

KENNEDALE CITY COUNCIL MINUTES

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

I. CALL TO ORDER

A. ROLL CALL

PRESENT: Kenneth Michels, Brad Horton, Jeff Nevarez; **ABSENT:** Bryant Griffith; **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, Fire Chief James Brown, Police Chief Michael Holguin, 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."

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

II. VISITOR AND CITIZEN FORUM

Mayor Joplin moved the badge pinning ceremony for Firefighter Blake Bynum to this place in the Agenda. (5:40 pm)

Gary Losada, 802 Dove Creek Trail, Southlake, spoke to the City Council regarding the TAD Board of Directors. He is running and wanted to ask for their endorsement.

III. WORK SESSION

A. WORK SESSION REPORTS

1. Discussion of the Parks General Obligation Bond details.

Mayor Joplin opened the floor up to suggestions for the direction of the \$3 million bond for parks. Councilmember Nevarez stated he would like to see baseball fields since that is a 3 season sport. He stated football would need stadium seating and concession stand. Councilmember Michels wants natural grass and not turf for a football field. Councilmember Horton stated he prefers a football field. Mayor Joplin did add that Kennedale Youth Association is not moving to Mansfield.

SUMMARY:

Phase 1 - Football - Seating, Park Concessions, possible land purchase, Maintenance, Security and Bathrooms all need to be addressed in this phase.

Phase 2 - Baseball - Councilmember Michels added that there are Select ball teams that would be willing to come to the board and spend money on the fields but due to our original grant, fields need to be open to the public.

Mayor Joplin stated she would like to see pricing for both natural grass and turf.

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

Small changes were discussed and a 5 week timeframe for the committee to meet. The 4 items the Council sees are adding an Ethics Ordinance, Mayor Pro Tem will become Mayor if the Mayor steps down or leaves, extending council seats to 3 year term limits. Councilmember Horton spoke on have a public vote for who would be on council instead of appointments. It was decided to push this to the November 2024 ballot instead of the May 2024 ballot to allow ample time for the charter committee to prepare.

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

Councilmember Michels felt that Councilmember Griffith should head this committee. Councilmember Nevarez suggested that the Masons look at helping. It was suggested that this committee begin in January 2024 and that Council should submit suggestions for the committees to Mayor Joplin.

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

Council member Horton attended the Salvation Army Breakfast and DeMarcus Ware was inspiring. He also attended the employee breakfast, the Ralph Mooney Steel Guitar Festival, the Speed Fab Crete, Callahan Freeman Architects lunch and he congratulated Head Coach Richard Barrett on his 250th win.

Council member Michels attended the Chamber lunch, he helped on the Montel Military Makeover and attended the taping of the reveal, the Historical Society's History of the Kennedale Library and was the bus driver for the Pigeon Party at the Kennedale Library. He also attended the employee breakfast, went to 5 of the National Night Out locations, KPD's Faith & Blue, the Salvation Army Breakfast, the Falcon Crest HOA Luncheon, Musical in the Park, Public Safety Open House, and Ralph Mooney Steel Guitar Festival. He reminded everyone to come out for the Trunk or Treat on the 28th.

Council member Nevarez attended National Night Out, the Chamber lunch, Military Makeover, Business beyond the Battlefield Expo for Veterans where Councilmember Griffith won contest for his entry. He spoke at the Rotary Club on cybersecurity, and attended the Falcon Crest luncheon. Lastly, he stated the Ralph Mooney Steel Guitar festival was a success with people from as far away as Granbury and Alvarado plus raised \$800 and had a full truckbed of canned goods.

2.

Updates from the Mayor

Mayor Joplin attended the Public Safety Open House and the Ralph Mooney Festival, and the Montel Military makeover. She reminded everyone that it was Breast Cancer

Awareness Month. The Center Outreach Center is in need of Thanksgiving meals and they can reach out to Sara Johnson for more information as well. The Salvation Army Red Kettle Mayoral challenge is coming up soon so watch the City's Facebook Page and her own page for a QR code to donate as well as upcoming events.

a. Badge Pinning Ceremony for Firefighter Blake Bynum.

Badge Pinning Ceremony was moved to 5:40pm.

