewalk so that pedestrian access is kept on one side on the roadway by elevating the roadway and providing small modular block retaining walls.

Challenges:

Shield faced challenges due to the road having significant grade differential from one side of the street to the other. To prevent this, Shield analyzed the vertical profile of the new top of curb and cross sections to achieve the best fit for the proposed roadway within the existing ROW and provided careful design considerations to properly tie the driveways, alleys and streets so no severe grade breaks occurred.

Sherman Street is located in a neighborhood that dates back to the turn of the 20th century.





Experience and Work Performance

TRANSPORTATION & PUBLIC WORKS STORMWATER DIVISION CAPITAL PROJECT MANAGEMENT | FORT WORTH, TX

SCOPE:

The Shield Team is serving as Capital Project Managers on behalf of the City of Fort Worth Transportation and Public Works Department for more than 30 stormwater projects. The projects consist of hazardous roadway overtopping mitigation, flood mitigation, storm rehabilitation, channel rehabilitation and reactive projects. A brief project list includes Keller Haslet Culvert Improvements, Loving Avenue Culvert Improvements, Clover Lane Storm Rehabilitation, Westcliff Phase 2B Drainage Improvements, 7th & Carroll Storm Drain Repair and Church Street Storm Drain Improvements.

Status: Ongoing

Service Dates: 2016 – Present (Renewed Twice)

Cost: As Needed

Client: City of Fort Worth

Contact: Linda Young | 817.392.2485

Key Team Members:

Principal in Charge: Jean-Marie Alexander, PE

Assistant Project Manager: Colton Sizemore, EIT

Planning & Pre-Design: In the planning and pre-design phase, Shield Project Managers (PMs) utilized two methods: A traditional approach in which the PM worked with the design engineer to develop project charters, risk registers, communication plans, project budgets and schedules; A project development approach in which a City Project Development Manager worked with a development engineer to define the scope schedule, budget and project documents, with the Shield PM and the design engineer transitioning to the project via jump start process.

Design: Shield PMs reviewed the consulting team's plans and enlisted the assistance of other city review engineers for specific aspects of the project, including constructability walk-throughs. The PM also coordinated with other jurisdictions, directed acquisition of property and easements, as well as coordinated franchise utilities relocations. To ensure stakeholder engagement, the PM utilized stakeholder registers and communication plans in addition to hosting multiple public meetings.

Advertise, Bid & Pre-Construction: In this phase of the project, Shield PMs set advertisement dates, hosted a pre-bid meeting with interested parties, responded to contractor questions and reviewed addendums. Once this was complete, PMs attended the bid opening, reviewed bid tabs by the consultant team, then verified the consultant used Bid Tools and submitted bid tabs properly.

Construction: As the project entered the construction phase, Shield PMs coordinated and reviewed contractor shop drawings, submittals, reviews and contract change orders. The Shield Team also responded to requests for information, coordinated with the consulting engineer on record drawings, as well as submitted record drawings to archives and the City GIS Department.



Experience and Work Performance

BOMBER SPUR TRAIL - PHASE I CAPITAL PROJECT MANAGEMENT PARKS & RECREATION DEPARTMENT | FORT WORTH, TX

SCOPE:

The Shield Team is serving as Capital Project Managers on behalf of the City of Fort Worth Park and Recreation Department for Bomber Spur Trail from Calmont Avenue to US Highway 377. The project has federal funding through the Congestion Mitigation and Air Quality Improvement (CMAQ) program in the amount of \$4.7M. In order to manage a project being let through TxDOT with federal funding the project manager must be Local Government Project (LGP) certified. Shield has two employees who have the certification for managing projects with federal or state funding.

Status: Ongoing

Cost: \$4.8M

Client: City of Fort Worth

Contact: Scott Fenn | 817.392.5950

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Project Manager: Brian Avirett, PE

Review Lead: Max Aransen, PE

Description: The project begins at the intersection of State Highway 183 and Calmont Avenue and continues south approximately 1.5 miles to US Highway 377/Camp Bowie. The trail alignment will be located within the abandoned Bomber Spur rail right of way and North Z Boaz Park. The trail will provide a valuable and significant link in the Fort Worth Veloweb system. The improvements include a 12-foot-wide concrete trail, pedestrian bridges over Camp Bowie Boulevard, interpretive signs and 911 signs.

Design: The project is currently in the 90% PS&E design process and has already been through 30% schematic, 30% conceptual PS&E and 60% PS&E. The environmental report was submitted to TxDOT for review with expected clearance in January 2024. Shield manages the project team on behalf of the City's Parks & Recreation Department including managing the design consultant and assisting parks staff. Shield's PM directs the acquisition of ROW including the property appraisals with the City's Real Property Department. Being proactive with the Parks & Recreation Department, the design team and TxDOT staff, we are able to keep the project on time and within budget. For example, when the project progressed from 30% conceptual to 60%, the cost estimate increased almost \$800k. By being aware of the increase, Shield was able to set up coordination meetings with city staff and the design team to value engineer the project and get it back in budget. The project was able to get back in budget by changing the bridge from a 16-foot-wide single span concrete bridge to a 12-foot-wide twin span steel bridge.

Advertise, Bid & Pre-Construction: Shield's PM's will continue the project management through the design phase, ROW, environmental clearance and advertise, bid and let, as well as the construction phase. Shield will set advertisement dates, set up and attend pre-bid meetings, respond to bidder questions and review addendums. The Shield Team will also attend the bid opening, review bid tabs, verify the low bidder and make recommendations for mayor and council to award the contract. As the project progresses through the construction phase, we will coordinate and review contractor shop drawings, submittals, reviews and contract change orders.



Experience and Work Performance

2022 BOND YEAR 1 - CONTRACT 3 | FORT WORTH, TX

SCOPE:

Shield Engineering Group provided design services for the reconstruction of Vogt Street, Crenshaw Street, Rufus Street, Burton Avenue and Donalee Street. The project included both limited design and full of paving, as well as water and sanitary sewer main design.

Survey:

Shield performed topographic and boundary surveys, as well as prepared ROW and easement documents.

Status: In Construction

Design Completion: February 2023

Cost: \$7,776,825

Client: City of Fort Worth

Contact: Mary Hanna | 817.392.5565

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Project Manager: Brian Avirett, PE

Design Lead: Max Aransen, PE

Design Support: Miguel Soto, PE



Design:

- Paving improvements consisted of approximately 17,000SY of concrete paving, 38,660SF of concrete sidewalks, 28,000SF of concrete driveways and ADA accessible ramps.
- Water improvements consisted of approximately 6,200LF of 8" water mains, 28 gate valves and five fire hydrants.
- Sanitary sewer improvements by open cut methods consisted of approximately 500LF of 8" PVC sanitary sewer pipe and 2,750LF of 8" DI sanitary sewer pipe.
- Sanitary sewer improvements by pipe-busting methods consisted of 250LF of 6" to 8" sanitary sewer pipe and 525LF of 8" sanitary sewer pipe.

Challenges:

Shield experienced challenges including limited ROW, which required the removal of sidewalks and the unique design of driveways to not encroach into private property. Retaining walls and curb walls were designed so that grading did not encroach into private property as well. Water ponding was an issue due to the age and condition of the streets, so Shield analyzed each of the streets to eliminate ponding on driveways.



Experience and Work Performance

WENDELL STREET INFRASTRUCTURE IMPROVEMENTS | CLEBURNE, TX

Status: In Construction

Design Completion: February 2023

Cost: \$3,016,491

Client: City of Cleburne

Contact: Laura Melton | 817.459.6373

Key Team Members:

Principal in Charge: Jean-Marie Alexander, PE

Project Manager: Brian Avirett, PE

H&H Lead: Kevin Glaub, PE, CFM

Review Support: Max Aransen, PE

Design Support: Miguel Soto, PE

SCOPE:

Shield prepared plans for infrastructure including storm drain, water and sanitary sewer for a mostly undeveloped area east of the BNSF railroad in Cleburne. The project included the analysis of a Master Plan Drainage Study previously prepared for the City of Cleburne to alleviate flooding east of the railroad.

Survey:

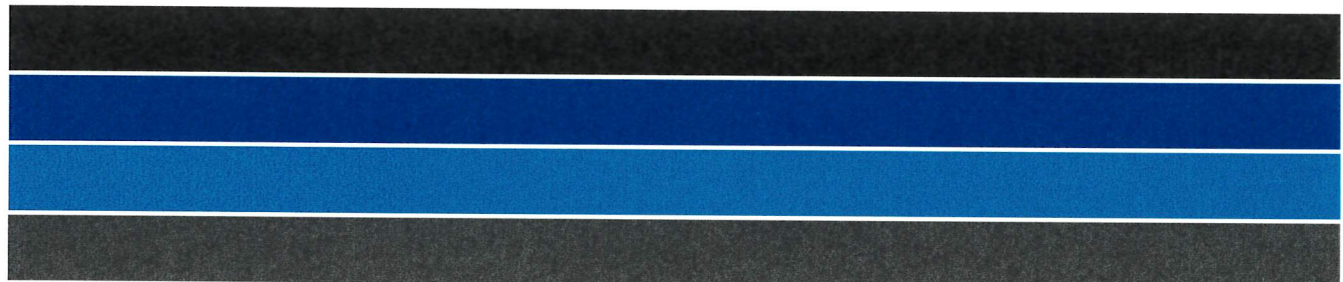
Shield performed a full topographic design survey and boundary determination.

Analysis & Design:

- Analysis of the overall watershed.
- Design of the storm drain infrastructure and approximately 1,280LF of a 7' x 5' RBC.
- Water and sanitary sewer improvements for approximately 1,250LF of a residential street and preparing opinions of cost of the proposed street.
- Design of future roadway horizontal and vertical alignments of Wendell Street.

Challenges:

Wendell Street and Cedar Street were identified as critical areas to convey stormwater and alleviate flooding in a neighborhood transition district of Cleburne. A failure of the existing storm drain infrastructure occurred during the project, which created challenges both in providing a solution for the immediate issue, as well as to plan for alleviating flooding in the future. Shield reviewed and corrected the preliminary analysis, then presented multiple alternatives which identified critical areas of flooding. The team's infrastructure design services provided solutions to Wendell Street for future improvements to be phased out.





Experience and Work Performance

HORNE STREET WATER & SANITARY SEWER REHABILITATION | FORT WORTH, TX

SCOPE:

Shield Engineering Group provided the full replacement and upsizing of the existing 6,000LF water main.

Survey:

Shield performed a topographic design survey including coordination with franchise utility location locator service, as well as scratch testing for lead service lines.

Design:

- Fast-tracked project to accelerate water and sanitary sewer rehabilitation.
- Rehabilitation design of approximately 4,350LF of 8-inch sewer line.
- Rehabilitation design of approximately 9,561LF of 6 to 30-inch water line.
- This project's purpose is to accelerate water and sanitary sewer rehabilitation.
- Once construction has been completed, this project will better serve the citizens of this under-served area, as well as spark revitalization in the community.

Challenges:

The compressed time frame required Shield to quickly mobilize survey services and complete design of the solution as quickly and accurately as possible.

Status: Completed

Construction Completion: July 2023

Cost: \$6,362,916

Client: City of Fort Worth

Contact: Tony Sholola | 817.392.6054

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Project Manager: Brian Avirett, PE

Design Support: Miguel Soto, PE





Experience and Work Performance

WINTON TERRACE SANITARY SEWER REHABILITATION | FORT WORTH, TX

SCOPE:

Shield Engineering Group provided sanitary sewer rehabilitation design services for City of Fort Worth TPW Department on Winton Terrace.

Survey:

Shield has performed drone imagery and topographic survey of approximately 6,000LF of sanitary sewer lines and boundary determination in order to aid engineers in design.

Design:

- Rehabilitation of sanitary sewer lines and roadways in order to take the residential area of Winton Terrace off of the Fort Worth Zoo's sanitary sewer service line.
- The sanitary sewer lines ranged from 400LF to 5,500LF.
- Included CIPP, as well as open cut construction methods.
- Upsized each line from 6 inches to 8 inches in order to allow meet new TCEQ and City of Fort Worth standards.

Challenges:

Shield Surveyors faced some challenges in getting access to the residents' backyards, where many of the service lines were located. This made it difficult to get a complete survey of the area.



Status: Completed

Construction Completion: April 2023

Cost: \$3,015,178

Client: City of Fort Worth

Contact: Tony Sholola | 817.392.6054

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Design Support: Max Aransen, PE

Design Support: Miguel Soto, PE

Shield also recommended open cut replacement of three lines, which were aged and due to be replaced by the city on a specific timeline.



Experience and Work Performance

IRENE STREET COMPLETE STREET DESIGN | BURLESON, TX

Status: Completed

Construction Completion: February 2023

Cost: \$2,438,672

Client: City of Burleson

Contact: Lance Barton | 817.426.9621

Key Team Members:

Project Manager: Jean-Marie Alexander, PE

QA/QC: Brian Avirett, PE

Design Lead: Max Aransen, PE

The goal of this project was to enhance the walkability and pedestrian traffic safety of Irene Street between Hidden Creek Parkway and Kerr Middle School.



Challenges:

A challenge associated with this project included the pre-existing conditions of roads and residential properties, such as steep yards and driveways which made it a challenge to install shared use paths that met ADA requirements.

SCOPE:

This project included the feasibility analysis of approximately 11,000LF of street parking areas, crosswalks, as well as pedestrian and bike pathway along the four following streets: Irene, SW Johnson, Gregory and Gardens. This project was funded by USDOT through TxDOT

Survey:

Shield performed topographic and boundary surveys, as well as prepared ROW and easement documents.

Design:

- Shield helped the city create a complete streets standard vision to ultimately connect all of Burleson's trail systems.
- Encourages safe, convenient and comfortable access for all users.
- Provides for a more interconnected community.
- Shield compiled extensive research for ways to incorporate traffic calming aspects into the design.
- Research included site visits to recent complete streets projects, attendance at a "Designing for Bicyclist Safety" seminar and meeting with Dan Burden, former Executive Director of the Walkable and Livable Communities Institute.
- Included in the design options were buffer zones, shared use paths, crosswalks, raised pedestrian traffic lanes and narrowed motor vehicle traffic lanes.



Experience and Work Performance

COLLETT SUBLETT ROAD | KENNEDALE, TX

SCOPE:

Shield Engineering Group completed the design of upgrading approximately 1,365LF of water main and 18 residential service lines, as well as roadway with sidewalks, curbing and gutters.

Survey:

Shield performed a full topographic design survey as well as boundary determination.

Design:

- The existing water lines were abandoned and replaced with approximately 1,365LF of 12-inch water main and 18 residential service lines.
- The existing sanitary sewer lines were abandoned and replaced with approximately 1,312LF of 8-inch sanitary sewer main and 16 residential service lines.
- Addition of 847LF of storm drain pipe, seven storm drain inlets and two new channels.
- Underground stormwater conveyance systems, above ground drainage channels and a weir structure.
- Design for reconstruction of 1,560LF of existing rural section asphalt roadway with borrow ditches as a full 29' concrete curb and gutter.

Challenges:

Shield had to verify the capacity of the existing system and their downstream detention pond which was challenging due to the aging infrastructure.

As part of the City of Kennedale's 2012 Master Throughfare Plan, Collett-Sublett road is a key connection between two major arterial roads that connect Kennedale to Arlington and Highway 287.

Status: Completed

Construction Completion: July 2020

Cost: \$2,200,000

Client: City of Kennedale

Contact: Larry Hoover (Previously with the City of Kennedale) | 817.985.2170

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Design Lead: Max Aransen, PE





Experience and Work Performance

MAYWOOD DRIVE DRAINAGE IMPROVEMENTS | ARLINGTON, TX

Status: Completed

Construction Completion: December 2019

Cost: \$350,000

Client: City of Arlington

Contact: Audra Valamides | 817.459.6373

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Design Support: Max Aransen, PE

SCOPE:

This residential area east of Maywood Drive in Arlington, Texas, contained no drainage infrastructure along the road which caused an overflow of water to overtop inside and along properties during heavy rainfall events, concerning residents.

Survey:

Shield performed a full topographic design survey and boundary determination.

Analysis & Design:

- Created an inlet on the other side of the road, allowing water to overtop driveways and flow into the roadside ditch instead of into neighboring streets and houses.
- Upsized three driveway culverts using reinforced concrete pipe (RCP) totaling approximately 110LF.
- Expanded the existing roadside ditches with a total excavation of approximately 21CY of soil.
- Grouted rock riprap was required in certain areas where the ditch slope would be too steep to properly maintain and stabilize.
- Increased resident safety and mitigated local flooding concerns during heavy storm events.



Challenges:

Shield had to determine the capacity of existing ROW in order to upsize the roadside ditch and culverts. The Shield Team completed this by using HEC-RES modeling software to determine if the team could upsize the existing infrastructure approximately three times larger. Shield also had to consider ROW constraints in designing the ditches to fully capture and convey the 100-year storm.



Experience and Work Performance

DANNY DRIVE WATER IMPROVEMENTS (CDBG) | KENNEDALE, TX

Status: Completed

Construction Completion: December 2019

Cost: \$300,000

Client: City of Kennedale

Contact: Larry Hoover (Previously with the City of Kennedale) | 817.985.2170

Key Team Members:

Project Manager: Jean-Marie Alexander, PE
Design Lead: Max Aransen, PE



SCOPE:

The Danny Drive Project entailed the replacement and upsizing of approximately 2,600LF of existing 6" asbestos concrete water line as part of the Community Development Block Grant (CDBG) program funded by the U.S. Department of Housing and Urban Development

Survey:

Shield performed a full topographic design survey, as well as boundary determination.

Design:

- Abandonment of approximately 2,600LF of the existing 6" asbestos concrete water line.
- Replaced existing line with 2,526LF of 8" PVC water line that ran parallel to the existing water line.
- The new water line was designed with four water lowerings to avoid the existing water line and a culvert.

