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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JULY 13, 2023 AT 9:00 AM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Jan Joplin called the meeting to order at 9:02AM.

A. ROLL CALL

PRESENT: Jan Joplin, Kenneth Michels, Rockie Gilley, Brad Horton, Jeff Nevarez; **ABSENT:** ;
STAFF: *City Manager Darrell Hull, City Secretary Raeanne Byington, Director of Planning and Economic Development Nathan Gonzales, Director of Finance Jonathan Horton, , Public Works Director Kristian Sugrim, Fire Chief James Brown, Police Chief Michael Holguin, City Attorney Carvan Adkins;* ***CONSULTANTS: Ryan Cunningham of Samco***

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."

Councilman Horton led the invocation and Councilman Michels led the pledges.

II. EXECUTIVE SESSION

Mayor Jan Joplin recessed to Executive Session at 9:02 am.

A. ***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. City Council Place 4 Interviews

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

Mayor Jan Joplin reconvened the meeting a 2:04 p.m.

Motion Action To Appoint Theodore Krum to Place 4, City Council. , Moved By Brad Horton, **Seconded By** Rockie Gilley. **Motion failed with a vote of 2-2-0,** with Kenneth Michels, Jeff Nevarez voting against approval and None abstaining.

Motion Other. **Action To Appoint Bryant Griffith to Place 4, City Council. , Moved By Jeff Nevarez Seconded By** Kenneth Michels. **Motion passed unanimously / with a vote of 3-2-0,** with Brad Horton and Rockie Gilley voting against approval. Mayor Joplin broke the tie by voting for the Appointment of Bryant Griffith to Place 4, City Council.

IV. WORK SESSION

A. WORK SESSION REPORTS

1. Discuss recommendation from EDC to build a food truck court at Link St and W. Kennedale Parkway.

Darrell Hull stated that the EDC has recommended to build a food truck court at 1109 W Kennedale Parkway. The council discussed options of location and concern over funding and not getting a return on

investment. Councilman Gilley asked to see a business plan. City Manager will work on creating a business plan with the EDC.

2. November general election bond discussion and questions for Samco.

Ryan Cunningham of Samco provided a powerpoint presentation on the November General Election bond and was available to answer questions from the Council.

3. Recommendation on ordinance amendment to short term rentals.

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

Community Development Director Nathan Gonzales discussed the ordinance amendments for Short Term Rentals. Council asked questions to both Nathan and the City Attorney regarding how to take care of the current issue with an unauthorized STR and Councilman Gilley would like to explore adding language to the ordinance that would restrict STRs to R-1 and R-2 zoning within the City of Kennedale. Councilman Nevarez suggested we watch the litigation that is in process and see how it goes before making that change. The City Attorney suggested that we should let the litigation run its course and see what happens before enacting restrictions on zoning.

V. REGULAR SESSION

A. VISITOR AND CITIZEN FORUM

At this time, any person may address the Kennedale City Council about items not on the agenda. Rules and procedures for addressing the Kennedale City Council are included under "I. CALL TO ORDER". Neither formal action nor discussion may occur at this time. Those wishing, instead, to speak on an agenda item should indicate their desire to speak as the Kennedale City Council considers that item.

There was no discussion at this time. No citizens/visitors present.

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.

Councilman Gilley asked that Item 5 be pulled for discussion.

Motion Approve. **Action** Approve Items 1, 2, and 4 on CONSENT AGENDA **Moved By** Jeff Nevarez, **Seconded By** Rockie Gilley. **Motion passed unanimously**.

1. Approval of a resolution for Rifle Resistant Body Armor (grant #4741901).

2. Approval of the minutes from the May 25, 2023 Budget Workshop.

3. Approval of the minutes from the June 6, 2023 Budget Workshop.
Tabled for the Tuesday, July 18m, 2023 meeting.

4. Approval of the minutes from the June 15, 2023 Budget Worksession.

5. Approval of the minutes from the June 20, 2023 Regular Meeting.

Motion Approve with change. **Action** Approve Approval of the minutes from the June 20, 2023 Regular Meeting., with change to Item II.A.2. Change would be to add R-2 zoning to the R-1 zoning in the minutes, **Moved By** Rockie Gilley, **Seconded By** Brad Horton. **Motion passed unanimously.**

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Discuss and consider approval of a conceptual plans contract for the Fire Station remodel.

Chief James Brown stated that Frossman Design Build LLC had been picked from the RFQs for the remodel of the Fire Station. He asked Council to approve the conceptual plans contract for this in the amount of $28,000.

Motion Approve with change. **Action** Approve Discuss and consider approval of a conceptual plans contract for the Fire Station remodel. Change will be language within the contract that the City Manager and Attorney will discuss with Grossman. Once language agreed upon by counsel, execute contract. **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed unanimously.**

2. Consider approval of vendor for water rate study.

Finance Director Jonathan Horton stated that he had 3 quotes for the water rate study and wants approval to move forward with Willdan Financial Services due to their expertise in this field.

Motion Approve. **Action** Approve Consider approval of vendor Willdan for water rate study. , **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed unanimously.**

3. Collett Sublett Road stormwater drainage engineering study update/amendment to contract.

City Manager Hull stated that an additional study was needed for the Collett Sublett stormwater drainage to reroute the path of the water in a better flow. Study would allow a closer tract of land to move the water.

Motion Approve. **Action** Approve Collett Sublett Road stormwater drainage engineering study update/amendment to contract., **Moved By** Brad Horton, **Seconded By** Jeff Nevarez. **Motion passed/with a vote of 3-0-1,** with None voting against approval and Kenneth Michels abstaining.

D. PUBLIC HEARINGS

There was no discussion at this time.

VI. EXECUTIVE SESSION

Executive Session was moved to the Tuesday July 18, 2023 meeting.

A. ***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. City Manager Evaluation

2. RFP/RFQs for City Attorney and Engineering Services.

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

VIII. ADJOURNMENT

Motion Approve. **Action** Approve ADJOURNMENT, **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed unanimously.**

Mayor Joplin adjourned the meeting at 4:13 pm.

APPROVED:

Jan Joplin

MAYOR JAN JOPLIN

ATTEST:

Raeanne Byington

CITY SECRETARY RAEANNE BYINGTON