3. Updates from the City Manager

City Manager Hull updated on projects: Collett Sublett has went to bid and at bid opening, it will be under budget at \$2.4 million (budgeted at \$3.6 million). Headed for construction in January to February timeframe. It should take 9 months for completion; a new Collett Sublett from Subleet Road to Swiney-Hiett. Received the \$17.4 million infrastructure bond for the sewer line. This is a 3 year process and it has started (with Engineering). On the same bond, we are getting new storage tanks for our water. The tank behind the high school is going to take 18 months to get it going. Hoping to have a project tab to show you all the projects being worked on. Corey A Edwards, 3rd Street, 4th, 5th and Broadway, New Hope and Jonah have all been completed. We also have new sewer and water lines on 3rd Street. The 2019 and 2021 bonds have a lot of street improvements. South New Hope Road to Hudson Village Creek, Eden Road and others being worked on and completed in 2024. Valley Lane stabilization is still ongoing. We are waiting on a return from FEMA for grant money. The Safe Route to Schools initiative is stuck at TXDOT and we are waiting on the approval from them to move forward. Technology wise, the Council Chambers will begin the upgrade for the video feed and cameras for our meetings. The Arluignton Water contract is in the information stage and preliminary meetings have been going great. Lastly, a Townhall Meeting will be held at the end of November.

The Steering Committee has a survey and Mayor Joplin encouraged everyone to take it.

4. Financial Reports for the City and the EDC

Finance Director Jon Horton presented the budget for the City and the EDC. He plans to meet with Frost Bank for some strategies on using the bond money to get a better interest rate.

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.

Mayor Joplin recessed for 5 minutes at 7:25 pm.

Councilmember Nevarez asked to pull #2 from the Consent Agenda. Councilmember Michels pulled #4 from the Consent Agenda.

Motion Approve. Action Approve CONSENT AGENDA ITEMS 1, 3 & 5

*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., **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed with a vote of 2-1**, with Brad Horton voting against approval.*

1. Approval of the minutes from the September 19, 2023 Regular Meeting

2. Approval of an amendment to the Parking Ordinance.
Moved to Individual Consideration:

Councilmember had concerns and wanted to address parking by the Junior High due to the mailboxes with Community Planning Director Nathan Gonzales. They added a time limit on when you could park in front of a mailbox (before 8:30am and after 5:30pm).

Motion Approve. **Action** Approve Approval of an amendment to the Parking Ordinance., **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed unanimously.**

3. Consider adoption of the 2018 International Property Maintenance Code.

4. Consider approval of amendments to the Nuisance Ordinance.

Councilmember Michels had some concerns about the Nuisance Ordinance. He wanted to be on the record about the City trying to make an HOA. Councilmember Horton appreciates the spirit of what Community Planning Director Gonzales does but he has concerns about peoples' rights on their own property and has serious reservations.

Community Planning Director Gonzales prepared a slide deck about the different issues around the city. In the Comprehensive Plan of 2012, the citizens asked that we improve the aesthetics of the city or we would not prosper. Director Gonzales reiterated that we would not hold anyone to a standard we wouldn't hold our own City to.

Community Planning Director Gonzales said that separating this information into a City Ordinance will allow our city staff ease to show citizens where this information is held instead of having to go to multiple places.

Motion Table. **Action** Table to next Meeting Consider approval of amendments to the Nuisance Ordinance., **Moved By** Jeff Nevarez, **Seconded By** Brad Horton. **Motion passed unanimously.**

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.

Motion Approve. **Action** Approve

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.

Moved By Kenneth Michels, **Seconded By** Brad Horton. **Motion passed unanimously.**

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 BROADWAT ST, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS

Motion Approve. **Action** Approve

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

Moved By Kenneth Michels, **Seconded By** Brad Horton. **Motion passed unanimously**.

3. Consideration of a contract for Engineering Services for FY 24.

Motion Approve. **Action** Approve Consideration of a contract for Engineering Services for FY 24., **Moved By** Jeff Nevarez, **Seconded By** Kenneth Michels. **Motion passed with a vote of 2-1-0**, with Brad Horton voting against approval and None abstaining.

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.

Motion Approve. **Action** Approve 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. , **Moved By** Brad Horton, **Seconded By** Jeff Nevarez. **Motion passed/failed unanimously**.

V. EXECUTIVE SESSION

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.

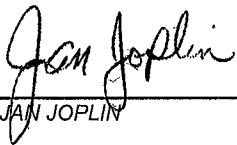
VI. RECONVENE INTO OPEN SESSION, AND TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION, IF NEEDED

VII. ADJOURNMENT

Motion Adjourn Action ADJOURNMENT, **Moved By** Kenneth Michels, **Seconded By** Brad Horton.
Motion passed unanimously.

Mayor Joplin adjourned at 9:41 pm.

APPROVED:



MAYOR JAN JOPLIN

ATTEST:



CITY SECRETARY RAEANNE BYINGTON