Challenges:

The project faced multiple design difficulties with the proposed alignment. Shield had to fit the proposed alignment between the existing water line and an existing sanitary sewer line, while meeting all TCEQ guidelines for proper separation. To do this, Shield had to design for multiple water lowerings. Shield also had to realign the water line to ensure that the existing water line could remain in service during construction.



Experience and Work Performance

STORM DRAIN IMPROVEMENTS FOR 3RD STREET | KENNEDALE, TX

SCOPE:

Shield Engineering Group provided design services for 3rd Street in Kennedale to mitigate ponding and flooding issues around 3rd Street.

Survey:

Shield performed a full topographic design survey and boundary determination, as well as prepared several drainage easement documents and exhibits.

Design:

- Shield made sure to minimize impacts to existing structures.
- Improved an existing above ground system while installing a new underground system to increase overall conveyance capacity.
- The project proposed and constructed a new 18" HDPE and RCP storm line to reroute existing roadside ditch drainage into an underground system.
- Additional improvements to the nearby drainage ditches were also included.

Challenges:

Due to the location of the flooding as well as existing grades, the proposed system was installed between existing structures and on private properties. The Shield Team determined the alignment of the proposed system which minimized cost and mitigated any significant impacts on the private properties.

Status: Completed

Construction Completion: September 2019

Cost: \$350,000

Client: City of Kennedale

Contact: Stan Rountree | 817.682.1510

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Design Lead: Max Aransen, PE

Properties in this area experienced damages caused by ponding and flooding in frequent storm events. The goal of this project was to alleviate drainage issues in and around existing residences.





Experience and Work Performance

DICK PRICE SANITARY SEWER LINE (CDBG) | KENNEDALE, TX

Status: Completed

Construction Completion: November 2018

Cost: \$134,000

Client: City of Kennedale

Contact: Larry Hoover (Previously with the City of Kennedale) | 817.985.2170

Key Team Members:

Principal in Charge: Jean-Marie Alexander, PE
Design Support: Max Aransen, PE

SCOPE:

As part of the Community Development Block Grant program, (a program administered by the U.S. Department of Housing and Urban Development (HUD)) Shield Engineering Group assisted the City of Kennedale with preliminary planning, assessment and the development of the application to HUD for a rapidly deteriorating sanitary sewer line.

Survey:

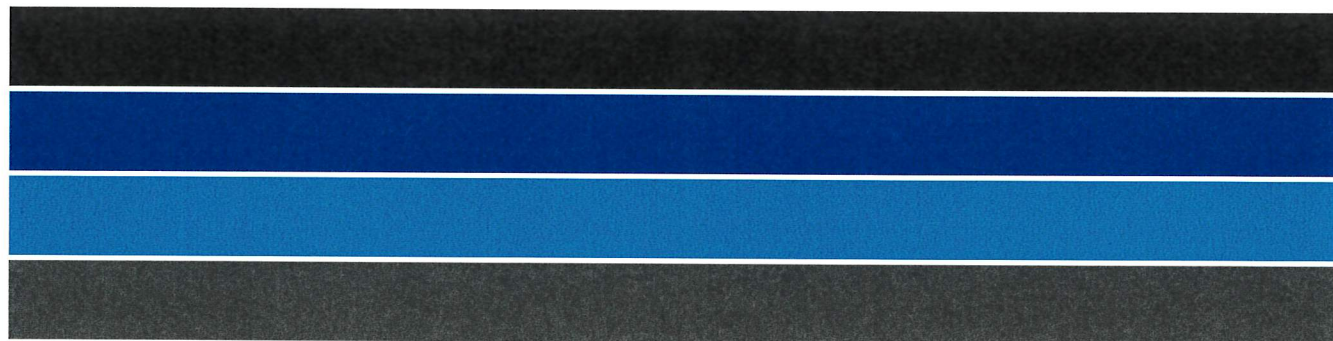
Locates of the original sewer line, clean outs and manholes. Shield also provided as-built drawings.

Design:

The area of this project consisted of a developed, older residential neighborhood with sewer mains which experienced failures and were past their service life. Shield provided conceptual, preliminary and final design of construction plans and documents for the replacement of approximately 3,000LF of 6" vitrified clay pipe (VCP) with 8" HDPE pipe.

Challenges:

Due to the age of the pipe, there were no as built drawings of the line or of the service manholes. Shield successfully located the line and missing manholes then recommend that the city use a combination of open-cut and pipe bursting methods for the replacement, which was ultimately the most cost-effective method. The new HDPE gravity sewer is less susceptible to blockages/overflows and immediately enhanced wastewater collection in the neighborhood.





Experience and Work Performance

WIMBLEDON DRIVE DRAINAGE IMPROVEMENTS | ARLINGTON, TX

Status: Completed

Construction Completion: March 2018

Cost: \$1,773,000

Client: City of Arlington

Contact: Audra Valamides | 817.459.6373

Key Team Members:

Design Lead: Jean-Marie Alexander, PE

SCOPE:

This mostly residential area near Wimbledon Drive and South Bowen Road in Arlington, Texas, repetitively experienced severe drainage issues that led to dangerous conditions on the arterial roads that serviced the neighborhood. Even after small storm events, residents reported substantial ponding in the roads and large amounts of stormwater running through their properties.

Survey:

Shield performed a full topographic design survey and boundary determination.

Design:

- Over 1,500LF of storm drain to alleviate flooding.
- The goal was to mitigate flooding of residential properties and reduce ponding on key streets.
- Created a new outfall that includes gabion baskets and rock riprap for erosion and flood control in the surrounding areas.
- Shield conducted on-site meetings with city officials to observe construction and answer questions.

Challenges:

When property owners adjacent to the effected roads resisted granting the city an easement, Shield developed an alternative solution that included a joint agreement with a nearby private school.

Shield and the city agreed to make small improvements to part of a school's parking lot. Shield had to complete this project within a 3-month timeline while the students were out of school so they were unaffected by construction.





Experience and Work Performance

WSM-A WATER & SEWER REHABILITATION | FORT WORTH, TX

SCOPE:

The primary purpose of this project was to accelerate water and sanitary sewer lines planned for rehabilitation in advance of the bond projects, which had specific neighborhood streets that had to be completed within the timeline set in the 5-year program. The City of Fort Worth TPW Department provided the Water Department with selected streets which would be re-paved the first year of the 2014 CIP program. There was an aggressive target date to complete the road reconstruction, making the speed and accuracy of water and sewer design critical factors in meeting the deadline.

Survey:

Shield performed a full topographic design survey and boundary determination.

Design:

- Rehabilitation of approximately 2,200LF 8" sanitary sewer line within established neighborhood.
- Included residential, commercial and industrial neighborhoods.
- The first package, which included approximately 9,900LF of water, was surveyed, designed, approved and ready for bid in two months.

Challenges:

The Water Department's goal was to get utilities replaced prior to the year 1 CIP projects and achieve the goals set by City Council. Shield also developed additional departmental budgeting tools and construction contract time saving options.

Status: Completed

Construction Completion: May 2017

Cost: \$386,000

Client: City of Fort Worth

Contact: Tony Sholola | 817.392.6054

Key Team Members:

QA/QC: Jean-Marie Alexander, PE

Rehabilitation of 8-inch sewer line within established residential, commercial and industrial neighborhoods as well as bid and construction phase services.



Experience and Work Performance

RTR SIDEWALKS | KENNEDALE, TX

SCOPE:

The project included a five-mile sidewalk design in the City of Kennedale to provide connectivity for pedestrians from residential areas to the businesses along Kennedale Parkway.

Survey:

Shield performed a full topographic design survey as well as boundary determination.

Design:

- Encourages safe, convenient and comfortable access for all users.
- Designed sidewalks and curb ramps that complied with the latest ADA standards.
- Shield worked with the city to help secure the funding then provided the design plans, and bid phase services.

Challenges:

Resident's driveways were located along the proposed sidewalk location, so Shield prepared numerous exhibits and met with each of the property owners on the proposed changes. Additional challenges included the existing non-compliant ADA ramps which had to be brought into compliance and a narrow ROW which prevented the shifting of the sidewalk. Due to the complexity of the construction, the Shield Team met once a week with the contractor to ensure that the challenges being faced did not cause a delay to the schedule.

Status: Completed

Construction Completion: November 2016

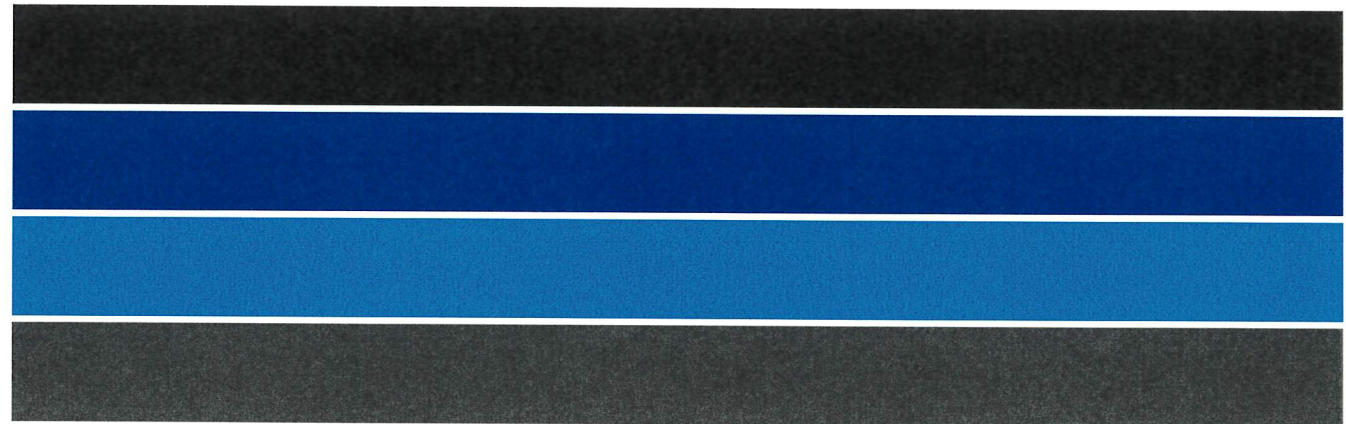
Cost: \$1,026,000

Client: City of Kennedale

Contact: Larry Hoover (Previously with the City of Kennedale) | 817.985.2170

Key Team Members:

QA/QC: Jean-Marie Alexander, PE





Experience and Work Performance

EMERGENCY SANITARY SEWER AERIAL CROSSING REHABILITATION | KENNEDALE, TX

SCOPE:

Shield was contracted to find a solution to an emergency sanitary sewer aerial crossing with support failures. Shield prepared preliminary alignment to include an option that increased the slope of the pipeline. Additionally, Shield prepared cost estimates and pro/con matrices.

Survey:

Final sewer alignment design eliminated the need for two existing manholes, reduced the overall alignment length and increased the pipe slope of the alignment.

Design:

Shield was tasked by the Director of Public Works to rapidly find a solution to a sanitary sewer aerial crossing with support failures. A line failure would have caused sewage to ultimately flow into Lake Arlington. While both survey and soil borings were in the process, Shield prepared preliminary alignments based on aerial photography and the City's Master Wastewater Plan. Upon completion of the field survey, invert data revealed the lack of adequate fall across the alignment. Shield revised the alignment to include an option that increased the slope of the pipeline. Additionally, Shield prepared cost estimated and pro/con matrices with immediate engagement with one of the city's preferred contractors. Shield, the City of Kennedale staff and a contractor then met on-site with the alignment options to discuss field issues that would need to be addressed in the engineering design. The final sewer alignment eliminated the need for two existing manholes, reduced the overall alignment length and increased the pipe slope of the alignment.

Challenges:

Shield faced challenges during this project including a lack of engineering plans or as-builts for the existing line, less than minimum TCEQ slopes, inclement weather/flooding and an aerial crossing within the 100-year floodplain. Once notified of the emergency situation, Shield utilized relationships with subconsultants to expedite soil borings and secure accelerated schedules for structural designs.

Status: Completed

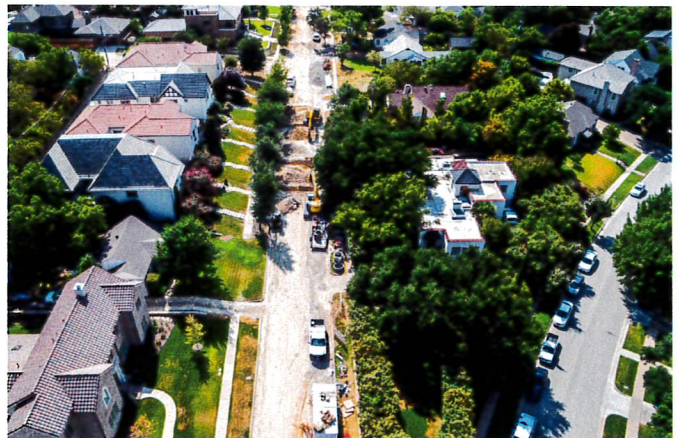
Cost: \$60,000

Client: City of Kennedale

Contact: Larry Hoover (Previously with the City of Kennedale) | 817.985.2170

Key Team Members:

QA/QC: Jean-Marie Alexander, PE





Current Workload

Shield is currently under contract with the following cities:

City of Fort Worth

- WSM-J Water & Sanitary Sewer Design
- M329R Trunk Main
- 2022 Bond Year 1- Contract 3
- On-call Water/Wastewater
- CPM TPW Stormwater
- CPM Parks

City of Kennedale

- Water & Sanitary Sewer Design (CDBG)
- Valley Lane Bank Stabilization
- 3rd Street Water & Sanitary Sewer Replacements
- Plan Review/City Engineer

City of Arlington

- Stormwater Maintenance

City of Waco

- Plan Review Services

City of Sherman

- Sherman Street Reconstruction

City of Cleburne

- Wendell Street Infrastructure Improvement

City of Tolar

- Plan Review/City Engineer

City of Denison

- Plan Review/Design Manual Updates

City of DeSoto

- Lake Grove Drainage Improvements
- Heath Creek Drainage Improvements

City of North Richland Hills

- Sheridan/Garwood Sanitary Sewer

Shield is also currently qualified to work with the following cities:

- **City of Duncanville**

- **City of Garland**

- **City of Weatherford**

- **City of Southlake**

- **Dallas County**

Shield's Municipal Team currently has a backlog of approximately five months on projects. We remain consistent in providing timely design services to our clients and have sufficient resources to prioritize any project we may be awarded by the City of Kennedale.

References: Tony Sholola, City of Fort Worth | anthonysholola@fortworthtexas.gov | 817.392.6054
Laura Melton, City of Cleburne | laura.melton@cleburne.net | 817.357.4460
Larry Hoover, City of White Settlement | lhoover@wstx.us | 683.240.8947
Darrell Hull, City of Kennedale | dhull@cityofkennedale.com | 817.985.2102
Nathan Gonzales, City of Kennedale | ngonzales@cityofkennedale.com | 817.985.2135
James Brown, City of Kennedale | jbrown@cityofkennedale.com | 817.985.2100
Kristian Sugrim, City of Kennedale | ksugrim@cityofkennedale.com | 817.985.2170
Linda Young, City of Fort Worth | linda.young@fortworthtexas.gov | 817.392.2485



Jean-Marie Alexander, PE

Education: B.S., Civil Engineering, University of Texas at Arlington

Licensure: TX PE #94957 | **Joined Firm:** 2009

TxDOT Pre-Certifications: 1.4.1 Land Planning/Engineering | 1.5.1 Feasibility Studies | 4.2.1 Roadway Design



Ms. Alexander has over 23 years of experience in a wide array civil engineering projects and a keen eye for design detail, which consistently produces superior engineering design plans. Ms. Alexander is relentless on quality control management, minimizing the need for changed orders during construction. Ms. Alexander has served as the Team Leader and Project Manager on numerous public projects in the North Texas area where she has successfully lead design teams in the production of civil plans and specifications for complex municipal projects. Ms. Alexander is a proven technical resource who excels at providing a quality product which exceeds client expectations.

Project Related Experience:

Danny Drive Water Improvements (CDBG) | Kennedale, TX: Ms. Alexander was the Project Manager for the abandonment of approximately 2,600LF of the existing 6" asbestos concrete water line. It was replaced with 2,526LF of 8" PVC water line that ran parallel to the existing water line.

Valley Lane Bank Stabilization | Kennedale, TX Ms. Alexander served as Principal In Charge for the hydraulic analysis and roadway slope stabilization design for Valley Lane located along Kennedale Branch. Shield was additionally tasked to complete a hydraulic analysis to propose a design that would mitigate any effects on the floodplains water surface elevation and the channels velocity.

3rd Street Water Rehabilitation | Kennedale, TX: Ms. Alexander performed QA/QC for the realignment and replacement of an existing 12" asbestos concrete water line.

Kennedale Stormwater Program | Kennedale, TX: Ms. Alexander assisted the Shield Team in creating, implementing and updating storm drain standards. Shield also updated the city's GIS zoning map, as well as the water, sanitary sewer and storm drain database.

Collett Sublett Road | Kennedale, TX: Ms. Alexander served as QA/QC for the replacement of an existing 14-inch-wide asphalt road, as well as a full storm system design. The existing sanitary and water lines were abandoned and replaced with an 8" sanitary sewer and a 12" water line.

RTR Sidewalks | Kennedale TX: Ms. Alexander served as QA/QC for a five-mile sidewalk design to provide connectivity for pedestrians from residential areas to businesses.

Dick Price Sanitary Sewer Line | Kennedale, TX: Ms. Alexander served as Principal In Charge for the conceptual, preliminary and final design of construction plans and documents for the replacement of 3,000LF of 6" vitrified clay pipe (VCP) with 8" HDPE pipe. Shield also provided construction observation and as-built survey information.

Emergency Sanitary Sewer Aerial Crossing Rehabilitation | Kennedale, TX: Ms. Alexander acted as QA/QC where Shield was contracted to find a solution to an emergency sanitary sewer aerial crossing with support failures. Shield prepared preliminary alignments and revised the alignment to include an option that increased the slope of the pipeline. Additionally, Shield prepared cost estimates and pro/con matrices.

Water/Wastewater Design Support Services | Fort Worth, TX: Ms. Alexander served as Principal In Charge to perform a fast-tracked water and sewer modification, rehabilitation and/or replacement for miscellaneous projects, as well as emergency engineering services for the City's Water Department.

Sherman Street | Sherman, TX: Ms. Alexander served as as Principal In Charge for rehabilitation of approximately 200LF of 8" water line, 715LF of 8" sanitary sewer line, as well as 930LF of street expansion from 18' to 31' in width.

Transportation and Public Works Stormwater Division Capital Project Management | Fort Worth, TX Ms. Alexander served as Principal In Charge while Shield served as Capital Project Managers on behalf of the City of Fort Worth Transportation and Public Works Department for more than 30 stormwater projects. The projects consist of hazardous roadway overtopping mitigation, flood mitigation, storm rehabilitation, channel rehabilitation and reactive projects.

Bomber Spur Trail - Phase 1 Capital Project Management Parks and Recreation Department | Fort Worth, TX Ms. Alexander is acting as QA/QC while the Shield Team is serving as Capital Project Managers on behalf of the City of Fort Worth Park and Recreation Department for Bomber Spur Trail from Calmont Avenue to US Highway 377

2022 Bond Year 1 - Contract 3 | Fort Worth, TX: Mrs. Alexander served as QA/QC for the rehabilitation and reconstruction of four residential streets, 1.5 miles of new sidewalks, 6,200LF of 8" water mains and 3,600LF of various sized sanitary sewer mains.

Wendell Street Infrastructure Improvements | Cleburne, TX: Ms. Alexander served as Principal In Charge for the corrected Master Plan Drainage Study previously prepared to alleviate flooding. This project included an analysis of the overall watershed, design of storm drain infrastructure, water and sanitary sewer improvements for approximately 1,250LF, design of future roadway alignments, downstream drainage improvements, as well as alternatives for future storm drain improvements.

Horne Street Water & Sanitary Sewer Rehabilitation | Fort Worth, TX: Ms. Alexander acted as QA/QC for the rehabilitation of approximately 11,000LF of 8" water lines and 4,700LF of 8" sewer lines within a previously underserved residential area.

Winton Terrace Sanitary Sewer Rehabilitation | Fort Worth, TX: Ms. Alexander acted as QA/QC for the replacement/rehabilitation of approximately 5,300LF of sanitary sewer lines, as well as 4,700LF of water lines.

Irene Street Complete Street Design | Burleson, TX: Ms. Alexander served as the Project Manager for the feasibility analysis of approximately 11,000LF of pedestrian and bike pathway along Irene Street. Additionally, Shield performed hydraulic modeling of a pedestrian bridge and provided a design that provided traffic calming and enhanced safety for bike and pedestrian traffic.

Maywood Drive Drainage Improvements | Arlington, TX: Ms. Alexander acted as QA/QC where Shield completed the expansion of three driveway culverts totaling approximately 110LF, as well as expanding existing roadside ditches with a total excavation of approximately 21CY of soil to alleviate flooding in residential areas.

Wimbledon Drive Drainage Improvements | Arlington, TX: Ms. Alexander acted as the Design Lead where Shield successfully designed approximately 1,500LF of storm drain to alleviate flooding in a residential area.

WSM-A Sanitary Sewer Replacement Contract 2014 | Fort Worth, TX: Ms. Alexander served as QA/QC for a fast-tracked portion of the 2014 CIP Projects for approximately 9,140LF of 8 to 24" water line and 1,000LF of 8" sanitary sewer line replacement were included. The secondary portion of the project was combined with the City's WSM-C Project. Advertised as 2014 CIP Year 2, Contract 1, it included the design of approximately 5,300LF of 8 and 12" water line and 1,000LF of 8 and 12" sanitary sewer line replacement. The final portion of the project was combined with City Project WSM-C and advertised as WSM-A Part 2, containing 6,100LF of 8 and 2" water line and 4,900LF of 8 to 1" sanitary sewer replacement. All portions of the WSM-A Project contained segments of water and sanitary sewer line upgrades in established neighborhoods.



Brian Avirett, PE

Education: B.S., Civil Engineering, Texas Tech University

Licensure: TX PE #82574 | **Certification:** LGP #85057 | **Joined Firm:** 2021

TxDOT Pre-Certifications: 3.2.1 Route Studies & Schematic Design | 4.2.1 Roadway Design | 8.1.1 Signing, Pavement Marking & Channelization | 10.1.1 Hydrologic Studies | 10.2.1 Basic Hydraulic Design



Mr. Avirett possesses 30 years of experience in the civil engineering industry, where he has gained an abundance of knowledge in municipal public works with experience in paving, parks, stormwater, water and wastewater projects. Mr. Avirett is also experienced with project management services including client relations, contracts, schedules, cost estimating, construction administration and franchise utility coordination. Mr. Avirett's familiarity with managing project teams and ability to communicate with stakeholders has served both his clients and himself well. He understands the importance of keeping projects on schedule and within budget.

Project Related Experience (*Denotes Work Performed at Previous Firm):

Valley Lane Bank Stabilization | Kennedale, TX Mr. Avirett served as QA/QC for the hydraulic analysis and roadway slope stabilization design for Valley Lane located along Kennedale Branch. Shield was additionally tasked to complete a hydraulic analysis to propose a design that would mitigate any effects on the floodplains water surface elevation and the channels velocity

City Engineer | Kennedale, TX: Mr. Avirett assists the Shield Team in providing the city with strategic planning and guidance for their infrastructure needs. Shield also reviews development plans and specifications submitted by engineering consultants to ensure design plans meet city requirements. The Shield Team assists by identifying critical infrastructure projects and assists the city with determining the most pressing needs for the community's infrastructure.

Parks & Recreation Department | Fort Worth, TX: Mr. Avirett assists the Shield Team in providing the design and construction of a variety of capital improvement projects for the Parks and Recreation Department. Projects involve dredging at multiple locations, erosion and stream bank stabilization studies, new park trails, as well as the rehabilitation of roads. Funding comes from a variety of sources including federal grants, city bond funds and ARPA (American Rescue Plan Act) funds.

City Engineer | Denison, TX: Mr. Avirett assists the Shield Team in providing the review of plans for residential and commercial developments, flood studies, as well as floodplain issues such as CLMOR and LOMR submittals to FEMA. Shield also verifies plans adhere to city standards and all other applicable regulations.

Denison Standard Details & Design Manual Creation | Denison, TX: Mr. Avirett assisted the Shield Team in providing the City of Denison with the creation of a Public Works Design Manual, which included design criteria and standards for storm, water and sanitary sewer systems, as well as roadway design regulations. Shield also assisted the city in updating and creating a series of construction details and standards for future developments.

Wendell Street Infrastructure Improvements | Cleburne, TX: Mr. Avirett served as the Project Manager for the corrected Master Plan Drainage Study previously prepared to alleviate flooding. This project included an analysis of the overall watershed, design of storm drain infrastructure, water and sanitary sewer improvements for approximately 1,250LF, design of future roadway alignments, downstream drainage improvements, as well as alternatives for future storm drain improvements.

2022 Bond Year 1 - Contract 3 | Fort Worth, TX: Mr. Avirett served as the Project Manager and main contact for both the Water Department and TPW Department. The project included the rehabilitation of four residential streets, 1.5 miles of new sidewalks, 6,200LF of 8" water mains and 3,600LF of various sized sanitary sewer mains.

***Westlake Town Engineer | Westlake, TX:** Mr. Avirett served as the Town Engineer responsible for advising the Public Works Director on engineering related issues and also served on the Development Review Committee. Mr. Avirett reviewed plats, civil design plans, flood studies, floodplain issues such as CLMOR and LOMR submittals to FEMA, prepared updates to the town's drainage design manual, prepared capital improvement plans and more.

***District Engineer for Sunrise MUD of Hunt County | Quinlan, TX:** Mr. Avirett served as the District Engineer for Sunrise MUD of Hunt County responsible for ensuring the development of single family homes within the district. Responsibilities included plan reviews, bidding and awarding construction contracts, determination of critical infrastructure needs and ensuring the district remained in compliance with TCEQ rules and regulations for providing water and wastewater services.

***Crowley City Engineer | Crowley, TX:** Mr. Avirett served as the City Engineer responsible for development of construction plans for CIP projects, civil design plans, flood studies, floodplain issues such as CLMOR and LOMR submittals to FEMA and other engineering related issues.

***District Engineer for Denton Fresh Water District No. 10 | Denton County, TX:** Mr. Avirett served as the District Engineer for Denton County Fresh Water Supply District No. 10 responsible for critical infrastructure needs. He served on the Development Review Committee where he reviewed all plats, civil design plans, flood studies, floodplain issues such as CLMOR and LOMR submittals to FEMA and also prepared capital improvement plans.

***Viridan Lake Park | Arlington, TX:** Mr. Avirett served as the Project Manager for the design of approximately 2.5 miles of roadway improvements on undeveloped properties in anticipation of further growth. The design included paving, drainage, bridge, water, wastewater, detention analysis and grading, as well as a Hydrologic & Hydraulic analysis. The project also included Section 404 permitting with USACE and a CLMOR submittal to FEMA.

***Johnson Creek Relief Sewer Interceptor | Arlington, TX:** Mr. Avirett served as the Project Manager for the design of approximately 8 miles of wastewater interceptor relief mains ranging in size from 12" to 54". The project included a wastewater flow analysis, deep installations requiring specialized trench shoring design, micro-tunneling, pipe material selection, TxDOT utility permits and Union Pacific Railroad permits. The project required coordination with the Texas Rangers Baseball Club and Six Flags over Texas. Portions of the existing wastewater mains were left in service with a parallel relief sewer while others were completely replaced.

***South Collins Street Alignment Study | Arlington, TX:** Mr. Avirett served as the Project Manager for an alignment study for the extension of South Collins Street from Sublett Road to Ragland Road. The study determined the most feasible alignment based on property owner parcels from field surveyed boundaries and appraised values of the properties on an approximate 4.5-mile extension of South Collins Street. Three options were prepared and presented for review and approval.

***Eden Road (Paving, Drainage, Water & Wastewater Improvements) | Arlington, TX:** Mr. Avirett served as the Project Manager for improvements to approximately 1.5 miles of Eden Road from Matlock Road to S. Collins Street. This project included paving, drainage, water and wastewater design. Other design elements included section 404 permitting with USACE, as well as a Hydrologic and Hydraulic analysis of Lynn Creek including a CLMOR and LOMR submittals with FEMA. The design included the east bound lanes from Matlock Road to Periwinkle Drive adjacent to Juan Seguin High School and the design of a new roadway across undeveloped property from Periwinkle Drive to S. Collins Street. Coordination with Arlington ISD and Atmos Gas was conducted due to a shallow gas main that had to be bridged.

***Randol Mill Road (Paving, Drainage, Water & Wastewater Improvements) | Arlington, TX:** Mr. Avirett served as the Assistant Project Manager on approximately 2.10 miles of Randol Mill Road from N. Collins Street to SH-360. The project included paving, drainage, water, wastewater, bridge, channel grading, trail design and coordination with TxDOT.



Max Aransen, PE

Education: B.S., Civil Engineering, University of Texas at Arlington | MBA, University of Texas at Arlington

Licensure: TX PE #145306 | **Certification:** LGP #85056 | **Joined Firm:** 2019



Mr. Aransen has over five years of civil engineering experience in the DFW area where he has successfully designed multiple projects to completion and is well-versed in effective communication between design and construction phases. His experience includes drainage analysis and design, roadway design, sanitary sewer rehabilitation, replacement design, permit acquisition and construction project observation. His experience and training make Mr. Aransen a valuable asset to any team.

Project Related Experience:

City Engineer | Kennedale, TX: Mr. Aransen assists the Shield Team in providing the city with strategic planning and guidance for their infrastructure needs. Shield also reviews development plans and specifications submitted by engineering consultants to ensure design plans meet city requirements. The Shield Team assists by identifying critical infrastructure projects and helps determine the most pressing needs for the community's infrastructure.

Kennedale Stormwater Program | Kennedale, TX: Mr. Aransen assisted the Shield Team in creating, implementing and updating storm drain standards. Shield also updated the city's GIS zoning map, as well as the water, sanitary sewer and storm drain database.

Danny Drive Water Improvements (CDBG) | Kennedale, TX: Mr. Aransen was the Design Lead for the abandonment of approximately 2,600LF of the existing 6" asbestos concrete water line. It was replaced with 2,526LF of 8" PVC water line that ran parallel to the existing water line.

3rd Street Water Rehabilitation | Kennedale, TX: Mr. Aransen was the Design Lead for the realignment and replacement of an existing 12" asbestos concrete water line.

Storm Drain Improvements for 3rd Street | Kennedale, TX: Mr. Aransen served as Design Lead for a new 18" HDPE and RCP storm line to reroute existing roadside ditch drainage into an underground system.

Valley Lane | Kennedale, TX: Mr. Aransen the Project Manager for the hydraulic analysis and roadway slope stabilization design for Valley Lane located along Kennedale Branch. Shield's proposed solution included the installation of a rock gabion wall along the 2,000LF of roadway to further prevent erosion and to stabilize Valley Lane.

Dick Price Sanitary Sewer Line | Kennedale, TX: Mr. Aransen acted as Design Support for the conceptual, preliminary and final design of construction plans and documents for the replacement of 3,000LF of 6" vitrified clay pipe (VCP) with 8" HDPE pipe. Shield also provided construction observation and as-built survey information.

Collett Sublett Road | Kennedale, TX: Mr. Aransen was the Design Lead for the replacement of an existing 14-inch-wide asphalt road, as well as a full storm system design. The existing sanitary and water lines were replaced with an 8" sanitary sewer and a 12" water line.

Parks & Recreation Department | Fort Worth, TX: Mr. Aransen assists the Shield Team in providing the design and construction of a variety of capital improvement projects for the Parks and Recreation Department. Projects involve dredging at multiple locations, erosion and stream bank stabilization studies, new park trails, as well as the rehabilitation of roads. Funding comes from a variety of sources including federal grants, city bond funds and ARPA (American Rescue Plan Act) funds.

Water/Wastewater Design Support Services | Fort Worth, TX: Mr. Aransen served as Design Support to perform a fast-tracked water and sewer modification, rehabilitation and/or replacement for miscellaneous projects, as well as emergency engineering services for the City's Water Department.

Wendell Street Infrastructure Improvements | Cleburne, TX: Mr. Aransen acted as Review Support for the corrected Master Plan Drainage Study previously prepared to alleviate flooding. This project included an analysis of the overall watershed, design of storm drain infrastructure, water and sanitary sewer improvements for approximately 1,250LF, design of future roadway alignments, downstream drainage improvements, as well as alternatives for future storm drain improvements.

Wimbledon Drive Drainage Improvements | Arlington, TX: Mr. Aransen acted as Design Support where Shield successfully designed approximately 1,500LF of storm drain to alleviate flooding in a residential area.

Maywood Drive Drainage Improvements | Arlington, TX: Mr. Aransen acted as the Design Support where Shield completed the expansion of three driveway culverts totaling approximately 110LF, as well as expanding existing roadside ditches with a total excavation of approximately 21CY of soil to alleviate flooding in residential areas.

Winton Terrace Sanitary Sewer Rehabilitation | Fort Worth, TX: Mr. Aransen acted as Design Support for the replacement/rehabilitation of approximately 5,300LF of sanitary sewer lines, as well as 4,700LF of water lines.

2022 Bond Year 1 - Contract 3 | Fort Worth, TX: Mr. Aransen acted as the Design Lead for the rehabilitation of four residential streets, 1.5 miles of new sidewalks, 6,200LF of 8" water mains and 3,600LF of various sized sanitary sewer mains.

Irene Street Complete Street Design | Burleson, TX: Mr. Aransen was the Design Lead for the feasibility analysis of approximately 11,000LF of pedestrian and bike pathway along Irene Street. Additionally, Shield performed hydraulic modeling of a pedestrian bridge and provided a design that provided traffic calming and enhanced safety for bike and pedestrian traffic.

Contract 8/9 | Fort Worth, TX: Mr. Aransen served as Design Support for the realignment and replacement of approximately 6,000LF of water line, as well as upsizing the line from a 6" pipe to an 8" pipe along four streets.

Contract 15/16 | Fort Worth, TX: Mr. Aransen acted as Design Support where Shield successfully designed the rehabilitation of approximately 600LF to 2,700LF of water lines and the 465LF to 2,678LF sewer lines, along with full pavement rehabilitation for nine residential streets.

Sanitary Sewer Main M-245 Parallel Relief Pipeline | Fort Worth, TX: Mr. Aransen acted as Design Support for the sewer and gas pipeline locating which involved research into various pipelines to determine location and depth. Shield completed research for RJN, who performed the design on the 72" sewer line.



Eric Huff, CWB, CPESC, ISA-Certified Arborist

Education: B.S., Wildlife & Fisheries, Texas A&M University |
M.S., Wildlife & Fisheries, Texas A&M University

Licensures: CWB #35325 | CPSEC #9350 | **Joined Firm:** 2007

TxDOT Pre-Certifications: 2.3.1 Wetland Delineation | 2.3.2 Conditional/Functional Assessment | 2.4.1 Nationwide Permit | 2.4.2 Clean Water Act Sec. 404 Permits | 2.6.1 Protected Species Determination | 2.6.2 Impact Evaluation Assessments | 2.6.4 Biological Evaluations/Assessments | 2.13.1 Hazardous Materials Assessment | 2.14.1 Environmental Document Preparation | 11.4.1 Environmental Inspections



With over 27 years of experience, Vice President Eric Huff serves as the manager who oversees and manages the VRX, Inc. environmental group. In this role, Mr. Huff is responsible for client development, employee recruitment, retention and growing the environmental practice area. Associated duties include budget management, invoicing, quality control and project staffing. Mr. Huff is experienced in wetland delineations, permitting and mitigation; threatened and endangered species matters; vegetative assessment and management; tree surveys; hazardous materials and storm water compliance. He is knowledgeable in environmental permitting and compliance as it relates to transportation projects, commercial and residential development, natural gas exploration and production.

Project Related Experience:

M-329R Sanitary Sewer Line | Fort Worth & Everman, TX: Mr. Huff served as the Environmental Manager ensuring the quality and accuracy of VRX staff efforts associated with the preparation of environmental reports and permits for the City of Fort Worth wastewater main construction. Line M-329R included approximately 6,660LF of 50-foot width easement between Oak Grove Road and Wichita Street in Everman, Texas. VRX conducted delineations of waters of the U.S. and prepared a preliminary jurisdictional determination in support of the Section 404 (Clean Water Act) permitting process; assessed the site for threatened and endangered species habitat; and conducted tree inventories. The delineation identified perennial and ephemeral streambeds, open waters, and shrub and emergent wetlands. The proposed sewer line was authorized under Nationwide Permit 58: Utility Line Activities for Water and other Substances, without the need for a Pre-construction Notification (PCN); minimizing costs and schedule impacts.

Higgins Branch Erosion Control Improvements | Southlake, TX: Mr. Huff served as the Environmental Manager overseeing the delineation of Waters of the U.S. threatened and endangered species review, as well as the cultural resources review to ensure environmental compliance for the design of erosion control to protect existing sanitary sewer lines and manholes. Mr. Huff coordinated with design engineers to avoid a lengthy USACE permitting process.

Carrollton Heights Drainage Improvements | Carrollton, TX: Mr. Huff served as the Environmental Manager responsible for delineations of waters of the U.S. and the assessment of proposed impacts and Section 404 permitting scenarios. The project included delineations of previously manipulated portions of Furneaux Creek within the City of Carrollton. He reviewed the plans, delineation of waters of the U.S. and current conditions to determine that the proposed stormwater outfalls could be constructed without a discharge to waters of the U.S. requiring USACE coordination.

Irene Street & Gardens to Johnson Safe Routes Environmental Document | Burleson, TX (Subconsultant to Shield Engineering Group): As the Environmental Manager, Mr. Huff was responsible for preparation of a NEPA Categorical Exclusion (CE) documenting the social and natural environment and proposed impacts associated with the construction of five miles of shared use paths, sidewalks, bikeways and on-street parking to provide protected routes between middle and elementary schools in Burleson, TX.



Eric Webb, PE

Education: B.S., Civil Engineering, Texas Tech University

Licensure: TX PE #121522 | **Joined Firm:** 2017

TxDOT Pre-Certifications: 11.1.1 Roadway Construction Management & Inspection | 18.2.1 Subsurface Utility Engineering | 18.3.1 Utility Adjustment Coordination | 18.4.1 Utility Engineering



Mr. Webb has worked in the civil engineering and civil construction fields for more than 14 years. As a Project Manager for The Rios Group, Inc., Mr. Webb is responsible for managing subsurface utility engineering (SUE) investigations for both public and private clients, preparation and maintenance of project schedules, and interaction with client representatives. Mr. Webb has worked as an engineer for hundreds of subsurface utility projects throughout the state of Texas for various clients.

Project Related Experience:

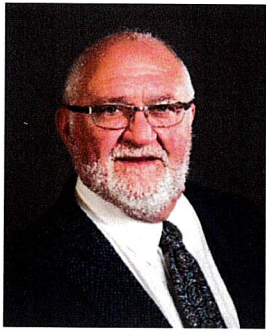
Irving Boulevard from Sowers Road to Strickland Plaza | Irving, TX: Mr. Webb served as the Project Manager for the QL "A" and "B" Subsurface Utility Engineering (SUE) services for this City of Irving project on Irving Boulevard from Sowers Road to Strickland Plaza. TRG designated gas, telecommunications, electric, traffic signal, stormwater and sanitary sewer utilities. TRG excavated 25 QL "A" SUE test holes at potential utility conflict locations. Five test holes were requested late in the design process due to design changes. TRG worked with the city to promptly acquire approval for traffic control in order to perform the requested test holes and TRG was successful in completing the emergency QLA SUE test holes and the information was included in the design package for the bidding process.

Embassy Channel Retaining Wall | Irving, TX: Mr. Webb served as the Project Manager for the QL "A" SUE for this City of Irving roadway project. In support of the prime firm, TRG excavated a QL "A" SUE test hole in order to find the vertical and horizontal depth of an existing retaining wall footing. This data was utilized to help determine the maximum depths allowed without reconstruction for the existing retaining wall in the design process for a drainage channelization project.

Dickey Road Drainage Improvements | Grand Prairie, TX: Mr. Webb served as the Project Manager for the QL "B" and "A" SUE for this drainage improvement design project in Grand Prairie, Texas. The project limits were along Dickey Road beginning at Shawnee Trace and traveling East to SW 3rd Street. In support of the prime firm, TRG designated along the corridor of a 2,200LF stretch of Dickey Road. During the drainage design process, a gas line was identified as a potential conflict, therefore two QL "A" SUE test holes were performed and the information utilized to avoid any utility conflicts.

Southwest Moreland Road Test Holes | Dallas, TX: Mr. Webb served as the Project Manager for the QL "B" & QL "A" SUE in five different locations by a 24" wastewater pipe, RCP stormwater pipes and a 6" stormwater box culvert by S. Westmoreland Road in Dallas, Texas. TRG excavated six QL "A" SUE test holes between depths of 2.88 feet to 5.56 feet. As a final deliverable, TRG produced a utility file, in AutoCAD format, depicting the type and location of the designated utilities. TRG also provided a summary sheet of the test hole coordinate data and depth.

Sanitary Sewer Extension West Walnut Hill & Airfield Drive | Dallas, TX: Mr. Webb served as the Project Manager for the QL "A" and "B" SUE for this sanitary sewer extension project at DFW Airport. TRG designated QL "B" on a 50' corridor along 12,000' section of the proposed wastewater pipeline and excavated nine QL "A" SUE test holes.



Kemp Akeman, PE

Education: B.S., Civil Engineering, Missouri University of Science & Technology

Licensure: TX PE #64975 | **Joined Firm:** 2012



As a registered professional engineer in Texas since 1982, Mr. Akeman successfully performed civil engineering activities for 40 years that include developing scopes of work, performing condition surveys, collecting field data, testing materials, managing projects and preparing reports. Mr. Akeman has extensive experience in private projects in markets varying from industrial complexes and shopping centers to residential subdivisions. He has been a project executive for multiple project contracts including the City of Fort Worth, TxDOT and other large transportation projects. He is the Executive Vice President for TSIT Engineering & Consulting overseeing both CMET and Geotechnical services for the company. He also serves as the RSO for the corporation.

Project Related Experience:

DFW Airport | DFW, TX: TSIT was a partner in Testing Engineering-DFW for the Materials Engineering Testing-Inspection Contract. Mr. Akeman served as the on-site principal overseeing the staff and meeting with DFW executives on a weekly basis to ensure services met the expectations of DFW airport.

Pavement Design | Fort Worth, TX: Mr. Akeman has been involved in City of Fort Worth Pavement Design on many major City of Fort Worth pavement projects including Westport Parkway under BNSF Railway, Cantrell Samson Road and Wolff Crossing.

TxDOT Pavement Projects | Fort Worth, TX: Mr. Akeman has been involved in pavement evaluation of major projects in the area including Plate Load Test Pavement Evaluation of projects for North Tarrant Express (Loop 820, SH 121, SH 183) as well as I35 W Segments 3A and 3B.

Merit Drive from Cloudus Fields Drive to I-635 | Dallas, TX: Mr. Akeman managed the project from conception and budgeting through engineering analyses, reporting and invoicing. The geotechnical analyses results were presented in reports to IEA, City of Dallas Consultant. Mr. Akeman supervised all aspects of this project from budgeting and production of a cost estimate for geotechnical services to exploration, laboratory testing, engineering and reporting.

Street Reconstruction-Rehabilitation | Dallas, TX: Mr. Akeman managed the project from conception and budgeting through engineering analyses, reporting and invoicing. In these projects Mr. Akeman supervised budgeting, field coordination (which included extensive utility detection coordination, as well as coordination with relevant departments of the City of Dallas), laboratory testing, engineering and reporting. Mr. Akeman ensured that the engineering and city streets pavement design complied with the most current pavement design manual of the City of Dallas in terms of exceeding minimum field exploration, laboratory testing and design specifications.

Street Reconstruction-Rehabilitation | Dallas, TX: Mr. Akeman managed the project from conception and budgeting through engineering analyses, reporting and invoicing. In these projects Mr. Akeman supervised budgeting, field coordination (which included extensive utility detection coordination, as well as coordination with relevant departments of the City of Dallas) laboratory testing, engineering and reporting. Mr. Akeman ensured that the engineering and city streets pavement design complied with the most current pavement design manual of the City of Dallas in terms of exceeding minimum field exploration, laboratory testing and design specifications.



Kevin Glaub, PE, CFM

Education: B.S., Civil Engineering & Environmental Engineering, Old Dominion University | M.E., Water Resources Civil Engineering, University of Texas at Arlington

Licensure: TX PE #134674 | **Certification:** CFM #3832-20N | **Joined Firm:** 2020



Mr. Glaub has eight years of engineering and project management experience for various municipalities in and around the DFW area. His experience includes drainage facility design, stormwater management, InfoWorks modeling support, construction plans, bridge design, streetscape design, traffic control plans, as well as pond, culvert and lateral channel bypass design. Mr. Glaub is also skilled in roadway/site development for water, sewer and drainage facilities. Mr. Glaub has successfully completed a plethora of diverse projects throughout his career, ensuring his ability to effectively communicate with his clients, manage project schedules and budgets, as well as comply with client standards.

Project Related Experience:

City of Fort Worth & City of Kennedale Reviews | Fort Worth/Kennedale, TX: Mr. Glaub was the Technical Review Manager for the City of Fort Worth and the City of Kennedale. These projects included floodplain development, 2D Unsteady HEC-RAS reviews and stormwater management submittal reviews. Mr. Glaub provided comments, feedback and suggestions to support and improve processes/standards.

City of Kennedale Preliminary Digital Mapping | Kennedale, TX: Mr. Glaub supported the City of Kennedale by reviewing the city's preliminary flood maps and assisting with floodplain management services by leveraging ArcGIS. Mr. Glaub also provided community outreach and compliance support.

Valley Lane | Kennedale, TX: Mr. Glaub was the H&H Lead for the hydraulic analysis and roadway slope stabilization design for Valley Lane located along Kennedale Branch. Shield's proposed solution included the installation of a rock gabion wall along 2,000LF of roadway to further prevent erosion and to stabilize Valley Lane.

Wendell Street Infrastructure Improvements | Cleburne, TX: Mr. Glaub was the H&H Lead for the corrected Master Plan Drainage Study previously prepared to alleviate flooding. This project included an analysis of the overall watershed, design of storm drain infrastructure, water and sanitary sewer improvements for approximately 1,250LF, design of future roadway alignments, downstream drainage improvements, as well as alternatives for future storm drain improvements.

Irene Street Complete Street Design | Burleson, TX: Mr. Glaub was the H&H Lead for the feasibility analysis of approximately 11,000LF of pedestrian and bike pathway along Irene Street. Additionally, Shield performed hydraulic modeling of a pedestrian bridge and provided a design that provided traffic calming and enhanced safety for bike and pedestrian traffic.

Stream WC-5 at River Hill Streambank Stabilization | Flower Mound, TX: Mr. Glaub was the H&H Lead for the stabilization of the oxbow located near River Hill Drive. Shield provided the geomorphological analysis of stream bank stability and recommendations of bank stabilization measures. Given the narrow channel and large oxbow in the vicinity of the property at risk, high velocities and large transfers of momentum were observed. Shield proposed unique proprietary solutions to further prevent erosion and stabilize the reach.

Brookwood Park | Fort Worth, TX: Mr. Glaub supported the team in point cloud creation using drone imagery for preliminary design and drainage analysis.



Jacob Wadley, PE, CFM

Education: B.S., Civil Engineering, University of Texas at Arlington

Licensure: TX PE #142451 | **Certification:** CFM #3786-19N | **Joined Firm:** 2022



Mr. Wadley has over six years of engineering experience with multiple agencies and various municipalities in North Texas. Mr. Wadley's engineering experience includes drainage facilities design, stormwater management, floodplain management, HEC-RAS 2-D modeling, geographic information systems for water resources and general land development design. Mr. Wadley has prepared construction plans for municipal, residential, commercial and industrial developments. Mr. Wadley has prepared LOMR, LOMR-F, Zone AE and Zone A floodplain studies/determinations throughout Texas and Oklahoma. Mr. Wadley prides himself on providing detailed, cost-effective and accurate solutions that benefit clients, municipalities, as well as the public.

Project Related Experience (*Denotes Work Performed at Previous Firm):

Bulin Branch Flood Study | Kennedale, TX: Mr. Wadley was the Water Resources Lead e he prepared a hydrologic and hydraulic study for the upstream portion of Bulin Branch. The study utilized the rational method and HEC-RAS in determination of flooding risks.

1033 Estates Drive Storm Drain Rehabilitation | Kennedale, TX: Mr. Wadley served as Design Support to provide alternatives for severe point discharge erosion within a residential neighborhood. The project included storm drain and open channel design to remediate erosion.

Valley Lane | Kennedale, TX: Mr. Wadley acted as H&H Support for the hydraulic analysis and roadway slope stabilization design for Valley Lane located along Kennedale Branch. Shield's proposed solution included the installation of a rock gabion wall along the 2,000LF of roadway to further prevent erosion and to stabilize Valley Lane.

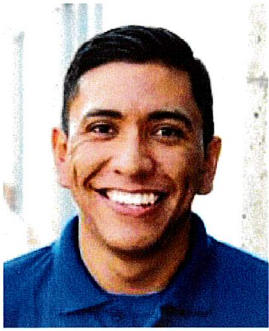
***Cleveland-Gibbs Road Downstream Assessment | Northlake, TX:** Mr. Wadley was the Water Resources Lead responsible for preparing a Downstream Assessment in support of the proposed realignment and widening of Cleveland-Gibbs Road. The project utilized HEC-HMS and HEC-RAS programs to confirm no adverse impacts and to provide adequate capacity.

***Design Review Assistance | Fort Worth, TX:** Mr. Wadley assisted the City of Fort Worth by reviewing drainage studies and drainage infrastructure plans for site development projects within the city. The drainage studies and drainage infrastructure plans were reviewed to determine conformance with the City of Fort Worth Stormwater Criteria Manual and best engineering practices.

***Design Review Assistance | Northlake, TX:** Mr. Wadley assisted the Town of Northlake by reviewing construction and drainage infrastructure plans for site development projects within the town. The drainage studies and drainage infrastructure plans were reviewed to determine conformance with the Town of Northlake Engineering Design Manual and best engineering practices.

***Muddy Boggy Watershed Study, FEMA Region 6 Compass PTS Team:** Mr. Wadley served as the Water Resources Lead responsible for the development of hydrologic parameters, hydraulic models and BLE floodplain mapping for the Muddy Boggy Watershed Study in southeast Oklahoma. This project provided validation of effective Zone A Special Flood Hazard Areas (SFHA).

***Lower Trinity-Tehuacana Watershed Study, FEMA Region 6 Compass PTS Team:** Mr. Wadley served as the Water Resources Lead responsible for the development of hydrologic parameters, hydraulic models and BLE floodplain mapping for the Lower Trinity-Tehuacana Watershed Study in central Texas. This project provided validation of effective Zone A Special Flood Hazard Areas.



Miguel Soto, PE

Education: B.S., Civil Engineering, University of Texas at Arlington

Licensure: TX PE #149575 | **Joined Firm:** 2019



After completing his degree in Civil Engineering at the University of Texas at Arlington over four years ago, Mr. Soto joined Shield working exclusively in the Municipal Department. Mr. Soto's ability to produce excellent work and desire to maintain open lines of communication with our clients continues to make him a valuable resource on every project he works on.

Project Related Experience:

3rd Street Water Rehabilitation | Kennedale, TX: Mr. Soto acted as Design Support for the realignment and replacement of an existing 12" asbestos concrete water line.

Denison Standard Details & Design Manual Creation | Denison, TX: Mr. Soto assisted the Shield Team in providing the City of Denison with the creation of a Public Works Design Manual, which included design criteria and standards for storm, water and sanitary sewer systems, as well as roadway design regulations. Shield also assisted the city in updating and creating a series of construction details and standards for future developments.

Wendell Street Infrastructure Improvements | Cleburne, TX: Mr. Soto acted as Design Support for the corrected Master Plan Drainage Study previously prepared to alleviate flooding. This project included an analysis of the overall watershed, design of storm drain infrastructure, water and sanitary sewer improvements for approximately 1,250LF, design of future roadway alignments, downstream drainage improvements, as well as alternatives for future storm drain improvements.

Sherman Street | Sherman, TX: Mr. Soto acted as Design Support for rehabilitation of approximately 200LF of 8" water line, 715LF of 8" sanitary sewer line, as well as 930LF of street expansion from 18' to 31' in width.

Winton Terrace Sanitary Sewer Rehabilitation | Fort Worth, TX: Mr. Soto acted as Design Support for the replacement/rehabilitation of approximately 5,300LF of sanitary sewer lines, as well as 4,700LF of water lines.

Contract 15/16 | Fort Worth, TX: Mr. Soto acted as Design Support where Shield successfully designed the rehabilitation of approximately 600LF to 2,700LF of water lines and the 465LF to 2,678LF sewer lines, along with full pavement rehabilitation for nine residential streets.

Horne Street Water & Sanitary Sewer Rehabilitation | Fort Worth, TX: Mr. Soto acted as Design Support for the rehabilitation of approximately 11,000LF of 8" water lines and 4,700LF of 8" sewer lines within a previously underserved residential area.

2022 Bond Year 1 - Contract 3 | Fort Worth, TX: Mr. Soto acted as Design Support for the rehabilitation of four residential streets, 1.5 miles of new sidewalks, 6,200LF of 8" water mains and 3,600LF of various sized sanitary sewer mains.

Long Avenue | Fort Worth, TX: Mr. Soto acted as Design Support for the replacement/rehabilitation of approximately 200LF of 8" sanitary sewer line, as well as 200LF of 8" water line in order to avoid conflict with proposed TxDOT bridge along Long Avenue.

Water/Wastewater Design Support Services | Fort Worth, TX: Mr. Soto served as Design Support to perform a fast-tracked water and sewer modification, rehabilitation and/or replacement for miscellaneous projects, as well as emergency engineering services for the City's Water Department.



Omar Cereceres, EIT

Education: B.S., Construction Engineering Technology,
University of North Texas

Licensure: TX EIT #70560 | **Joined Firm:** 2023



Mr. Cereceres has over four years of civil engineering design experience working for municipal clients in the DFW area. His background includes design of water and wastewater distribution systems, drainage infrastructure, as well as retention and detention system design. Mr. Cereceres has experience with hydrologic and hydraulic modeling and construction support. Mr. Cereceres has knowledge of Revit, Oracle Primavera, StormCAD, HY-8, HEC-HMS, WaterCAD and GIS programs (ArcMap, ArcCatalog, ArcToolbox and ArcInfo Workstation). He is familiar with Revit and Oracle Primavera. Mr. Cereceres has also received formal training in AutoCAD and HEC-RAS systems.

Project Related Experience (*Denotes Work Performed at Previous Firm):

***Contract 100 Sanitary Sewer Rehabilitation | Fort Worth, TX:** Mr. Cereceres acted as Design Support for the rehabilitation of approximately 8,400LF of sewer line and 1,220LF of water line. Existing lines were primarily located in alleys, rear of residential lots and beneath roadways. Improvements included multiple TxDOT and BNSF Railroad crossing permits.

***Water Project 10 Various Water Line Improvements | Colleyville, TX:** Mr. Cereceres acted as Design Support for the preparation of civil construction plans for the City of Colleyville to upsize approximately 921LF of existing water infrastructure and connect two dead ends for water quality. The proposed 8" pipes were installed with both open cut and trenchless methods.

***Pantego Bowen Sanitary Sewer | Pantego, TX:** Mr. Cereceres acted as Design Support for the replacement of approximately 1,000LF of 6" vitrified clay pipe to an 8" HOPE pipe by pipe burst method. The existing line was located in a 10' wide sewer easement in the rear of an existing residential neighborhood.

***Keller Haslet Road Culvert Crossing at Unnamed Tributary of Henrietta Creek Study & Letter of Map Revision (LOMR) | Fort Worth, TX:** Mr. Cereceres acted as Design Support for the analysis and design of Keller Haslet Road Culvert an Unnamed Tributary of Henrietta Creek. The analysis included culvert replacements and roadway reconstruction, as well as a Letter of Map Revision (LOMR) submittal through the Federal Emergency Management Agency (FEMA). A hydraulic model was created containing 17 cross sections to determine base flood elevations and recommend the best culvert replacement option.

***Rockwood Addition Drainage Study | Mansfield, TX:** Mr. Cereceres acted as Design Support for a drainage study of approximately 177-acres of 444 lots of ¼ acre residential development. This study incorporated a previous hydrologic model provided by the City of Mansfield with existing proposed and ultimate conditions. In addition, Mr. Cereceres assisted in the development of a hydraulic model to establish base flood elevations within the proposed site and downstream along Hopgen Branch and four unnamed tributaries.

***Pantego Smith Barry Drainage Improvements | Pantego, TX:** Mr. Cereceres acted as Design Support where his team conducted a hydrologic study and designed a stormwater system to intercept the ponding water at the intersection of Smith Barry and Garner Boulevard to eliminate a driving hazard of aquaplaning. This project required TxDOT coordination for the required 5-year storm drain design.



Colton Sizemore, EIT

Education: B.S., Civil Engineering, University of Texas at Arlington

Licensure: EIT #75614 | Joined Firm: 2021



With two years of experience, Mr. Sizemore utilizes the Project Management Body of Knowledge Principals to ensure projects are completed on schedule and within budget. His responsibilities include creating project charters, preparing communication plans and producing total project budget estimates. Mr. Sizemore's duties also include reviewing invoices, requesting purchase orders, as well as creating task and work orders for both consultants and contractors. Mr. Sizemore has experience creating and updating project schedules, route change orders and contract amendments.

Project Related Experience:

Project Management Staff Augmentation | Fort Worth, TX: Mr. Sizemore assists the Shield Team in providing the management of design and construction of over 55 drainage projects, including emergency repairs, small drainage repairs and major CIP projects.

East 2nd & Jones Storm Drain Rehabilitation | Fort Worth, TX: Mr. Sizemore acted as the Assistant Project Manager where he provided project management services for the rehabilitation of three pipes using open-cut point repair, as well as utility relocation at East 2nd Street.

Blanco Lane Drainage Improvements | Fort Worth, TX: Mr. Sizemore acted as the Assistant Project Manager for three 15-ft inlet improvements along Blanca Lane to alleviate stormwater runoff.

Colchester Court Drainage Improvements | Fort Worth, TX: As the Assistant Project Manager, Mr. Sizemore provided project management services for the design of 500LF of sub-drain and perforated pipe under Colchester Court to reduce groundwater flooding.

Pennsylvania & Henderson Storm Drain Rehabilitation | Fort Worth, TX: Mr. Sizemore acted as the Assistant Project Manager where he provided services for the rehabilitation of storm drain pipe on Pennsylvania Avenue from South Henderson Street to South Adams Street. This project was necessary due to substantial longitudinal and hinge cracking throughout the main. Full pipe rehabilitation was done via CIPP.

7th & Ballinger Storm Drain Rehabilitation | Fort Worth, TX: As the Assistant Project Manager, Mr. Sizemore provided services for the storm drain rehabilitation design of four 24" concrete pipes within the existing city right-of-way under 7th Street between Summit Avenue and Ballinger Street.

Bluebonnet Circle Storm Drain Rehabilitation | Fort Worth, TX: As part of city staff augmentation, Mr. Sizemore acted as the Assistant Project Manager where he provided services for the rehabilitation of existing deteriorated storm drain pipe using trenchless methods as a part of void-risk mitigation.

E Maddox SD Improvements | Fort Worth, TX: As part of city staff augmentation, Mr. Sizemore acted as the Assistant Project Manager where he provided services for the rehabilitation of pipe via open cut which had two holes causing the road to cave in. This project was classified as an emergency project and construction began three days after notification.



Robert Allen, RPLS, PLS

Education: B.S., Industrial Technology, University of Texas at Tyler

Licensure: TX RPLS #6495 | **Joined Firm:** 2020

TxDOT Pre-Certifications: 15.1.1 Right of Way Surveys | 15.2.1 Design Survey
| 15.2.2 Construction Survey | 15.3.5 Horizontal & Vertical Control



With over 16 years of progressive knowledge in the land surveying industry, Mr. Allen has demonstrated expertise in long linear route projects, land title surveys, ALTA/NSPS surveys, topographic surveys, tree surveys, construction staking, easement preparation, as well as residential and commercial platting. He has provided surveying services to several DFW area municipalities, including the cities of Fort Worth, Arlington and Dallas. Mr. Allen understands that keeping the client informed throughout survey activities is the most important priority.

Project Related Experience:

On-Call Survey Services | Kennedale, TX: The City of Kennedale has contracted with Shield to provide design survey and construction staking on an on-call basis. Services include topographic design survey and construction staking, as well as easement and boundary exhibits.

Horne Street Water & Sanitary Sewer Rehabilitation | Fort Worth, TX: Shield provided topographic design survey of approximately 14,000LF of sanitary sewer and water lines.

Winton Terrace Sanitary Sewer Rehabilitation | Fort Worth, TX: Shield performed drone imagery, boundary determination and topographic design survey of approximately 5,300LF of sanitary sewer lines, as well as 4,700LF of water lines to aid engineers in design.

Surveying Services Contract 2019-2022 | Fort Worth, TX: Shield is providing on-call, continuing services on this contract with the City of Fort Worth, Texas, to supplement their existing Surveying Services Department. The services include water, storm drain and sanitary sewer extensions, rehabilitations, construction staking services for multiple roadway intersection improvements, storm drainage improvements and erosion protection.

- **Meacham Airport Lease | Fort Worth, TX:** As a part of an on-call contract with the City of Fort Worth, Shield performed research for boundary deeds and plats, as well as topographic surveys for the airport.

On-Call Survey Services for Vandergriff Park | Arlington, TX: Shield provided emergency survey services which included approximately 460LF of topographic survey, boundary survey of park property and the creation of one sanitary sewer easement for Vandergriff Park.

Contract 120 Sanitary Sewer Rehabilitation (M-329R) | Fort Worth, TX: Shield provided topographic design and boundary survey of approximately 9,200LF of sanitary sewer lines.

Contract 105 Water & Sanitary Sewer Rehabilitation | Fort Worth, TX: Shield provided topographic design survey of approximately 8,600LF of sanitary sewer and water lines. The Shield Survey Team also provided easement document creation and boundary determination for the city.

Contract 103 Water & Sanitary Sewer Rehabilitation | Fort Worth, TX: Shield provided topographic design survey of approximately 5,000LF of sanitary sewer and water lines. Shield also provided the city with easement document creation and boundary determination.

Contract 15/16 | Fort Worth, TX: Shield provided the city with drone imagery and topographic survey of approximately 20,000LF of sanitary sewer lines, water lines and pavement replacement that covers nine streets. Shield has also provided boundary determination for design needs.



Cody Watson, SIT

Education: AS, GIS, Tarrant County College

Licensure: TX SIT #110525 | Joined Firm: 2014



Mr. Watson has over 15 years of experience in a variety of survey projects. Mr. Watson's experience includes topographic processing, boundary research, easement preparation and field coordination. Mr. Watson's experience on projects serves his clients well in ensuring that he has the knowledge and capabilities necessary to complete projects successfully, even under strict time constraints. Mr. Watson's attention to detail and respect for his clients makes him an asset to any project team. Mr. Watson also has over four years of GIS experience using ESRI products and python coding to create, as well as maintain database features and interactive maps. His GIS project experience includes LiDAR processing, aerial imagery processing, DEM processing for watershed analysis, database creation, as well as online and offline map creation.

Project Related Experience:

On-Call Survey Services | Kennedale, TX: The City of Kennedale has contracted with Shield to provide design survey and construction staking on an on-call basis. Services include topographic design survey and construction staking, as well as easement and boundary exhibits.

Winton Terrace Sanitary Sewer Rehabilitation | Fort Worth, TX: Shield performed drone imagery, boundary determination and topographic design survey of approximately 5,300LF of sanitary sewer lines, as well as 4,700LF of water lines to aid engineers in design.

Contract 120 Sanitary Sewer Rehabilitation (M-329R) | Fort Worth, TX: Shield provided topographic design and boundary survey of approximately 9,200LF of sanitary sewer lines.

Wimbledon Drive Drainage Improvements | Arlington, TX: Shield provided various stormwater related services on an as-needed basis in support of City of Arlington Stormwater Division staff and project needs. These services included the review of performance of other miscellaneous field engineering & surveying tasks and support services requested by the city, CIP drainage projects, attendance at review and or other meetings to coordinate or communicate with city staff, developers and other engineers.

Horne Street Water & Sanitary Sewer Rehabilitation | Fort Worth, TX: Shield provided topographic design survey of approximately 14,000LF of sanitary sewer and water lines, as well as boundary determination.

Surveying Services Contract 2019-2022 | Fort Worth, TX: Shield is providing on-call, continuing services with the City of Fort Worth to supplement their existing Surveying Services Department. The services include water, storm drain and sanitary sewer extensions, rehabilitations, construction staking services for multiple roadway intersection improvements, storm drainage improvements and erosion protection.

- **Meacham Airport Lease | Fort Worth, TX:** As a part of an on-call contract with the City of Fort Worth, Shield performed research for boundary deeds and plats, as well as topographic surveys for the airport.

Surveying Services Contract 2015-2018 | Fort Worth, TX: Shield provided on-call, continuing services on this contract with the City of Fort Worth to supplement their existing Surveying Services Department. Shield provided survey services for water, storm drain and sanitary sewer extensions, rehabilitations, construction staking services for multiple roadway intersection improvements, storm drainage improvements, erosion protection, boundary, topographic, geodetic, cadastral, construction and record drawings.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/30/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Frost Insurance - Fort Worth P O Box 33528 Fort Worth TX 76162	CONTACT NAME: Amber Aguirrebena PHONE (A/C, No, Ext): 817-420-5700 FAX (A/C, No): 817-420-5750 E-MAIL ADDRESS: ambera@frostinsurance.com
INSURED Shield Engineering Group, PLLC P O Box 470636 Fort Worth TX 76147	INSURER(S) AFFORDING COVERAGE INSURER A : Hartford Insurance Company of the Midwest INSURER B : Hartford Underwriters INSURER C : Nutmeg Insurance Company INSURER D : Pacific Insurance Company, Limited INSURER E : INSURER F :

License#: 7298
SHIEENG-02NAIC #
37478
30104
39608
10046

COVERAGES

CERTIFICATE NUMBER: 242455487

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			46SBAAS9RD0	6/30/2023	6/30/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			46UECEK3074	6/30/2023	6/30/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☒ RETENTION \$ 10,000			46SBAAS9RD0	6/30/2023	6/30/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	46WBCAS9RD5	6/30/2023	6/30/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D B	Professional Liability Inland Marine			83OH045021623 46SBAAS9RD0	6/30/2023 6/30/2023	6/30/2024 6/30/2024	PROF-Each Claim/Agg. Equip. Floater 2,000,000 344,538

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Kennedale
Attention: Raeanne Byington, City Secretary
405 Municipal Drive
Kennedale TX 76060

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



SHIELD
ENGINEERING GROUP

Shield has actively been trying to access the System for Award Management to submit a proof of record search for the company name and company principal. However, the system has been down for over a week. Shield can and will submit the requested information as soon as the system is back up.

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ****For vendor doing business with local governmental entity**

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

Name of vendor who has a business relationship with local governmental entity.

Shield Engineering Group, PLLC



Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

1.1 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ YES☒ NO

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ YES☒ NO

2.1 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

XXXXXX

2.

Signature of vendor doing business with the governmental entity

Date 9/5/2023

Certification Regarding Lobbying
(To be submitted with each bid or offer exceeding \$100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(c) The undersigned shall require that the language paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

The Contractor, Shield Engineering Group, PLLC, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Craig H. Barnes

Printed Name and Title of Contractor's Authorized Official

9/5/2023

Date

HANNA SURVEYING AND ENGINEERING, LLC (HSE)

**GENERAL STATEMENT OF QUALIFICATIONS
FOR
Engineering/Architectural/Surveying Services
(RFQ No.: 23-03)**

TEXAS ENGINEERING FIRM F-22119 | TEXAS SURVEYING FIRM 10194633

**11729 E. FM 917 ALVARADO, TEXAS 76009
(682) 553-9474
sam@hanna-se.com
www.hanna-se.com**

Hanna Surveying and Engineering, LLC (HSE) employs licensed engineers and surveyors who are registered in the State of Texas. HSE only offers engineering and surveying services at this time within the State of Texas. The information provided in this Statement of Qualifications is for informational purposes only. Nothing in this document should be interpreted as an offering for any professional engineering or surveying services where HSE is not authorized to do so.

5 September 2023

City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060

RE: Statement of Qualifications for Professional Engineering/Architectural/Surveying Services
RFQ No.: 23-03

Hanna Surveying and Engineering, LLC (HSE) is herein submitting our Statement of Qualifications for the City of Kennedale RFQ No.: 23-03.

Transmittal Letter

Hanna Surveying and Engineering, LLC is a Dallas/Fort Worth based professional services firm that can provide full service Civil Engineering, Land Surveying and Construction Administration/Management services across the State of Texas. Our Civil Engineering services include private development (commercial, industrial, site, single family residential, multi-family residential, institutional), and public infrastructure (water, sewer, roadway, drainage analysis and design (hydrology and hydraulics)) design and permitting. Our Land Surveying services include boundary surveying, topographical surveying, route surveying, platting, bathymetric surveying, LiDAR aerial surveying, Subsurface Utility Surveying, and Subsurface Utility Level A De-Holes.

We are registered with the Texas Board of Professional Engineering and Surveyors (PELS) to provide both Engineering and Land Surveying services in the State of Texas.

Hanna Surveying and Engineering, LLC does not have a record of substandard work within the last five years.

Hanna Surveying and Engineering, LLC has not engaged in any unethical practices within the last five years.

Mr. Hanna has surveyed and designed many large scale and very notable projects in and around the D/FW area over his career including the Dickies Arena and Parking Garage in Fort Worth, Frost Tower in Fort Worth and two Hydrous Wakeboard Parks in Little Elm and Allen. In addition to his surveying and engineering resume, Mr. Hanna has been in direct charge in estimating and managing some of the largest infrastructure construction projects across the nation including installation of sewer mains up to 108-inches and water mains up to 120-inches. Some of these construction projects include; TRWD IPL 12/13 and MBR, TRWD IPL 17/18, Luce Bayou Interbasin Transfer Projects, Leonard Terminal Storage Reservoir, TRVA/TRWD/USACE Oxbow Sites A&C, TRA Elm Fork Interceptor, Lake Houston Dam Rehabilitation, and the REWA Unity Park Trunk Sewer.

HSE is also certified by the Texas Department of Transportation (TxDOT) in the following categories of work.

- 15.1.1 – Right-of-Way Surveys
- 15.2.1 – Design Surveys
- 15.2.2 – Construction Surveying
- 15.3.5 – Horizontal and Vertical Control

5 September 2023

City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060

RE: Statement of Qualifications for Professional Engineering/Architectural/Surveying Services
RFQ No.: 23-03

Hanna Surveying and Engineering, LLC (HSE) is herein submitting our Statement of Qualifications for the City of Kennedale RFQ No.: 23-03.

Experience and Qualifications

Hanna Surveying and Engineering, LLC has experience and knowledge in all aspects of Civil Engineering including surveying, engineering design, and construction management. This allows us to facilitate constructability in all aspects of design which saves the Owner time and money during construction. HSE uses Mr. Hanna's 18 years of experience in surveying, civil design, and construction to review all projects designed and maintain the highest levels of quality assurance. This unique experience is unmatched in the industry and offers our clients and municipalities project designs that are cost effective, constructible, and integrated for maintenance and continued use.

Mr. Hanna has experience with public works including the following projects: Fort Worth Northwest Community Park Community Center Development Flood Study and Hydrologic Modeling for Floodplain Reclamation, Post Oak Creek HDD Waterline Design City of Corsicana, and Lancaster Subsurface Utility Route Surveying for Engineering Design.

Hanna Surveying and Engineering, LLC has experience with federally funded construction projects including the following projects: USACE Oxbow Valley Storage Sites A&C, Elm Fork Relief Interceptor, Henrietta Creek Relief Interceptor, East Mountain Creek Interceptor Relief, and Bear Creek Interceptor 09BC-1, Phase1.

The professional resume for Mr. Hanna is attached to this Statement of Qualifications. Mr. Hanna will be the project manager and main point of contact for all work issued under this project.

Hanna Surveying and Engineering, LLC has worked for the following local government clients:

City of Arlington
City of Corsicana
City of Fort Worth
City of Lancaster
City of Lucas
City of Rio Vista
North Texas Municipal Water District
San Antonio Water System
Trinity River Authority
West Harris County Regional Water Authority

SAMUEL C. HANNA, PE, RPLS

EDUCATION

University of Texas at Arlington – Arlington, TX
BS in Civil Engineering

REGISTRATIONS/ MEMBERSHIPS

Texas Registered Professional Engineer (PE) No. 109945
Illinois Registered Professional Engineer (PE) No. 62065002 (Inactive)
Texas Registered Surveyor (RLPS) No. 6647

CERTIFICATIONS/ TRAINING

OSHA 30 Hour
Class D Water/Wastewater Operator Certification
Certified Floodplain Manager (CFM) No. 1710-09N (Inactive)

PROJECT EXPERIENCE (Construction)

IPL Section 12/13 and Midlothian Balancing Reservoir - \$149,631,932

Midlothian, TX

Project Executive

Construction of approximately 68,600 linear feet of 108-inch welded steel water line by a combination of open cut and tunneling. Construction of three approximately 150 million-gallon earthen reservoirs lined with geonet composite with filter fabric on both sides, 60 mil HDPE liner and 9 inches of soil cement. Installation of six inlet and outlet structures and approximately 1,800 linear feet of reinforced concrete encased 120-inch inlet and outlet pipe. Installation of approximately 8,730 linear feet of 108-inch and 120-inch welded steel yard piping.

IPL Section 17/18 - \$45,320,983.00

Corsicana, TX

Project Executive

Construction of approximately 52,581 linear feet of 108-inch welded steel water line by a combination of open cut and tunneling. Construction of 108-inch gate valve, 108-inch monolithic insulation joints and associated underground concrete structures. Construction of various site, civil, roadway, electrical and cathodic protection improvements.

Luce Bayou Interbasin Transfer Project - \$42,391,467.55

Cleveland, TX

Project Executive

The Luce Bayou Dual 96-Inch Raw Water Transmission Line project consists of 15,000 linear feet of dual 96-inch welded steel pipe, an impressed current cathodic protection system, a pipeline pigging facility, and an energy dissipating flow distribution basin. The pigging facility consists of 1,800 CY of reinforced concrete, (2) 96-inch differential settlement joints, (2) 96-inch monolithic isolation joints, (2) 96-inch knife gate valves, a 72-inch welded steel pipe interconnection, a pipeline dewatering system, and a concrete wye structure connecting the dual 96-inch pipelines to the flow distribution basin. The flow distribution basin consists of 4,000 CY of reinforced concrete including: concrete retaining walls, concrete lined channel, and (6) energy dissipating structures.

CMAR - Leonard Terminal Storage Reservoir - \$36,903,316.60

Leonard, TX

Project Executive

Construction of approximately 5,000 LF of 96-inch welded steel water line by combination of open cut and tunneling. Construction of a 300 million-gallon ground storage earthen reservoir lined with geonet composite with filter fabric on both sides. HDPE liner was installed with 9-inches of soil cement over the liner.

USACE Oxbow Valley Storage Sites A&C - \$27,591,875

Fort Worth, TX

Project Executive

Project management for the work includes mass excavation of Sites A & C for the purpose of developing valley storage for the Fort Worth Central City project. The project includes removal, replacement of existing trails, aquatic mitigation features, prefabricated maintenance bridge, installation of a wet well in a concrete vault at approx. 42 ft depth and irrigation pump system, temporary river crossing, two weir structures, storm drainage structures and facilities, site restoration using a variety of seed mixes and incidental related work. Site A consists of approx. 1,325,000 CY of excavation with 50,000 CY maintained on Site A as fill the remaining 1,275,000 CY exported to the Site L disposal site. Site C consists of an approx. 15-acre site which requires an estimated 210,000 CY of excavation all of which is exported to the Site L disposal site.

Elm Fork Relief Interceptor - \$23,200,000.00

Dallas, TX

Project Manager

Project Manager for approximately 2.9 miles of interceptor sewer pipe which paralleled the Elm Fork of the Trinity River and was installed in the flood plain within the west/southwest bank of the river. Project scope included installation of approximately 15,300 linear feet of 108-inch gravity sewer line mainly by open cut with the exception of a 120 linear feet road crossing installed by tunneling, and two aerial crossings. Additional work included installation of 200 linear feet of 48-inch water line relocation, five large scale cast-in-place junction/equalization structures, 13 manholes and other miscellaneous channel/grading improvements.

Dallas Part 1 Water and Wastewater Improvements, Part 2 Azalea Drainage Relief - \$13,198,722.40

Dallas, TX

Project Executive

This project consists of 4 concurrent projects within various areas of the City of Dallas. Included within these four projects are 39-inch through 12-inch cast-in-place pipe (CIPP), installation of 48-inch FRP gravity sewer pipe through a golf course, construction of an open cut multiple barrel FRP river siphon with cast-in-place junction boxes, installation of 66-inch tunnel liner plate by other than open cut utilizing hand tunneling methods, installation of 16-inch ductile iron water line within Ledbetter Drive right-of-way, installation of 72-inch tunnel liner plate into a private pond beneath the normal water surface elevation, care of water for tunneling operations under the normal water surface elevation, and installation of 54-inch FRP pipe in tunnel liner plate including the annular space grouting.

Henrietta Creek Relief Interceptor (25HC-1) - \$12,207,707.00

Roanoke, TX

Project Executive

Construction of approximately 12,600 linear feet of primarily 54-inch to 60-inch PVC sanitary sewer interceptor roughly parallel to an existing 30-inch sanitary sewer interceptor, including approximately 1,270 linear feet of 54-inch interceptor in 84-inch steel encasement pipe or tunnel liner plate by other than open cut. Construction of an approximately 270-linear foot triple-barrel sanitary sewer siphon consisting of 20-inch to 42-inch High-Density Polyethylene (HDPE) pipe and fittings with fusion joints in reinforced concrete encasement, and installation of creek crossing erosion protection measures; Installation of 37 Fiberglass sanitary sewer interceptor manholes. Modification of approximately 11,700 linear feet of existing primarily 30-inch sanitary sewer interceptor, including approximately 4,950 linear feet by abandonment or removal and approximately 6,750 linear feet by removal from service; Abandonment or removal of two (2) existing sanitary sewer interceptor junction boxes and 11 existing sanitary sewer interceptor manholes; Construction of approximately 1,140 linear feet of City of Fort Worth 8-inch to 18-inch sanitary sewer main for reconnections of

existing mains to the new interceptor, including approximately 520 linear feet of 18-inch main by sliplining in existing 30-inch sanitary sewer pipe;

East Mountain Creek Interceptor Relief - \$11,499,407.46

Dallas, TX

Project Executive

Construction of 23,200 LF of gravity sewer line, including approximately 750 LF of 60-inch diameter, approximately 11,500 of 54-inch diameter and approximately 10,950 LF ranging in size from 8-inch to 48-inch diameter. It included two meter stations, manholes and connections to existing facilities. It includes taking out of service an existing gravity sewer line, existing manholes and two existing meter stations.

Sanitary Sewer Main 257 - \$11,073,509.70

Fort Worth, TX

Project Executive

Construction of approximately 11,460 linear feet of 60-inch sanitary sewer pipe (Fiberglass SN72) by open cut. Approximately 2,390 linear feet of 60-inch sanitary sewer pipe (Fiberglass SN72) in an 84-inch wood box tunnel. Approximately 2,200 linear feet of 48-inch sanitary sewer pipe by open cut. Approximately 280 linear feet of 42-inch sanitary sewer pipe in 60-inch tunnel liner. Approximately 10,120 linear feet of 42-inch sanitary sewer pipe by open cut. Construction of two cast-in-place concrete sanitary sewer junction structures. Installation of one inverted siphon with two cast-in-place concrete siphon boxes.

Lick Creek Parallel Trunk Line - \$10,932,672.50

College Station, TX

Project Executive

Construction of 8,200 linear feet of 48-inch and 4,100 linear feet of 54-inch PVC gravity sewer at depths exceeding 36-feet. Installation of 32 large diameter fiberglass manholes and a cast-in-place concrete junction box. Project included large scale bypass pumping and abandonment of the existing parallel main. Over 5,000 linear feet of this project was within the 18-hole Pebble Creek Country Club golf course, which had an allowable construction window of November to February to limit impact to golf play.

Lake Houston Dam Rehabilitation - \$10,718,000.00

Houston, TX

Project Executive

Construction improvements at the Lake Houston Dam to increase Sliding Factor of Safety of the Dam to comply with Texas Commission on Environmental Quality (TCEQ) guidelines. This includes construction of new reinforced concrete training wall, demolition of 2-feet of splitter wall concrete structure, construction of new concrete anchor blocks at the bottom of the wall and abandonment and securing of a low-level gate valve on the dam buttress. Development and implementation of temporary works for care of water (including coffer dams, water pumping, etc.) for successful completion of this project.

Transfer Lift Station Project: Package 1 – Gravity and Siphon - \$10,466,000.00

Waco, TX

Project Executive

Construction of approximately 5,650 linear feet of 66-inch sewer line and appurtenances including 2,400 LF of 36-inch and 42-inch siphon including coffer dams for river crossing. Siphon inlet and outlet boxes including foundation for odor control, junction box structure and preparatory work for tie-in to existing 54-inch sewer including bypass pumping using a combination of open cut and tunneling methods

MacArthur Utility and Paving Improvements - \$9,900,000.00

Irving, TX

Project Manager

Project Manager for installation of over 19,000 square yards of 10-inch reinforced concrete pavement, 2,400

square yards of concrete sidewalk, 1,100 linear feet of 12" PVC water pipe, 1,600 linear feet of 48-inch B-303 RCCP water pipe, 500 linear feet of 36-inch B-303 RCCP water pipe, 550 linear feet of 30-inch B-303 RCCP water pipe, 2,500 linear feet of 24-inch PVC water pipe, 2,500 linear feet of 7'x4' reinforced concrete box culvert, and 2,700 linear feet of PVC wastewater pipe. Project included significant planning and implementation of traffic control to reroute traffic and shut down half of MacArthur Boulevard between Highway 183 and Grauwyler.

REWA Unity Park Trunk Sewer - \$9,546,509.00

Greenville, SC

Project Executive

Installation of approximately 2,000 linear feet of 42-inch fiberglass gravity sewer, 2,900 linear feet of 36-inch ductile iron pipe gravity sewer, 2,100 linear feet of 30-inch ductile iron pipe gravity sewer, and 1,000 linear feet of 8-inch PVC gravity sewer. Project consists of three railroad crossings and one aerial crossing across a river. Ground conditions required significant dewatering system. Project also included significant bypass pumping for a place-in-place installation, demolition, erosions control, clearing and grubbing, traffic control, site restoration and several utility relocations.

Transfer Lift Station Project: Package 3 – Force Main - \$8,776,618.00

Waco, TX

Project Executive

Construction of approximately 15,000 LF of 54-inch force main including trenchless sections across several creek crossings and one TXDOT right of way. The construction and connection of a new tie-in structure at the existing wastewater treatment plant.

Midlothian Genus Infrastructure Re-Alignment - \$8,590,359.60

Midlothian, TX

Project Executive

This project involves preparation of civil design construction plans for the following: relocation of approximately 7,100 linear feet of open channel and associated earthwork, mass excavation of over 500,00 cubic yards of cut to fill, construction of approximately 2,600 linear feet of underground RCB drainage systems, construction of approximately 1,000 linear feet of steel pipe drainage systems under an active railroad yard, relocation of approximately 5,300 linear feet of sanitary sewer systems, construction of approximately 3,200 linear feet of crushed stone access road with lime treated subgrade, and construction of approximately 900 LF of waterline.

Northside II 48-inch Water Main - \$8,500,000.00

Fort Worth, TX

Project Manager

Project management for the installation of 26,860 linear feet of large diameter water, small diameter water and sewer improvements. Project included definitive milestones set around the high school being out of session for the summer months. Proper project, subcontractor and supplier management allowed milestones to be met even when the client delayed contract approval multiple months past the bid start date. Project also included 1,230 linear feet of 72" liner plate installation by other than open cut, installation of three 48-inch butterfly valves with associated vaults, high early strength concrete repair within the milestone areas, internal traffic control and road closure of Keller Hicks road and associated asphalt paving repair of Keller Hicks road.

Bear Creek Interceptor 09BC-1, Phase-1 - \$8,053,789.48

Euless, TX

Project Executive

Construction of approximately 9,710 linear of 60-inch, 54-inch, and 48-inch PVC sanitary sewer interceptor including 330 LF of which will be installed by other than open cut. And the installation of four large diameter fiberglass manholes (15.5-, 12-, and 10-ft dia). Over 5,000 linear feet of this project was put in across Bear Creek Golf Course, which had to be completed between the months of November to February. Thalle was able to put this pipe in through the Golf Course faster than this time frame saving the Owner a considerable amount

of money. This project was the first project to utilize 60-inch PVC pipe for large diameter gravity sanitary sewer in the United States.

Southwest Pipeline 3B - \$8,000,000.00

Highland Village, TX

Project Manager

Furnish and install approximately 5,500 linear feet 60-inch pipeline. Includes a 60-inch butterfly valve, fittings, and restraints approximately 505 linear feet of boring under roads/driveways. Furnish and install approximately 120 linear feet of 42-inch pipeline. Furnish and install approximately 100 linear feet 48-inch pipeline. Furnish and install a flow meter and vault in the yard of Stone Hill Pump Station. Furnish and install connection from the 60-inch pipeline to an existing 36-inch pipeline via hot tap. Includes gate valve, fittings and restraints approximately 20 linear feet of 20-inch pipe. Furnish and install connection from the 48-inch pipeline to the existing 30-inch header at Stone Hill Pump Station. Includes 30-inch butterfly valve, fittings and restraints approximately 10 linear feet of 30-inch pipe.

North South Phase II 42" Water Transmission Main - \$7,798,807.00

Denton, TX

Project Executive

Construction of approximately 8,950 linear feet of 42-inch steel water line and 1,100 linear feet of 36-inch steel water line. Project included over 1,493 linear feet of installation by other than open cut including a 600-foot tunnel under the KCS railroad and a 600 foot tunnel under TxDOT Highway I-35. Construction of nine 42-inch butterfly valve and vaults within the existing centerline of Bonnie Brae Street, immediately adjacent to the UNT football stadium.

Rockwall to Royce City Pipeline No. 2 and East System Ground Storage Tank - \$6,630,000.00

Rockwall, TX

Project Executive

Installation of approximately 4,000 LF of 30-inch pipeline including all appurtenances as shown in the plans and described in the specifications. Construction of a 5-million-gallon ground storage tank, remote operated valves, electrical, SCADA and tank mixer. Construct one connection to existing pipeline, hydrostatic test and disinfect the pipeline and all appurtenances and restoration of all areas disturbed by construction.

Trinity River Vision Utility Relocations - \$6,500,000.00

Fort Worth, TX

Project Manager

Relocation of water, sewer and storm drain utilities to be removed from conflict with the proposed Trinity River Relocation in Fort Worth, Texas. Project included installation of 700 linear feet of 60-inch casing by hand tunneling at a depth of 56 feet in addition to installation of 6'x6 double box culverts, 36-inch steel waterline, 24-inch concrete waterline, 16-inch ductile iron sewer main, and CIPP sewer main installation. In order to expedite the schedule, the casing was tunneled from both shafts at the same time to meet in the middle. Project was completed over 6 months ahead of schedule and under budget.

Southwest Interceptor Improvements - \$6,330,139.00

Irving, TX

Project Executive

Construction of approximately 1,689 linear feet of 8-inch wastewater pipe, 701 linear feet of 36-inch wastewater pipe, 4,485 linear feet of 42-inch wastewater pipe and 871 linear of 48-inch wastewater pipe. Majority of the large diameter pipe and tunnels were within the confines of a developed City of Irving concrete drainage channel at depths exceeding 40 feet.

Boyd Branch Interceptor - \$6,000,000.00

Arlington, TX

Project Manager

Construction of 12,000 linear feet of 54-inch, 48-inch, 36-inch and 30-inch fiberglass reinforced pipe in Arlington, Texas. Project included open cut installation to depths of 30 feet as well as installation over 1,000 feet of pipe and casing by hand tunneling. A meter station including SCADA was installed on the 36-inch mainline to monitor flows.

Southwest Pipeline 3A - \$6,000,000.00

Highland Village, TX

Project Manager

Construction of 3,800 linear feet of 60-inch welded steel water line. Project included installation of 174 LF of 84-inch tunnel liner plate for installation of the waterline by other than open cut. Project included an internal milestone where a center portion of the line had to be installed first.

36" Water Main Extension Along Trinity Railway Express ROW - \$3,600,000.00

Rockwall, TX

Project Manager

Installation of over 8,000 linear feet of 36" water transmission main within the Trinity Railway Express right-of-way including installation of a 54" steel encasement pipe by hand tunneling under State Highway 360 and Trinity Boulevard. Project included extravagant amounts of safety training and coordination for work within the TRE right-of-way and in many instances closer than 25-feet within the active commuter railroad tracks. Project was installed successfully within the TRE right-of-way with zero safety incidents or TRE infractions.

Rockwall to Royce City Pipeline No. 2 and East System Ground Storage Tank - \$3,403,164.40

Rockwall, TX

Project Executive

Installation of approximately 16,220 LF of 30-inch or 24-inch pipeline including all appurtenances as shown in the plans and described in the specifications. Construct two connections to existing pipeline, hydrostatic test and disinfect the pipeline and all appurtenances and restoration of all areas disturbed by construction.

Upper White Rock Creek Parallel Force Main - \$3,000,000.00

Plano, TX

Project Manager

Installation of over 10,009 linear feet of 24-inch PVC force main by open cut, 1,939 linear feet of 24" PVC force main with 36-inch steel encasement pipe by other than open cut, three 24-inch plug valves with 4-inch air releases and retrofitting two existing 24-inch gate valves. A valve vault was also constructed under this contract at the Preston Road lift station that included installation of an additional 24-inch plug valve and a 20-inch horizontal gate valve with electric motor actuators and associated SCADA instrumentation. Project included a large-scale bypass operation and installation of two line stops in order to replace a bad valve on the existing force main.

Cultural District Phase III - \$3,000,000.00

Fort Worth, TX

Project Manager

Construction of 24-inch ductile iron waterline, 16-inch ductile iron waterline and 24-inch fiberglass reinforced sewer main. Project included over 500 linear feet of 42-inch tunnel liner plate and sewer pipe installation through the tunnel at an approximate 33-foot depth within the right-of-way of Montgomery Street. Project was fast paced and required significant scheduling obstacles to work around the constant shows and exhibits at Will Rogers Memorial Center.

Highway 114 Water Improvements - \$3,000,000.00

Fort Worth, TX

Project Manager

Construction of three separate waterlines along Highway 114. Project included detailed phasing and shut down to keep Texas Motor Speedway and local businesses with constant water service. Approximately 400 linear feet tunneled by auger bore and installed by other than open cut.

Cedar Hill Lift Station Improvements - \$2,126,554.00

Cedar Hill, TX

Project Executive

Construction of 21.92-ft x 8.58ft wet well, installation of three 75-HP submersible pumps. The replacement of entire electrical and instrumentation system. Building improvements including CMU wall retrofit, new landing and door, floor grate retrofit, installation of floor steel bearing plate, removal/replacement of access ladders and guardrail, roof membrane system. Installation of new permanent emergency generator.

State Highway 114 Water Relocations - \$1,105,000.00

Fort Worth, TX

Project Manager

Construction of over 5,300 linear feet of 24"-16" ductile iron water transmission main within the State Highway 114 right-of-way. Project included approximately 400 linear feet of steel casing installation by auger boring to avoid disturbing a wetland area.

PROJECT EXPERIENCE (Engineering and Surveying)

Will Rogers Memorial Center Multi-Purpose Facility

Project Manager

Survey, landscape architecture, structural engineering, planning and civil engineering design of a new 125,000-sf parking garage and arena facility at the Will Rogers Memorial Center campus. Responsibilities included final platting, easement preparation, easement vacation, city infrastructure improvements, public and private construction documents, a community facilities agreement, landscape architecture, a zoning PD and coordination with all other construction and design disciplines.

Jetta/Anthracite Multi-Use High Rise

Project Manager

Survey and civil engineer design of a new 26-story high rise building in downtown Fort Worth. Responsibilities included final platting, easement preparation, easement vacation, public and private construction documents, a community facilities agreement and coordination with all disciplines involved in project design.

Cook Children's Medical Center

Project Manager

Survey, landscape architecture, planning and civil engineering design of off-campus 13,000 SF medical office buildings in Denton and Fort Worth Texas. Responsibilities included final platting, easement preparation, off-site regional detention pond design, landscape architecture, a final plat, site plan development, city infrastructure improvements, public and private construction documents, a 3-way construction contract / community facilities agreement and coordination with other disciplines.

Hydrous at Allen Station Park and Hydrous at Little Elm

Project Manager

Survey and engineering design of six recreational use wakeboarding lakes, rental buildings, and two pro-shop buildings. Scope included a feasibility study, lease boundary survey exhibits, tree mitigation, CLOMR-F and LOMR-F permitting, grading and paving design, sidewalk relocation design, and utility design. Scope also included construction management and inspection for all site civil and structural construction. Project was surveyed, designed, approved through the City of Allen / the City of Little Elm and constructed within 9 months.

Greenfield Acres Drainage Improvements

Project Manager

Consisted of analysis of an existing 640 acre drainage basin in three major parts: 1) Hydrologic and Hydraulic modeling of an unnamed tributary with two reaches to identify the deficiencies within the existing storm drainage infrastructure and identify the existing water surface elevation, 2) a study of the Greenfield Acres neighborhood to develop multiple solutions to mitigate all existing flooding issues and remove approximately 21 homes from the 100-year floodplain, 3) development of construction plans and specifications for the entire basin including the Greenfield Acres Neighborhood. Part 3 also includes hydraulic modeling of all constructed improvements and establishing Base Flood Elevations (BFE) and delineating a studied floodplain boundary.

Trail Drive Road Extension

Project Manager

Responsible for the conceptual layout, design, boundary surveying, land entitlement research, and conceptual utility improvements and relocations for the proposed Trail Drive Extension. Project includes large scale park improvements and building demolition in addition to preservation of the historically sensitive Van Zandt cottage. Conceptual survey and design was completed and coordinated with multiple contractors to get a preliminary budget for design and construction. Project is currently in the funding phase with design scheduled to be started this year.

Noah's Life Center

Project Manager

Site planning, survey and engineering design of the Noah's Life Center development across the DFW Metroplex. Scope included development of a site plan, boundary exhibits, tree mitigation, grading and pavement design, and utility design. Included constant coordination with client and architect as each of these projects were dynamic and were designed to site specific features.

Autozone Retail Stores

Project Manager

Site planning, survey and engineering design for both new construction and remodels for multiple Autozone stores ranging from Austin to Dallas, Texas.

Dallas Watersports Complex

Project Manager

Boundary and topographical survey, a zoning change, a plat including dedication of water/wastewater easements, drainage easements, a detention easement, and floodplain easements, a COE Nationwide Permit 42, a wetland mitigation plan, grading and paving design, utility design, and detention design.

City of Fort Worth Sewer Main 257

Project Manager

Alignment study and design of 12,000 linear feet of 54-inch sanitary sewer. Project included design of 20 junction structures for the entire 54,486 linear feet of Main 257 to control flow for equalization and maintenance purposes.

Meadowbrook Forest Park / Mockingbird Lane Fill Permit

Project Manager

Reclamation of 7.5 acres of existing 100-year floodplain for the use of retail development. Study and design for a multiple box culvert alignment that included the connection to an existing horseshoe storm sewer. Design of a 25' retaining wall in plan and profile, relocation of all franchise utilities that came into conflict with the proposed storm alignment, including several hundred feet of a 21-inch wastewater line, a 12-inch water line, and several power pole relocations. Prepared the HEC-RAS model to reflect the proposed alignment and

channel improvements and submitting the fill permit to the City of Dallas for review and the CLOMR for FEMA review.

Arundel Avenue Drainage Study

Project Manager

Analysis of a 37-acre residential drainage basin. Existing storm infrastructure crosses 3 streets, at their low points, and navigates between platted residential lots in dedicated easements approximately 1,320 feet to discharge in an earthen channel. Properties in this area value in range from \$400,000 to \$700,000. Design of an alternate alignment and a parallel system to resolve flooding issues throughout the neighborhood while creating the smallest construction impact to homeowners.

Ruby Lane Drainage Study

Project Manager

Analysis of a 118-acre drainage basin. Study consisted of an open channel study as well as an analysis of the neighborhood on the upstream end of the channel. Resolutions strived to bring the existing system into compliance with current City of Fort Worth channel standards while utilizing existing dedicated street right-of-way and current channel configuration. Report contained five primary alternatives for the channel and two alternatives for upstream rehabilitation in the neighborhood. All alternatives were evaluated based on environmental impact, alignment, limitations, and construction costs.



HANNA SURVEYING & ENGINEERING LLC

Unique Entity ID XL9GJ6SWASE4	CAGE / NCAGE 8S4P8	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Jul 25, 2024	
Physical Address 11729 E Fm 917 Alvarado, Texas 76009-6164 United States	Mailing Address 11729 E Fm 917 Alvarado, Texas 76009-6164 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Texas 06	State / Country of Incorporation Texas / United States	URL WWW.HANNA-SE.COM

Registration Dates

Activation Date Jul 28, 2023	Submission Date Jul 26, 2023	Initial Registration Date Oct 27, 2020
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Entity Dates

Entity Start Date Oct 6, 2020	Fiscal Year End Close Date Dec 31
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Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors Limited Liability Company
Profit Structure For Profit Organization		

Socio-Economic Types

Self Certified Small Disadvantaged Business
 Economically Disadvantaged Women Owned
 Small Business
 Women-Owned Small Business
 Women-Owned Business
 DOT Certified DBE

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments	Debt Subject To Offset
Yes	No

EFT Indicator	CAGE Code
0000	8S4P8

Physical Location**Electronic Business**

✱	11729 E Fm 917
SAMUEL HANNA, MEMBER	Alvarado, Texas 76009
	United States

Government Business

✱	11729 E Fm 917
SAMUEL HANNA, MEMBER	Alvarado, Texas 76009
	United States

Past Performance

✱	11729 E Fm 917
SAMUEL HANNA, MEMBER	Alvarado, Texas 76009
	United States

NAICS Codes

Primary	NAICS Codes	NAICS Title
Yes	541370	Surveying And Mapping (Except Geophysical) Services
	237990	Other Heavy And Civil Engineering Construction
	541330	Engineering Services

Disaster Response

Yes, this entity appears in the disaster response registry.

Bonding Levels	Dollars
(blank)	(blank)

States	Counties	Metropolitan Statistical Areas
Texas	TX: Tarrant, Johnson, Dallas	(blank)

5 September 2023

City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060

RE: Statement of Qualifications for Professional Engineering/Architectural/Surveying Services
RFQ No.: 23-03

Hanna Surveying and Engineering, LLC (HSE) is herein submitting our Statement of Qualifications for the City of Kennedale RFQ No.: 23-03.

References

Name	Connie Standridge
Title/Position	City Manager
Organization	City of Corsicana
Telephone	903-654-4803
E-mail	cstandridge@corsicanatx.gov
Project	Post Oak Creek HDD Design
Candidate role on Project	Survey Services - Topographical Survey, Subsurface Utility Investigation, Staking of Bore Pits. Engineering – HDD Plan and Profile, and As-Built Plans

Name	Terry Franks
Title/Position	Public Works Director
Organization	City of Corsicana
Telephone	903-654-4262
E-mail	tfranks@corsicanatx.gov
Project	Post Oak Creek HDD Design
Candidate role on Project	Survey Services - Topographical Survey, Subsurface Utility Investigation, Staking of Bore Pits. Engineering – HDD Plan and Profile, and As-Built Plans

Name	Chris Meszler, PE
Title/Position	Texas Director of Engineering
Organization	BCC
Telephone	817-618-3640
E-mail	cmeszler@bcceng.com
Project	1450 Talley Road Minor Plat and Topo
Candidate role on Project	Survey Services – Boundary, Topographical, Minor Plat
Project	City of Dallas Cottonbelt (Silver Line) Project
Candidate role on Project	CMEI Services

Name	Philip B. Wheat, PE
Title/Position	Team Leader
Organization	LAN
Telephone	817-820-0420
E-mail	PBWheat@lan-inc.com
Project	Bear Creek Interceptor Relief, Phase 1 and West Fork Relief Interceptor, Segment WF-G
Candidate role on Project	Consulting Services: Cost Estimate, Value Engineering, Constructability Analysis
Project	CRWS Elm Fork Rehabilitation and Replacement
Candidate role on Project	Construction Cost Estimate, Value Engineering Analysis, Constructability Analysis
Project	DWU – 72" Cedar Crest Water Line Relocation
Candidate role on Project	Engineering Services - Value Engineering and Cost Estimation Scope
Project	TCWSP – Raw Water Transmission Improvements
Candidate role on Project	OPCC Development, Quarterly OPCC Update, Plans and Specifications Review, Additional Services – Used as Needed
Project	Jefferson Tunnel Interceptor Systems – Junction Box 1020J Replacement and Improvements
Candidate role on Project	Constructability Review for 90% Plans, Develop OPCC for 90% Plans
Project	Stover Creek Force Main
Candidate role on Project	Boundary Survey, Topographical Survey, and Project Control Tree Survey Value Engineering and Constructability Review Easement

Name	Mike Cook
Title/Position	Owner
Organization	Tunnel Tex
Telephone	512-534-0619e
E-mail	Michael.Cook@tunneltex.com
Project	WHCRWA Surface Water Supply Project – Segment C1
Candidate role on Project	As-Built Survey of Tunnel Primary Liner Installation
Project	WHCRWA Surface Water Supply Project – Segment B1/B2
Candidate role on Project	As-Built Survey of Tunnel Primary Liner Installation



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04-10-2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hardcover LLC 234 5th Ave 2nd Fl New York, NY 10001	CONTACT NAME: Avi Rabbani PHONE (A/C, No, Ext): (855) 247-7765 E-MAIL ADDRESS: arabbani@hardcoverins.com FAX (A/C, No):																					
INSURED Hanna Surveying and Engineering, LLC 11729 E FM 917 Alvarado, TX 76063	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A :</td><td>RLI Insurance Company</td><td>13056</td></tr><tr><td>INSURER B :</td><td>QBE Insurance Corporation</td><td></td></tr><tr><td>INSURER C :</td><td></td><td></td></tr><tr><td>INSURER D :</td><td></td><td>39217</td></tr><tr><td>INSURER E :</td><td></td><td></td></tr><tr><td>INSURER F :</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	RLI Insurance Company	13056	INSURER B :	QBE Insurance Corporation		INSURER C :			INSURER D :		39217	INSURER E :			INSURER F :		
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INSURER D :		39217																				
INSURER E :																						
INSURER F :																						

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			PSB0010570	03-05-2023	03-16-2024	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 1,000,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 10,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000	MED EXP (Any one person)	\$ 10,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$
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A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			PSA0003436	03-16-2023	03-16-2024	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
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A	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			PSE0005181	03-06-2023	03-16-2024	<table><tr><td>EACH OCCURRENCE</td><td>\$ 5,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 5,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 5,000,000	AGGREGATE	\$ 5,000,000		\$								
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AGGREGATE	\$ 5,000,000																				
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A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A			PSW0005715	03-16-2023	03-16-2024	<table><tr><td>PER STATUTE</td><td>OTH-ER</td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 1,000,000</td></tr></table>	PER STATUTE	OTH-ER	E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000						
PER STATUTE	OTH-ER																				
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E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000																				
E.L. DISEASE - POLICY LIMIT	\$ 1,000,000																				
B	Professional Liability (Claims-Made)			ANE63133-00	03-16-2023	03-16-2024	<table><tr><td>Per Occurrence:</td><td>\$1,000,000</td></tr><tr><td>Per Aggregate:</td><td>\$2,000,000</td></tr></table>	Per Occurrence:	\$1,000,000	Per Aggregate:	\$2,000,000										
Per Occurrence:	\$1,000,000																				
Per Aggregate:	\$2,000,000																				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

For evidence of insurance coverage purposes only.

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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5 September 2023

City of Kennedale
405 Municipal Drive
Kennedale, Texas 76060

RE: Statement of Qualifications for Professional Engineering/Architectural/Surveying Services
RFQ No.: 23-03

Hanna Surveying and Engineering, LLC (HSE) is herein submitting our Statement of Qualifications for the City of Kennedale RFQ No.: 23-03.

Statement of Conflicts

As of the date of this agreement, Hanna Surveying and Engineering, LLC has performed reasonable diligence to determine if there are any conflicts of interest that should be brought to the attention of The City of Kennedale. During the diligence process, Hanna Surveying and Engineering, LLC has determined that no conflict of interest has been identified for HSE or Samuel Hanna.

CONFLICT OF INTEREST QUESTIONNAIRE**FORM CIQ****For vendor doing business with local governmental entity****This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.**

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

Name of vendor who has a business relationship with local governmental entity.

N/A



Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

1.1 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?



YES



NO

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?



YES



NO

2.1 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

XXXXXXX

2.1

Signature of vendor doing business with the governmental entity

Date

9/5/2023

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code§ 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- A. a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- B. a transaction conducted at a price and subject to terms available to the public; or
- C. a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code§ 176.003(a)(2)(A) and (B):

A local government officer shall file a conflicts disclosure statement with respect to a vendor if the vendor:

- A. has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that
 - i. a contract between the local governmental entity and vendor has been executed;
 - or
 - ii. the local governmental entity is considering entering into a contract with the vendor;
- B. has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:
 - (i) a contract between the local governmental entity and vendor has been executed; or
 - (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code§ 176.00G(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:
 - (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
 - (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or
- (2) the date the vendor becomes aware:
 - (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
 - (B) that the vendor has given one or more gifts described by Subsection (a); or
 - (C) of a family relationship with a local government officer.

Certification Regarding Lobbying
(To be submitted with each bid or offer exceeding \$100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

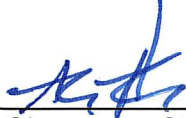
(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(c) The undersigned shall require that the language paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

The Contractor, Hanna Surveying and Engineering LLC, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

Samuel Hanna

Printed Name and Title of Contractor's Authorized Official

01 SEPTEMBER 2023

Date

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitations for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Included prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10(a)
(c) Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB control Number. The valid OMB control number for this information collection

is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure)

Type of Federal Action: a. contract <u>a</u> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		Status of Federal Action: a. bid/offer/application <u>a</u> b. initial award c. post-award	Report Type: a. initial filing <u>a</u> b. material change
Name and Address of Reporting Entity: <u>X</u> Prime Subawardee Tier _____, if Known: Congressional District, if known:		If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
Federal Department/Agency: City of Kennedale 405 Municipal Drive Kennedale, Texas 76060		7. Federal Program Name/Description: Texas General Land Office Community Development Block Grant-Mitigation (CDBG-MIT) CFDA Number, if applicable: _____	
Federal Action Number, if known: Bid No.23-03		9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): Hanna Surveying and Engineering LLC 11729 E FM 917 Alvarado, Texas 76009		b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.		Signature: <u></u> Print Name: <u>SAM C. HANNA</u> Title: <u>MEMBER</u> Telephone No.: <u>482-553-9474</u> Date: <u>9/5/23</u>	
Federal Use Only		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)	

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0136456
Parent Order #:
IPL0122016
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
FTW - Legal Ads
Final Cost:
\$60.30
Payment Type:
Account Billed
User ID:
IPL0019782

PREVIEW FOR AD NUMBER IPL01364560**REQUEST FOR QUALIFICATIONS**

The City of Kennedale is seeking to enter into a contract with a state registered engineer/architect surveyor for professional engineering services. The Request for Qualifications can be accessed at <https://www.cityofkennedale.com/bids.aspx>. For questions regarding this RFQ, please contact Raeanne Byington, City Secretary at rbyington@cityofkennedale.com.
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

ACCOUNT INFORMATION

CITY OF KENNEDALE IP
405 MUNICIPAL DR
KENNEDEALE, TX 76060-2249
817-360-0522
rericson@cityofkennedale.com
CITY OF KENNEDALE

TRANSACTION REPORT

Date
August 21, 2023 2:07:59 PM EDT
Amount:
\$60.30

SCHEDULE FOR AD NUMBER IPL01364560

August 22, 2023
Fort Worth Star-Telegram
August 29, 2023
Fort Worth Star-Telegram



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.4.

SUBJECT

Consider approval of an easement and right-of-way agreement with South-Point Constructors.

ORIGINATED BY

Kristian Sugrim

SUMMARY

On February 24, 2022, the Texas Department of Transportation (TxDOT) entered into a written agreement with South-Point Constructors, a Joint Venture, to develop, design, construct and maintain the Southeast Connector Project in Tarrant County. As part of this improvement, South-Point will be relocating a gas line for Atmos Energy along Link Street, Kennedale. So, in an effort to facilitate this gas line construction, Kennedale has entered into an easement and right-of-way agreement with South-Point Constructors on October 2, 2023. This easement of 6,089 SQ. FT. is along Link Street, on Lot 4 and 5, Block 9, and Lot 19, Block 9.

This area was appraised at \$2.76 / SF. for a value of \$16,805.64.

RECOMMENDATION

Staff recommends that the Kennedale's City Council authorize the approval of the easement and right-of-way agreement with South-Point Constructors for the sum of \$16,805.64.

ATTACHMENTS

1.	Easement ROW Atmos Link St	Easement ROW Atmos Link St.pdf
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DISTRIBUTION EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

That **CITY OF KENNEDALE**, hereinafter called "Grantor," whether one or more, for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to Grantor in hand paid by **ATMOS ENERGY CORPORATION**, a Texas corporation, 5420 LBJ Freeway, Suite 1800, Dallas, Texas 75240, hereinafter referred to collectively as "Grantee," has granted, sold and conveyed and by these presents does grant, sell and convey unto said Grantee, their successors and assigns, an easement and right-of-way for gas supply, supporting structures, surface mounted equipment, conduits, underground gas pipelines, cathodic protection equipment, aerial markers, and all necessary or desirable appurtenances over, under, through, across, and upon Grantor's land described as follows:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Grantor recognizes that the general course of said pipelines, or the metes and bounds as described above, is based on preliminary surveys only, and Grantor hereby agrees that the easement and right-of-way and its general dimensions hereby granted shall apply to the actual location of said lines when constructed.

Together with the right of ingress and egress along and upon said easement and right-of-way and over and across Grantor's adjoining properties for the purpose of and with the right to construct, inspect, maintain, operate, repair, remove, replace, reconstruct, abandon in place, and to change the size and capacity of said pipelines; the right to relocate along the same general direction of said pipelines; the right to relocate said pipelines in the same relative position to any adjacent road if and as such road is widened in the future; the right to prevent excavation within the easement area; the right to prevent construction of, within the easement area, any and all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety, and/or convenient operation of said pipelines and their appurtenances, and the right to trim or remove trees or shrubbery within, but limited to, said easement area, to the extent in the sole judgment of Grantee, as may be necessary to prevent possible interference with the operation of pipelines or to remove possible hazard thereto. Grantor shall not make changes in grade, elevation or contour of the land or impound water within the easement area as described above without prior written consent of Grantee.

Grantor reserves the right to use the land within the above-described easement area for purposes not inconsistent with Grantee's use of such property, provided such use shall not, in the sole judgment of Grantee, interfere with the exercise by Grantee of the rights hereby granted.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the said Grantee, its successors and assigns, until all of such pipelines shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's successors, legal representatives and assigns; and Grantor hereby binds itself, its successors, legal representative and assigns, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 5 day of October 2023.

GRANTOR: CITY OF KENNEDALE

Darrell Hull

Darrell Hull, City Manager

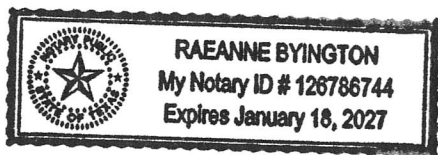
Address: 405 Municipal Drive
Kennedale, TX 76060

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Darrell Hull, the City Manager of the City of Kennedale known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of October 2023.



Raeanne Byington
Notary Public in and for the State of Texas

Raeanne Byington
(Print Name of Notary Public Here)

My Commission Expires: 1/18/2027

EXHIBIT " — "

0.0575 Acre
Gas Line Easement
David Strickland Survey, Abstract No. 1376
Tarrant County, Texas

DESCRIPTION FOR A 0.0575 ACRE
GAS LINE EASEMENT

DESCRIPTION OF A 0.0575 OF ONE ACRE (2,503 SQUARE FOOT) EASEMENT, OUT OF THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 19, BLOCK 9, OAK CREST, A SUBDIVISION OF RECORD IN TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-C, PAGE 81, PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID LOT 19 CONVEYED TO KENNEDALE ECONOMIC DEVELOPMENT CORPORATION BY GENERAL WARRANTY DEED DATED JULY 2, 2013, AS RECORDED IN DOCUMENT NO. D213179643, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS; SAID 0.0575 OF ONE ACRE (2,503 SQUARE FOOT) EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this easement, being in the west line of said Lot 19 and said Kennedale Economic Development tract, being in the existing east right-of-way line of Lindale Road (50 foot width), said POINT OF BEGINNING having Surface Coordinates of N=6,926,626.75, E=2,355,874.52, from which a 1-inch iron pipe found at the northwest corner of said Lot 19 and said Kennedale Economic Development tract, being the southwest corner of the remainder of Lot 20, Block 9, in said Oak Crest subdivision, bears, with a curve to the right, whose delta angle is 03°58'39", radius is 427.77 feet, an arc distance of 29.70 feet, and the chord of which bears North 10°02'37" West 29.69 feet, and North 06°13'50" West 50.89 feet;

THENCE, along the north line this easement, crossing said Lot 19 and said Kennedale Economic Development tract, the following three (3) courses, numbered 1 through 3:

- 1) **North 79°00'30" East 86.26 feet** to calculated point,
- 2) with a curve to the left, whose delta angle is **41°48'33"**, radius is **211.39 feet**, an arc distance of **154.26 feet**, and the chord of which bears **North 55°50'57" East 150.86 feet** to a calculated point, and

0.0575 Acre Gas Line Easement

- 3) **North 34°13'14" East 2.63 feet** to a calculated point in the north line of said Lot 19 and said Kennedale Economic Development tract, being in the south line of that tract described as 0.345 of one acre (portion of Lots 20 and 21, Block 9, in said Oak Crest subdivision) conveyed to the City of Kennedale by General Warranty Deed, as recorded in Document No. D213114394, Official Public Records, Tarrant County, Texas, from which a 5/8-inch iron rod found at the southwest corner of said 0.345 of one acre City of Kennedale tract, being the southeast corner of the remainder of said Lot 20, also being in the north line of said Lot 19 and said Kennedale Economic Development tract, bears South 83°57'12" West 79.20 feet;
- 4) THENCE, continuing along the north line of this easement, along the north line of said Lot 19 and said Kennedale Economic Development tract, and the south line of said 0.345 of one acre City of Kennedale tract, **North 83°57'12" East 12.46 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the south line this easement, crossing said Lot 19 and said Kennedale Economic Development tract, the following two (2) courses, numbered 5 and 6:

- 5) with a curve to the right, whose delta angle is **48°52'59"**, radius is **218.33 feet**, an arc distance of **186.28 feet**, and the chord of which bears **South 56°10'37" West 180.68 feet** to a calculated point, and
- 6) **South 79°00'30" West 72.43 feet** to a calculated point at the southwest corner of this easement, being in the west line of said Lot 19 and said Kennedale Economic Development tract, and in the existing east right-of-way line of Lindale Road, from which a 1/2-inch iron rod found at the southeast corner of said Lot 19 and said Kennedale Economic Development tract, being the northeast corner of said Lot 18, in said Oak Crest subdivision, bears, with a curve to the left, whose delta angle is 01°11'48", radius is 427.77 feet, an arc distance of 8.93 feet, and the chord of which bears South 13°58'13" East 8.93 feet, and North 75°06'12" East 317.03 feet;

0.0575 Acre Gas Line Easement

- 7) THENCE, along the west line of this easement, said Lot 19 and said Kennedale Economic Development tract, and the existing east right-of-way line of Linden Road, with a curve to the right, whose delta angle is **01°20'22"**, radius is **427.77 feet**, an arc distance of **10.00 feet**, and the chord of which bears **North 12°42'08" West 10.00 feet** to the POINT OF BEGINNING and containing 0.0575 of one acre (2,503 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, North Central Zone (4202), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing the surface adjustment factor of 1.00012.

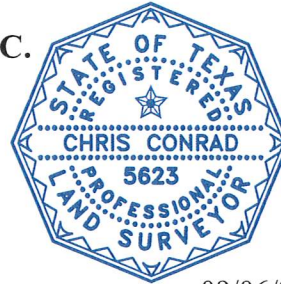
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



09/06/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

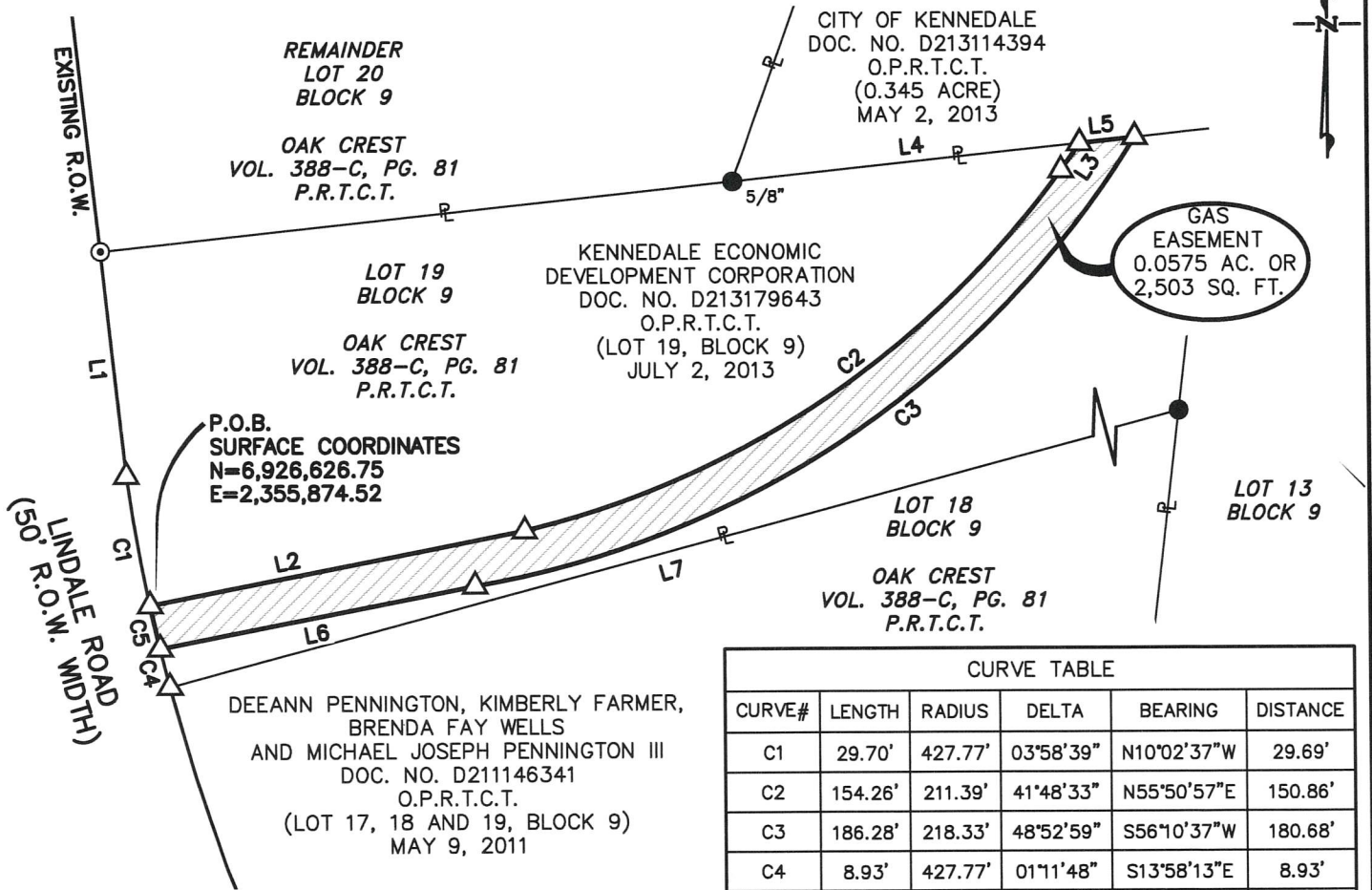
M:\Kiewit~22-130-I20\Description\0.0575 Gas Line Esmt

Issued 09/06/2023

FORT WORTH GRID 93T / TAD# 01989820

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0575 AC. OR 2,503 SQ. FT. OF LAND OUT OF
THE DAVID STRICKLAND SURVEY, ABSTRACT NO. 1376
KENNEDALE, TARRANT COUNTY, TEXAS**

SCALE 1" = 40'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	29.70'	427.77'	03°58'39"	N10°02'37"W	29.69'
C2	154.26'	211.39'	41°48'33"	N55°50'57"E	150.86'
C3	186.28'	218.33'	48°52'59"	S56°10'37"W	180.68'
C4	8.93'	427.77'	01°11'48"	S13°58'13"E	8.93'
C5	10.00'	427.77'	01°20'22"	N12°42'08"W	10.00'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N06°13'50"W	50.89'
L2	N79°00'30"E	86.26'
L3	N34°13'14"E	2.63'
L4	S83°57'12"W	79.20'
L5	N83°57'12"E	12.46'
L6	S79°00'30"W	72.43'
L7	N75°06'12"E	317.03'

DAVID STRICKLAND SURVEY
ABSTRACT NO. 1376

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1" IRON PIPE FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

TAD# 01989820 **ISSUED: 09-06-2023**
SURVEYED BY: **PAGE 4 OF 4**

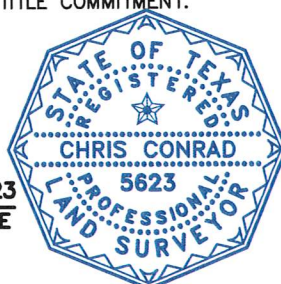
McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

TARRANT GRID 93T

JOB NO.: 22-130

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 **DATE**
Note: There is a description to accompany this plat.

M:\Kiewit\22-130\20\Drawg\Parcels\Kennedale Gas Easmt.dwg



MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.

SUBJECT

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.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.1.

SUBJECT

Short Term Rentals restricted to R1 and R2.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.B.

SUBJECT

PURSUANT TO §551.072 — *Deliberation regarding the purchase, exchange, lease, or value of real property.*

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.B.1.

SUBJECT

1109 W Kennedale Parkway
600 W Kennedale Parkway
Tru Hotel

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.C.

SUBJECT

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.*

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.D.

SUBJECT

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.*

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: OCTOBER 17, 2023

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.D.1.

SUBJECT

Appointment of an alternate for The Board of Adjustment/Building Board of Appeals.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS