



KENNEDALE CITY COUNCIL AGENDA

REGULAR MEETING | MARCH 19, 2024 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

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.

III. WORK SESSION

A. WORK SESSION REPORTS

1. Discussion on Veterans Memorial updates in TownCenter Park

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

3. Updates from the City Manager
4. 2023 Annual Report from Fire Chief James Brown
5. 2023 Annual Report from Police Chief Michael Holguin
6. 2023 Annual Report from Community Development Director Nathan Gonzales
7. Financial Reports for the City and/or 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 February 20, 2024 Regular Meeting
2. PZ CASE #24-07 Consider site plan approval for a new commercial building located at 535 W Kennedale Parkway, Kennedale, TX 76060

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. ILA for water and wastewater operation between the City of Kennedale, Texas and the City of Arlington, Texas

D. PUBLIC HEARINGS

1. PZ CASE #24-05 To conduct a public hearing and consider a proposed zoning change request from "C-1 Commercial district" to "EC-1 Employment Center District" for approximately 0.3265 acres, Block 7, Lot 4A Less Row Block 7, of the Oak Crest Addition, located at 6704 Lindale Rd, City of Kennedale, Tarrant County, Texas

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. Rules regarding the use of public property for political purposes
2. Rules and procedures for addressing potential conflicts of interest

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.

- 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. Planning & Zoning appointment

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

VII. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE MARCH 19, 2024 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.

A handwritten signature in black ink, reading "Ross Sanchez", written over a horizontal line.

ROSS SANCHEZ DEPUTY 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.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

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

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

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: MARCH 19, 2024

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

SUBJECT

Discussion on Veterans Memorial updates in TownCenter Park

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

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: MARCH 19, 2024

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: MARCH 19, 2024

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

SUBJECT

Updates from members of the Kennedale City Council

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

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: MARCH 19, 2024

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

SUBJECT

Updates from the City Manager

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 19, 2024

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

SUBJECT

2023 Annual Report from Fire Chief James Brown

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.5.

SUBJECT

2023 Annual Report from Police Chief Michael Holguin

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.6.

SUBJECT

2023 Annual Report from Community Development Director Nathan Gonzales

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: REPORTS AND ANNOUNCEMENTS ITEM IV.A.7.

SUBJECT
Financial Reports for the City and/or the EDC

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	05 February Overview	05 February Overview.pdf
2.	05 February Detail	05 February Detail.pdf



**CITY OF KENNEDALE
MONTHLY FINANCIAL REPORT
Month Ended February 2024
EXECUTIVE OVERVIEW**

TO Mayor and Members of City Council
Darrell Hull, City Manager

FROM Jon Horton, Finance Director

DATE March 19, 2024

SUBJECT Monthly Financial Report for February 2024

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

Results through February represent 41.7% of the fiscal year.

GENERAL FUND (01)

- ◇ Property tax revenues received year-to-date \$5,753,015; 96.2% of total budget; prior year receipts through February were 93.9% of total
- ◇ Sales tax revenues received year-to-date \$532,938; 26.8% 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 February were \$556,829; 24.8% of collections for the fiscal year
- ◇ General Fund expenditures year-to-date \$3,878,236; 37.8% of total budget
- ◇ Fund Balance year-to-date is \$6,490,724; 1227 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 \$3,083,305 or 108 days of total budgeted expenditures and transfers out

WATER/SEWER FUND (10)

- ◇ Water service sales year-to-date \$982,708; 34.2% of budget
- ◇ Sewer service sales year-to-date \$722,994; 42.2% of budget
- ◇ Utility Billing and Operations expenditures year-to-date \$1,490,116; 41.1% of total budget
- ◇ Working Capital year-to-date is \$17,438,665; 490 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 267 days

STORMWATER FUND (07)

- ◇ Drainage fees year-to-date \$114,873; 42.6% of budget
- ◇ Stormwater Fund expenditures year-to-date \$90,771; 42.1% of total budget
- ◇ Working Capital year-to-date is \$796,157; 1,348 days of total budgeted expenditures and transfers out; budgeted Days of Working Capital at year-end is 1,380 days

EDC FUND (15)

- ◇ Sales tax revenues received year-to-date \$177,488; 28.9% 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 February were \$172,073; 28.1% of collections for the year.
- ◇ Rental fees for the Shopping Center year-to-date \$111,399; 35.8% of total budget
Rental fees for February were not received prior to publishing the monthly financial report
- ◇ EDC Operations expenditures year-to-date \$402,501; 56.3% of total budget; includes \$20,264 for annual Christmas event
- ◇ EDC Town Shopping Center expenditures year-to-date \$54,297; 16% of total budget
- ◇ Fund Balance year-to-date is \$2,104,383; 540 days of total budgeted expenditures and transfers out; budgeted Fund Balance at year-end is 463 days

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

GENERAL FUND (01)									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year (unaudited)	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	\$ 5,763,918	\$ 598,711	\$ 5,414,553	93.9%	\$ 5,980,866	\$ 384,140	\$ 5,753,015	96.2%	\$ 227,851
Sales Taxes	2,248,383	201,333	556,829	24.8%	1,991,717	236,110	532,938	26.8%	1,458,779
Grants and Contributions	135,199	16,377	71,505	52.9%	-	-	-	0.0%	-
Licenses and Permits	281,185	37,182	137,572	48.9%	449,884	20,123	140,070	31.1%	309,814
Fines and Fees	232,568	16,007	73,028	31.4%	215,000	26,907	120,449	56.0%	94,551
Charges for Services	244,123	14,013	74,885	30.7%	225,000	(10,006)	114,653	51.0%	110,347
Intergovernmental	220,794	-	27,065	12.3%	165,000	-	16,580	10.0%	148,420
All Other Revenues	198,750	12,019	49,058	24.7%	154,999	34,979	160,128	103.3%	(5,129)
Total General Fund Revenues	9,324,921	895,642	6,404,496	68.7%	9,182,466	692,253	6,837,832	74.5%	2,344,634
GENERAL FUND EXPENDITURES									
City Manager - Dept 01	337,821	16,414	81,442	24.1%	366,952	28,058	132,495	36.1%	234,457
Mayor/Council - Dept 02	151,730	1,127	26,308	17.3%	187,100	16,015	53,110	28.4%	133,990
City Secretary - Dept 03	162,093	3,844	27,450	16.9%	194,147	12,558	63,372	32.6%	130,775
Municipal Court - Dept 04	183,567	14,540	60,394	32.9%	225,108	15,415	75,292	33.4%	149,816
Human Resources - Dept 05	163,243	20,991	66,524	40.8%	224,532	16,173	67,816	30.2%	156,716
Finance - Dept 07	470,272	19,967	91,702	19.5%	545,262	77,771	200,754	36.8%	344,508
Police - Dept 09	3,477,459	246,680	1,445,183	41.6%	3,606,007	237,087	1,481,285	41.1%	2,124,722
Fire - Dept 10	2,674,797	174,684	1,013,338	37.9%	2,961,998	213,230	1,038,846	35.1%	1,923,152
Community Development - Dept 12	617,476	41,532	155,920	25.3%	664,041	56,775	186,838	28.1%	477,203
Senior Citizen Center - Dept 16	48,584	3,101	17,724	36.5%	53,172	3,460	15,152	28.5%	38,020
Library - Dept 17	393,462	25,863	142,311	36.2%	501,153	42,463	157,508	31.4%	343,645
Communications - Dept 18	-	-	-	0.0%	26,100	101	1,334	5.1%	24,766
Non Departmental - Dept 90	544,203	13,934	364,265	66.9%	701,667	13,935	404,433	57.6%	297,234
Total General Fund Expenditures	9,224,706	582,677	3,492,561	37.9%	10,257,239	733,041	3,878,236	37.8%	6,379,003
Revenues Over (Under) Expenditures	100,215	312,965	2,911,934		(1,074,773)	(40,788)	2,959,597		
Transfers In	1,193,374	48,274	241,368	20.2%	1,263,732	106,457	526,555	41.7%	737,177
Transfers (Out)	(391,090)	(15,210)	(76,050)	19.4%	(188,958)	(15,747)	(78,733)	41.7%	(110,226)
Net Change in Fund Balance	902,498	346,028	3,077,251		1	49,922	3,407,419		
Beginning Fund Balance - Decober 1	2,180,806		2,180,806		3,083,304		3,083,304		
Ending Fund Balance - year-to-date	\$ 3,083,304		\$ 5,258,057		\$ 3,083,305		\$ 6,490,724		
Average Daily Annual Expenditures	\$ 26,345				\$ 28,620				
Days of Fund Balance	117		200		108		227		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

UTILITY FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year (unaudited)	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	\$ 304,330	\$ 25,272	\$ 124,850	41.0%	\$ 272,850	\$ 24,803	\$ 128,517	47.1%	\$ 144,333
Stormwater Utility Fund Expenditures	222,314	-	3,293	1.5%	215,655	21,557	90,771	42.1%	124,884
Revenues Over (Under) Expenditures	82,016	25,272	121,557		57,195	3,246	37,747		
Beginning Fund Balance - Decober 1	676,394		676,394		758,410		758,410		
Ending Fund Balance - year-to-date	<u>\$ 758,410</u>		<u>\$ 797,951</u>		<u>\$ 815,605</u>		<u>\$ 796,157</u>		
Average Daily Annual Expenditures	\$ 609				\$ 591				
Days of Fund Balance	1245		1310		1380		1348		
Water/Sewer Fund (10)									
Water/Sewer Fund Revenues	\$ 20,977,062	\$ 348,636	\$ 1,929,513	9.2%	\$ 5,022,628	\$ 406,806	\$ 2,183,567	43.5%	\$ 2,839,061
Water/Sewer Fund Expenditures									
Utility Billing - Dept 01	2,073,319	26,230	483,339	23.3%	1,450,700	115,702	432,843	29.8%	1,017,857
Operations - Dept 02	1,882,616	100,393	1,919,438	102.0%	2,172,320	160,711	1,057,273	48.7%	1,115,047
Debt Service - Dept 03	613,060	276,243	276,243	45.1%	295,312	283,012	283,012	95.8%	12,300
Capital Projects - Dept 04	320,647	-	28,600	8.9%	8,315,000	5,000	16,800	0.2%	8,298,200
Non Departmental - Dept 90	1,321,912	121,742	421,370	31.9%	757,450	58,513	310,426	41.0%	447,024
Total Water/Sewer Fund Expenditures	6,211,555	524,608	3,128,989	50.4%	12,990,782	622,938	2,100,354	16.2%	10,890,428
Revenues Over (Under) Expenditures	14,765,508	(175,972)	(1,199,477)		(7,968,154)	(216,132)	83,213		
Transfers In	187,525	10,627	73,135	39.0%	187,525	15,627	78,135	41.7%	109,390
Net Change in Fund Balance	14,953,033	(165,345)	(1,126,341)		(7,780,629)	(200,505)	161,348		
Beginning Fund Balance - Decober 1	2,324,284		2,324,284		17,277,317		17,277,317		
Ending Fund Balance - year-to-date	<u>\$ 17,277,317</u>		<u>\$ 1,197,943</u>		<u>\$ 9,496,688</u>		<u>\$ 17,438,665</u>		
Average Daily Annual Expenditures	\$ 17,018				\$ 35,591				
Days of Fund Balance	1015		70		267		490		
Water Impact Fee Fund (61)									
Water Impact Fund Revenues	\$ 18,848	\$ 2,420	\$ 10,962	58.2%	\$ 58,752	\$ 4,757	\$ 12,699	21.6%	\$ 46,053
Water Impact Fund Expenditures	0	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	18,848	2,420	10,962		58,752	4,757	12,699		
Transfers (Out)	(30,000)	-	-	0.0%	(30,000)	(2,500)	(12,500)	41.7%	(17,500)
Net Change in Fund Balance	(11,152)	2,420	10,962		28,752	2,257	199		
Beginning Fund Balance - Decober 1	109,672		109,672		98,520		98,520		
Ending Fund Balance - year-to-date	<u>\$ 98,520</u>		<u>\$ 120,634</u>		<u>\$ 127,272</u>		<u>\$ 98,719</u>		
Sewer Impact Fee Fund (62)									
Fund 62 Sewer Impact Fund Revenues	\$ 19,289	\$ 249	\$ 9,233	47.9%	\$ 111,348	\$ 6,447	\$ 17,325	15.6%	\$ 94,023
Fund 62 Sewer Impact Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	19,289	249	9,233		111,348	6,447	17,325		
Transfers (Out)	(60,000)	(5,000)	(25,000)	41.7%	(60,000)	(5,000)	(25,000)	41.7%	(35,000)
Net Change in Fund Balance	(40,712)	(4,751)	(15,767)		51,348	1,447	(7,675)		
Beginning Fund Balance - Decober 1	184,924		184,924		144,213		144,213		
Ending Fund Balance - year-to-date	<u>\$ 144,213</u>		<u>\$ 169,157</u>		<u>\$ 195,561</u>		<u>\$ 136,537</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

DEBT SERVICE FUND (02)									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year (unaudited)	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Debt Service Fund Revenues	\$ 1,588,320	\$ 145,977	\$ 1,313,843	82.7%	\$ 2,683,268	\$ 150,583	\$ 2,238,433	83.4%	\$ 444,835
Debt Service Fund Expenditures	1,724,475	734,327	1,559,797	90.5%	2,564,324	742,435	2,097,002	81.8%	467,322
Revenues Over (Under) Expenditures	(136,154)	(588,351)	(245,954)		118,944	(591,852)	141,431		
Beginning Fund Balance - Decober 1	838,142		838,142		701,988		701,988		
Ending Fund Balance - <i>year-to-date</i>	701,988		592,188		820,932		843,419		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

CAPITAL PROJECT FUNDS										
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024					
	Actual for Year (unaudited)	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	\$ 120,531	\$ 10,193	\$ 49,537	41.1%	\$ 95,700	\$ 499	\$ 41,041	42.9%	\$ 54,659	
Capital Projects Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-	
Revenues Over (Under) Expenditures	120,531	10,193	49,537		95,700	499	41,041			
Transfers (Out)	(104,800)	-	-	0.0%	(108,055)	-	-	0.0%	(108,055)	
Net Change in Fund Balance	15,731	10,193	49,537		(12,355)	499	41,041			
Beginning Fund Balance - Decober 1	174,591		174,591		190,322		190,322			
Ending Fund Balance - year-to-date	<u>\$ 190,322</u>		<u>\$ 224,128</u>		<u>\$ 177,967</u>		<u>\$ 231,364</u>			
Capital Bond Fund (13)										
Capital Bond Fund Revenues	\$ 2,806,125	\$ 11,180	\$ 62,670	2.2%	\$ 173,250	\$ 18,731	\$ 159,530	92.1%	\$ 13,720	
Capital Bond Fund Expenditures	2,050,231	871,595	1,049,593	51.2%	6,768,295	13,080	272,989	4.0%	6,495,306	
Revenues Over (Under) Expenditures	755,895	(860,415)	(986,924)		(6,595,045)	5,651	(113,459)			
Beginning Fund Balance - Decober 1	8,057,939		8,057,939		8,813,834		8,813,834			
Ending Fund Balance - year-to-date	<u>\$ 8,813,834</u>		<u>\$ 7,071,015</u>		<u>\$ 2,218,789</u>		<u>\$ 8,700,375</u>			
Park Dedication Fund (14)										
Park Dedication Fund Revenues	\$ 36,806	\$ 2,148	\$ 11,302	30.7%	\$ 27,000	\$ 6,976	\$ 22,833	84.6%	\$ 4,167	
Park Dedication Fund Expenditures	177,820	-	-	0.0%	45,000	-	-	0.0%	45,000	
Revenues Over (Under) Expenditures	(141,014)	2,148	11,302		(18,000)	6,976	22,833			
Beginning Fund Balance - Decober 1	699,736		699,736		558,722		558,722			
Ending Fund Balance - year-to-date	<u>\$ 558,722</u>		<u>\$ 711,038</u>		<u>\$ 540,722</u>		<u>\$ 581,555</u>			
Library Building Fund (32)										
Library Building Fund Revenues	\$ 215	\$ 15	\$ 61	28.2%	\$ 202	\$ 1	\$ 172	85.0%	\$ 30	
Library Building Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0	
Revenues Over (Under) Expenditures	215	15	61		202	1	172			
Beginning Fund Balance - Decober 1	(1,868)		(1,868)		(1,653)		(1,653)			
Ending Fund Balance - year-to-date	<u>\$ (1,653)</u>		<u>\$ (1,807)</u>		<u>\$ (1,451)</u>		<u>\$ (1,481)</u>			
Roadway Impact Fee Fund (45)										
Roadway Impact Fee Fund Revenues	\$ 53,675	\$ 2,894	\$ 14,582	27.2%	\$ 141,695	\$ 1,881	\$ 14,963	10.6%	\$ 126,732	
Roadway Impact Fee Fund Exp	-	-	-	0.0%	-	-	-	0.0%	-	
Revenues Over (Under) Expenditures	53,675	2,894	14,582		141,695	1,881	14,963			
Transfers (Out)	(107,525)	(21,460)	(107,302)	99.8%	(107,525)	(8,960)	(44,802)	41.7%	(62,723)	
Net Change in Fund Balance	(53,850)	(18,567)	(92,720)		34,170	(7,079)	(29,839)			
Beginning Fund Balance - Decober 1	623,604		623,604		569,754		569,754			
Ending Fund Balance - year-to-date	<u>\$ 569,754</u>		<u>\$ 530,884</u>		<u>\$ 603,924</u>		<u>\$ 539,915</u>			

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

SPECIAL REVENUE FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year (unaudited)	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	\$ 79,265	\$ 137	\$ 654	0.8%	\$ 72,406	\$ 526	\$ 4,633	6.4%	\$ 67,773
TIF #1 New Hope Fund Expenditures	48,848	-	-	0.0%	378,229	-	16,720	0.0%	361,509
Revenues Over (Under) Expenditures	\$ 30,417	137	\$ 654		\$ (305,823)	526	\$ (12,087)		
Transfers In	167,883	10,833	54,167	32.3%	170,000	834	4,167	2.5%	165,833
Net Change in Fund Balance	198,300	10,971	54,820		(135,823)	1,359	(7,920)		
Beginning Fund Balance - Decober 1	(21,022)		(21,022)		177,278		177,278		
Ending Fund Balance - year-to-date	<u>\$ 177,278</u>		<u>\$ 33,798</u>		<u>\$ 41,455</u>		<u>\$ 169,358</u>		
Hotel/Motel Tax Fund (30)									
Hotel/Motel Tax Fund Revenues	\$ 38,749	\$ 2,153	\$ 11,350	29.3%	\$ 25,000	\$ 160	\$ 6,689	26.8%	\$ 18,311
Hotel/Motel Tax Fund Expenditures	13,258	-	-	0.0%	12,000	-	-	0.0%	12,000
Revenues Over (Under) Expenditures	\$ 25,491	2,153	\$ 11,350		\$ 13,000	160	\$ 6,689		
Beginning Fund Balance - Decober 1	41,927		41,927		67,418		67,418		
Ending Fund Balance - year-to-date	<u>\$ 67,418</u>		<u>\$ 53,277</u>		<u>\$ 80,418</u>		<u>\$ 74,107</u>		
Police Seizure Fund (31)									
Police Seizure Fund Revenues	\$ 125	\$ 5	\$ 28	22.1%	\$ 80	\$ 6	\$ 67	83.7%	\$ 13
Police Seizure Fund Expenditures	-	-	-	0.0%	3,810	-	-	0.0%	3,810
Revenues Over (Under) Expenditures	\$ 125	5	\$ 28		\$ (3,730)	6	\$ 67		
Beginning Fund Balance - Decober 1	3,650		3,650		3,775		3,775		
Ending Fund Balance - year-to-date	<u>\$ 3,775</u>		<u>\$ 3,678</u>		<u>\$ 45</u>		<u>\$ 3,842</u>		
LEOSE Fund (34)									
LEOSE Fund Revenues	\$ 1,438	\$ 1,409	\$ 1,415	98.4%	\$ 1,421	\$ 1,673	\$ 1,687	118.7%	\$ (266)
LEOSE Fund Expenditures	1,590	175	175	11.0%	1,500	-	-	0.0%	1,500
Revenues Over (Under) Expenditures	\$ (152)	1,234	\$ 1,240		\$ (79)	1,673	\$ 1,687		
Beginning Fund Balance - Decober 1	1,002		1,002		850		850		
Ending Fund Balance - year-to-date	<u>\$ 850</u>		<u>\$ 2,242</u>		<u>\$ 771</u>		<u>\$ 2,537</u>		
Disaster Recovery Fund (35)									
Disaster Recovery Fund Revenues	\$ 295,290	\$ 2,717	\$ 15,319	5.2%	\$ 1,991,000	\$ 4,100	\$ 34,751	1.7%	\$ 1,956,249
Disaster Recovery Fund Expenditures	191,642	-	178,164	93.0%	2,039,300	-	20,283	1.0%	2,019,018
Revenues Over (Under) Expenditures	\$ 103,648	2,717	\$ (162,845)		\$ (48,300)	4,100	\$ 14,468		
Beginning Fund Balance - Decober 1	7,300		7,300		110,948		110,948		
Ending Fund Balance - year-to-date	<u>\$ 110,948</u>		<u>\$ (155,545)</u>		<u>\$ 62,648</u>		<u>\$ 125,416</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

OTHER FUNDS										
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024					
	Actual for Year (unaudited)	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	\$ 352,505	\$ 20,261	\$ 157,164	44.6%	\$ 166,850	\$ 14,720	\$ 64,197	38.5%	\$ 102,653	
Capital Replacement Fund Expenditures	242,160	10,831	55,689	23.0%	97,103	-	18,380	18.9%	78,723	
Revenues Over (Under) Expenditures	110,344	9,430	101,475		69,747	14,720	45,816			
Beginning Fund Balance - Decober 1	(399,257)		(399,257)		(288,913)		(288,913)			
Ending Fund Balance - year-to-date	<u>\$ (288,913)</u>		<u>\$ (297,782)</u>		<u>\$ (219,166)</u>		<u>\$ (243,096)</u>			
Court Security Fund (12)										
Court Security Fund Revenues	\$ 5,398	\$ 422	\$ 1,879	34.8%	\$ 3,850	\$ 771	\$ 3,381	87.8%	\$ 469	
Court Security Fund Expenditures	5,092	-	-	0.0%	10,000	-	-	0.0%	10,000	
Revenues Over (Under) Expenditures	305	422	1,879		(6,150)	771	3,381			
Beginning Fund Balance - Decober 1	29,358		29,358		29,663		29,663			
Ending Fund Balance - year-to-date	<u>\$ 29,663</u>		<u>\$ 31,237</u>		<u>\$ 23,513</u>		<u>\$ 33,044</u>			
Court Technology Fund (16)										
Court Technology Fund Revenues	\$ 5,185	\$ 357	\$ 1,496	28.9%	\$ 4,050	\$ 609	\$ 2,574	63.6%	\$ 1,476	
Court Technology Fund Expenditures	8,828	-	-	0.0%	10,000	-	700	7.0%	9,300	
Revenues Over (Under) Expenditures	(3,643)	357	1,496		(5,950)	609	1,874			
Beginning Fund Balance - Decober 1	17,769		17,769		14,126		14,126			
Ending Fund Balance - year-to-date	<u>\$ 14,126</u>		<u>\$ 19,265</u>		<u>\$ 8,176</u>		<u>\$ 16,001</u>			
Street Improvement Fund (17)										
Street Improvement Fund Revenues	\$ 815,474	\$ 168,261	\$ 416,893	51.1%	\$ 857,010	\$ 122,963	\$ 274,637	32.0%	\$ 582,373	
Street Improvement Fund Expenditures	847,876	52,306	291,683	34.4%	1,186,498	66,261.40	326,474	27.5%	860,024	
Revenues Over (Under) Expenditures	(32,402)	115,955	125,211		(329,488)	56,701	(51,836)			
Transfers In	112,248	-	-	0.0%	191,998	16,000	79,999	41.7%	111,999	
Transfers (Out)	(151,797)	(3,095)	(15,476)	10.2%	(155,235)	(12,936)	(64,681)	41.7%	(90,554)	
Net Change in Fund Balance	(71,951)	112,860	109,735		(292,725)	59,765	(36,518)			
Beginning Fund Balance - Decober 1	384,656		384,656		312,705		312,705			
Ending Fund Balance - year-to-date	<u>\$ 312,705</u>		<u>\$ 494,391</u>		<u>\$ 19,980</u>		<u>\$ 276,187</u>			
Juvenile Case Manager Fund (18)										
Juvenile Case Manager Fund Revenues	\$ 560	\$ 84	\$ 207	37.0%	\$ 490	\$ 29	\$ 200	40.8%	\$ 290	
Juvenile Case Manager Fund Exp	-	-	-	0.0%	7,000	-	-	0.0%	7,000	
Revenues Over (Under) Expenditures	560	84	207		(6,510)	29	200			
Beginning Fund Balance - Decober 1	8,623		8,623		9,183		9,183			
Ending Fund Balance - year-to-date	<u>\$ 9,183</u>		<u>\$ 8,830</u>		<u>\$ 2,673</u>		<u>\$ 9,383</u>			
Park Recovery/Donation Fund (41)										
Park Rec/Donation Fund Revenues	\$ 5,336	\$ 47	\$ 184	3.4%	\$ 5,625	\$ 4,245	\$ 35,433	629.9%	\$ (29,808)	
Park Rec/Donation Fund Expenditures	7,604	-	244	3.2%	7,853	-	6,579	83.8%	1,274	
Revenues Over (Under) Expenditures	(2,268)	47	(60)		(2,228)	4,245	28,854			
Beginning Fund Balance - Decober 1	(67)		(67)		(2,335)		(2,335)			
Ending Fund Balance - year-to-date	<u>\$ (2,335)</u>		<u>\$ (127)</u>		<u>\$ (4,563)</u>		<u>\$ 26,519</u>			

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

OTHER FUNDS - <i>continued</i>									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year (unaudited)	Current Month	Year To Date	% Received/ Expended YTD	Approved Budget	Current Month	Year To Date	% Received/ Expended YTD	Remaining Budget
Grant Fund Fund (40)									
Grant Fund Revenues				N/A	\$ 675,000	\$ 20,012	\$ 30,318	4.5%	\$ 644,682
Grant Fund Expenditures				N/A	675,000	568	23,073	3.4%	651,927
Revenues Over (Under) Expenditures	-	-	-		-	19,444	7,245		
Beginning Fund Balance - Decober 1	-		-		-		-		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 7,245</u>		
Tree Restoration Fund (83)									
Tree Restoration Fund Revenues	\$ 7,429	\$ 97	\$ 541	7.3%	\$ 6,550	\$ 154	\$ 1,304	19.9%	\$ 5,246
Tree Restoration Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	7,429	97	541		6,550	154	1,304		
Beginning Fund Balance - Decober 1	71,535		71,535		78,964		78,964		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 78,964</u>		<u>\$ 72,076</u>		<u>\$ 85,514</u>		<u>\$ 80,268</u>		
Unclaimed Property Fund (85)									
Unclaimed Property Fund Revenues	\$ 18	\$ 3	\$ 15	83.6%	\$ 20	\$ -	\$ -	0.0%	\$ 20
Unclaimed Property Fund Expenditures	-	-	-	0.0%	-	-	-	0.0%	-
Revenues Over (Under) Expenditures	18	3	15		20	-	-		
Transfers (Out)	0	-	-	0.0%	0	-	-	0.0%	0
Net Change in Fund Balance	18	3	15		20	-	-		
Beginning Fund Balance - Decober 1	316		316		334		334		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 334</u>		<u>\$ 331</u>		<u>\$ 354</u>		<u>\$ 334</u>		

CITY OF KENNEDALE MONTHLY FINANCIAL REPORT
Month Ended February 29, 2024

EDC FUNDS									
Fund / Description	PRIOR YEAR FY2023				CURRENT YEAR FY2024				
	Actual for Year (unaudited)	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	\$ 1,121,315	\$ 93,447	\$ 328,996	29.3%	\$ 1,093,807	\$ 84,199	\$ 628,960	57.5%	\$ 464,847
EDC Fund Expenditures									
Operations Expenditures	555,407	13,930	135,944	24.5%	714,406	38,701	402,501	56.3%	311,905
Debt Service Expenditures	306,463	-	35,991	11.7%	309,200	138,893	177,895	57.5%	131,305
Town Shopping Center Expenditures	73,091	2,512	36,457	49.9%	338,461	200	54,297	16.0%	284,164
Total EDC Fund Expenditures	934,961	16,441	208,392	22.3%	1,362,067	177,794	634,693	46.6%	727,374
Revenues Over (Under) Expenditures	186,354	77,006	120,604		(268,260)	(93,595)	(5,734)		
Transfers (Out)	(56,124)	-	-	0.0%	(61,520)	(5,127)	(25,633)	41.7%	(35,887)
Net Change in Fund Balance	130,230	77,006	120,604		(329,780)	(98,721)	(31,367)		
Beginning Fund Balance - Decober 1	2,005,520		2,005,520		2,135,750		2,135,750		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 2,135,750</u>		<u>\$ 2,126,124</u>		<u>\$ 1,805,970</u>		<u>\$ 2,104,383</u>		
Average Daily Annual Expenditures	\$ 2,715				\$ 3,900				
Days of Fund Balance	787		783		463		540		
EDC Bond Reserve Fund (95)									
EDC Bond Reserve Fund Revenues	\$ 4,350	\$ 171	\$ 958	22.0%	\$ 2,800	\$ 288	\$ 2,415	86.3%	\$ 385
EDC Bond Reserve Fund Expenditures	0	-	-	0.0%	0	-	-	0.0%	0
Revenues Over (Under) Expenditures	4,350	171	958		2,800	288	2,415		
Beginning Fund Balance - Decober 1	126,575		126,575		130,925		130,925		
Ending Fund Balance - <i>year-to-date</i>	<u>\$ 130,925</u>		<u>\$ 127,533</u>		<u>\$ 133,725</u>		<u>\$ 133,340</u>		

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

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: MARCH 19, 2024

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

SUBJECT
Approval of the minutes from the February 20, 2024 Regular Meeting

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	Minutes Unsigned 02.20.24	Minutes Unsigned 02.20.24.doc
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KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | FEBRUARY 20, 2024 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 5:30 p.m.

A. ROLL CALL

PRESENT: David Glover, Kenneth Michels, Jeff Nevarez, Bryant Griffith; **ABSENT:** ; **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."

Rev. Nelda Barrett Murraine led the invocation, Mayor Pro Tem Kenneth Michels led the pledges

II. VISITOR AND CITIZEN FORUM

Sara Johnson, 221 Village St, spoke regarding updates on the New Senior Outreach Kennedale.

Zandal Lopeman, who lives off of Dick Price & Averett, wrote a request to speak form stating that she gets nails, screws, and all sorts of junk on her property due to the lack of a curb on her street that is supposed to help the street sweeper collect debris.

Tamiko Sargent, 900 Sublett Rd, spoke about her concern about the lack of representation within the city for black history month.

III. PUBLIC HEARING

A. PZ CASE #24-01 Conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas.

Motion: Approve

Action: PZ CASE #24-01 Conduct a public hearing and consider a proposed zoning change request from "AG-Agriculture District" to "TH-Townhome district" for approximately 4.27 acres being Tract 3f 3f1 of the Renfro, Jesse B Survey, Abstract No. 1260, and Tract 3C1 HS, Abstract 1285, located at 516 Crestview Dr, City of Kennedale, Tarrant County, Texas.

Public hearing began at 6:00pm

Michael Buchanan, 101 Hilltop Dr, was in opposition to PZ case #24-01. He expressed concerns of Crestdale's density, too much traffic in the area, concerns about runoff occurring, strain on the sewer, and lower property values.

Loree Boyd, 321 W 3rd St, was in opposition to PZ case #24-01. She expressed her opinion that the City of Kennedale does not need more apartment-like infrastructure developments.

Eric Elam, 349 Kennedale Sublett Rd, was in approval of PZ case #24-01.

Sara Johnson, 221 Village St, was in opposition to PZ case #24-01. She expressed concern for the children who walk to school in Crestdale.

Gary Bowlin, 908 Shady Oaks Dr, was in opposition of PZ case #24-01. He expressed concern that this project would cost much more money than expected.

Johnny Hivale, 418 Coker Valley Dr, was in opposition of PZ case #24-01.

Public hearing closed at 6:13pm

Moved By Councilmember Bryant Griffith, **Seconded By** Councilmember Jeff Nevarez.
Motion failed with a vote of 3-1-0, with one voting against approval and none abstaining.
Councilmember David Glover voted against approval.

Note: See March 19, 2024 Regular Council meeting for further discussion

B.

PZ Case #24-02 To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas.

Motion: Approve

Action: PZ Case #24-02 To conduct public hearing and consider a proposed zoning change request from "PD-Planned Development District," Moderno Development, to "PD-Planned Development District," Absar LLC Development, for approximately 6 acres 3775 Kennedale New Hope Road, Robert C Richey Survey, Abstract No 1327, Tract 2K and 2L, and 3771 Kennedale New Hope Road, Robert C Richey Survey, Abstract 1359, Tract 1 D and 1 E, City of Kennedale, Tarrant County, Texas.

The public hearing opened and closed at 6:46pm due to not having speakers.

Moved By Councilman Jeff Nevarez, **Seconded By** Councilman Bryant Griffith
Motion passed unanimously

C. P&Z Case# 24-03 To conduct a public hearing and consider a proposed zoning change request from “R-3- Residential District” to “TH-Townhome District” for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas.

Motion: Approve

Action: P&Z Case# 24-03 To conduct a public hearing and consider a proposed zoning change request from “R-3- Residential District” to “TH-Townhome District” for Block 8, Lots 10 and 11, of the Oak Crest Addition, located at 6817 Oak Crest Dr W and 6821 Oak Crest Dr., City of Kennedale, Tarrant County, Texas.

The developer and owner both spoke about the proposed zoning change.
The public hearing opened and closed at 6:58pm due to not having speakers.

Moved By Councilman Bryant Griffith, **Seconded By** Mayor Pro Tem Kenneth Michels
Motion passed unanimously

D. Conduct a public hearing and consider approval on the participation with Tarrant County Community Development and House for the 50th Year Community Development Block Grant Program. This includes replacement of roughly 1250 linear feet of asbestos concrete water main, valve, and services. The system will be upgraded with an 8" PVC pipe, new valves, and new services along North Road, between North Dick Price Road and West 3rd Street.

Motion: Approve.

Action: Conduct a public hearing and consider approval on the participation with Tarrant County Community Development and House for the 50th Year Community Development Block Grant Program. This includes replacement of roughly 1250 linear feet of asbestos concrete water main, valve, and services. The system will be upgraded with an 8" PVC pipe, new valves, and new services along North Road, between North Dick Price Road and West 3rd Street.

The public hearing opened and closed at 7:12pm due to not having speakers.

Moved By Councilmember Bryant Griffith, **Seconded By** Mayor Pro Tem Kenneth Michels
Motion passed unanimously

IV. WORK SESSION

A. WORK SESSION REPORTS

B. 2023 ANNUAL REPORT FOR PUBLIC WORKS

Public Works Director Kristian Sugrim gave a report on the Public Works department for the year 2023.

C. 2023 ANNUAL REPORT FOR HUMAN RESOURCES

Human Resources Director Caroline Green gave a report on the Human Resources department for the year 2023.

D. 2023 ANNUAL REPORT FOR FINANCE

Finance Director Jonathan Horton gave a report on the Finance department for the year 2023.

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

V. 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

The councilmembers provided a brief summary of the events and meetings that they have attended during the last month.

2. Updates from the Mayor

Mayor Joplin provided an update on her attendance of events throughout the month.

3. Updates from the City Manager

City Manager Darrell Hull thanked the staff of Kennedale for providing great leadership and hard work for the city.

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

Finance Director Jonathan Horton presented the January 2024 financial report to the council.

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.

Motion: Approve

Action: Consent agenda

Moved By Councilmember Jeff Nevarez, **Seconded By** Councilmember Bryant Griffith
Motion passed unanimously.

1. Approval of the minutes from the February 8, 2024 Special Meeting

2. Approval of a bid in the amount of \$391,014.00, submitted by Southwest Ambulance services for the purchase of a new ambulance using the Tarrant County Emergency Services Grant that was previously approved in June 2022 and any action necessary to authorize the City Manager or his designee to execute same on behalf of the City.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Approval of an agreement for Mutual Aid in Fire Protection and Emergency Medical Services with Tarrant County and any action necessary to authorize the City Manager or his designee to execute same on behalf of the City.

Motion: Approve

Action: Approval of an agreement for Mutual Aid in Fire Protection and Emergency Medical Services with Tarrant County and any action necessary to authorize the City Manager or his designee to execute same on behalf of the city.

Moved By Councilmember Bryant Griffith, **Seconded By** Mayor Pro Tem Kenneth Michels
Motion passed unanimously

2. Approval of a Professional Services Agreement between the City of Kennedale and Halff Associates, Inc. for a Stormwater Management Plan and any action necessary to authorize the City manager to execute same on behalf of the City.

Motion: Approve

Action: Approval of a Professional Services Agreement between the City of Kennedale and Halff Associates, Inc. for a Stormwater Management Plan and any action necessary to authorize the City manager to execute same on behalf of the City.

Moved By Councilmember Bryant Griffith, **Seconded By** Councilmember Jeff Nevarez
Motion passed unanimously

VI. 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. Investigation Update

Motion: Recess into executive session

Action: To approve

Moved By Mayor Pro Tem Kenneth Michels **Seconded By** Councilmember Jeff Nevarez
Motion passed unanimously

Mayor Jan Joplin recessed to Executive Session at 7:29 p.m.

Mayor Jan Joplin reconvened the meeting at 7:41 p.m.

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.*

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. Planning and Zoning Commission vacancy.

Mayor Jan Joplin recessed to Executive Session at 8:48 p.m.

Mayor Jan Joplin reconvened the meeting at 9:10 p.m.

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

VIII. ADJOURNMENT

Motion: Adjourn

Action: Adjournment

Moved By Councilmember Bryant Griffith, **Seconded By** Councilmember Jeff Nevarez

Motion passed unanimously

Mayor Jan Joplin adjourned the meeting at 9:10 p.m.

APPROVED:

ATTEST:

MAYOR JAN JOPLIN

DEPUTY CITY SECRETARY ROSS SANCHEZ

MEETING DATE: MARCH 19, 2024

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

SUBJECT

PZ CASE 24-07 Consider site plan approval for a new commercial building located at 535 W Kennedale Parkway, Kennedale, TX 76060

ORIGINATED BY NATHAN GONZALES

SUMMARY

A new commercial building will be constructed at 535 W Kennedale Parkway. This new building will serve as an automotive repair facility. A new driveway, parking lot, fire lane, dumpster screen, and landscaping will all be installed. A building permit has been submitted and approved. In the Spring of 2022, the City Council revised the UDC to require site plan approval for all new commercial developments greater than 2,500 SF in size. This new proposed building exceeds that threshold and therefore comes to the Planning and Zoning Commission for approval. Before the permit can be issued, site plan approval is required.

The Planning and Zoning Commission reviewed the site plan on February 29, 2024, and recommended approval.

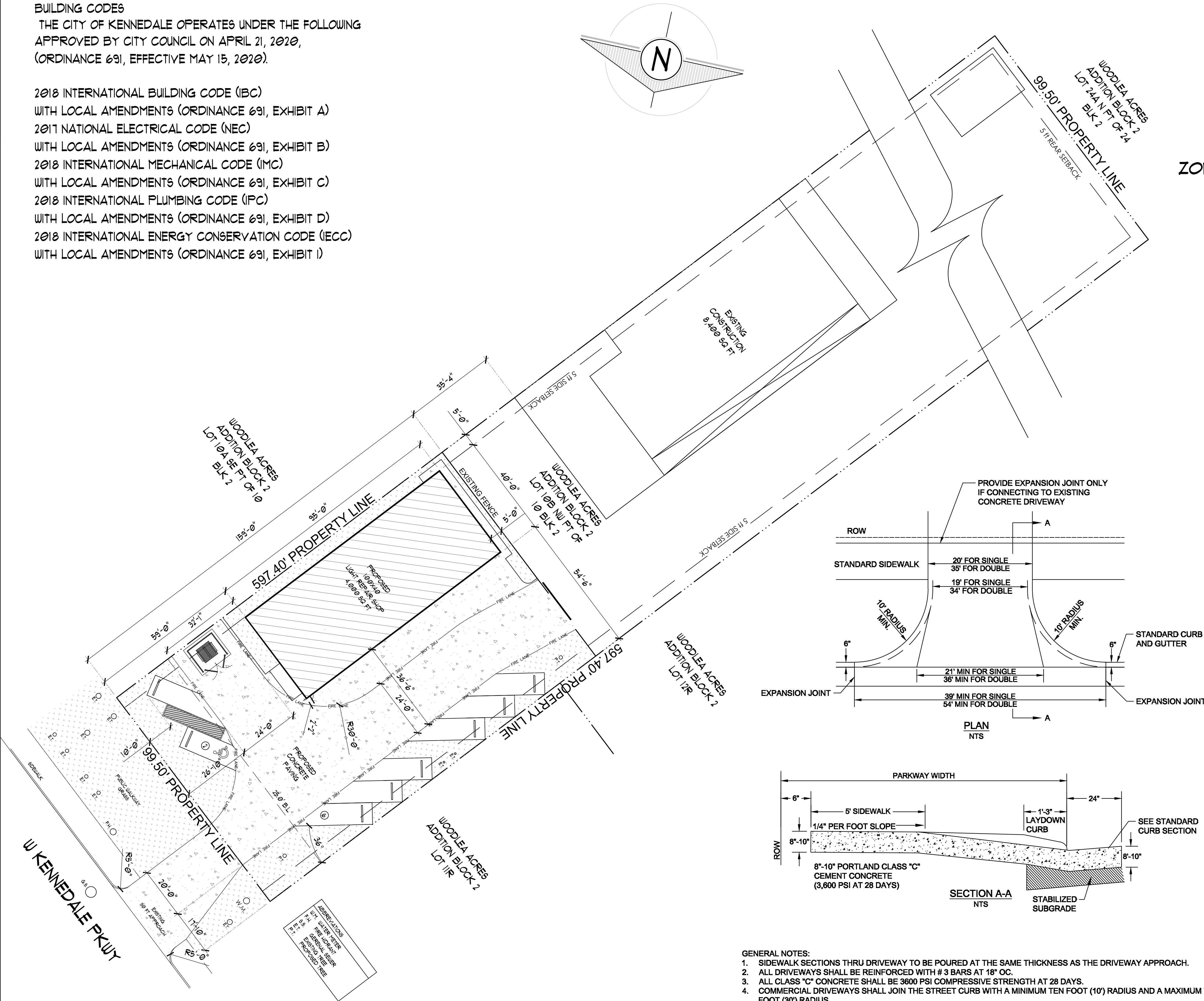
RECOMMENDATION

Staff recommends approval.

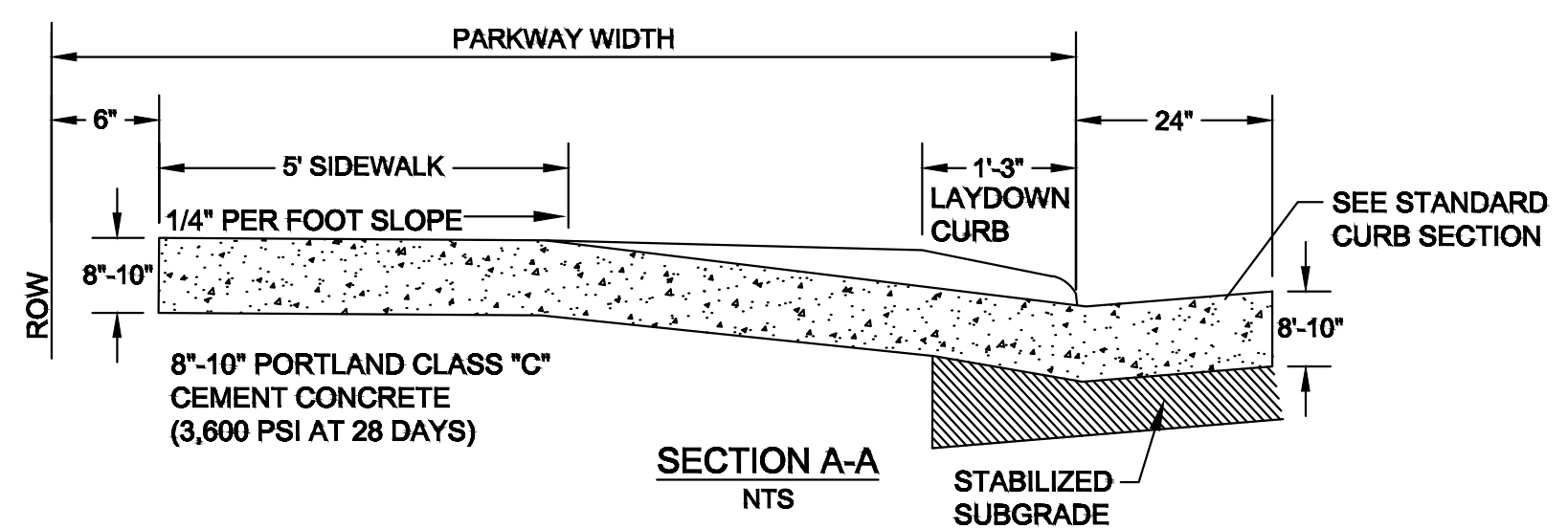
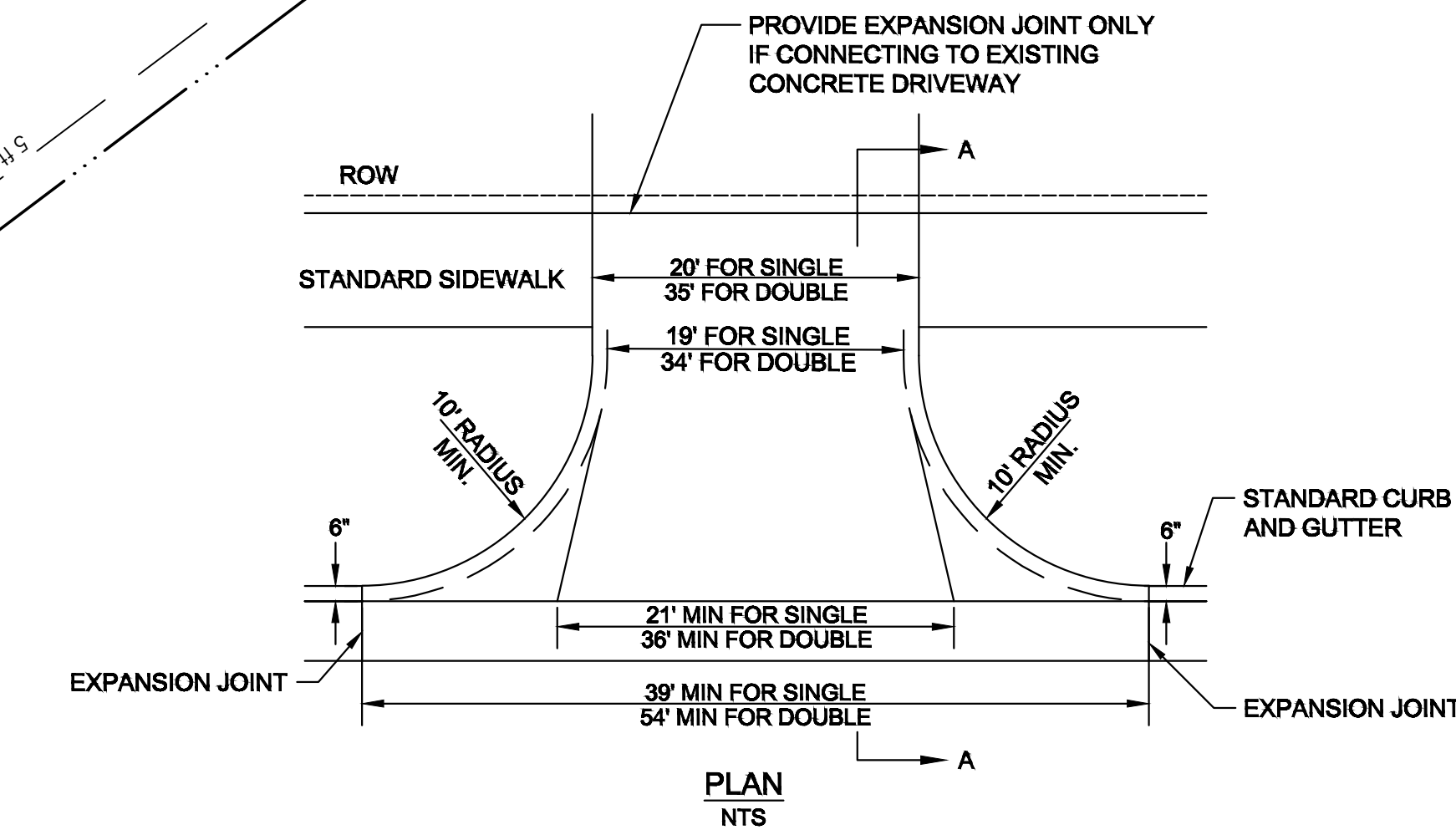
ATTACHMENTS

BUILDING CODES
THE CITY OF KENNEDALE OPERATES UNDER THE FOLLOWING
APPROVED BY CITY COUNCIL ON APRIL 21, 2020,
(ORDINANCE 691, EFFECTIVE MAY 15, 2020).

- 2018 INTERNATIONAL BUILDING CODE (IBC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT A)
2017 NATIONAL ELECTRICAL CODE (NEC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT B)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT C)
2018 INTERNATIONAL PLUMBING CODE (IPC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT D)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
WITH LOCAL AMENDMENTS (ORDINANCE 691, EXHIBIT I)



SITE PLAN
SCALE: 1 TO 20

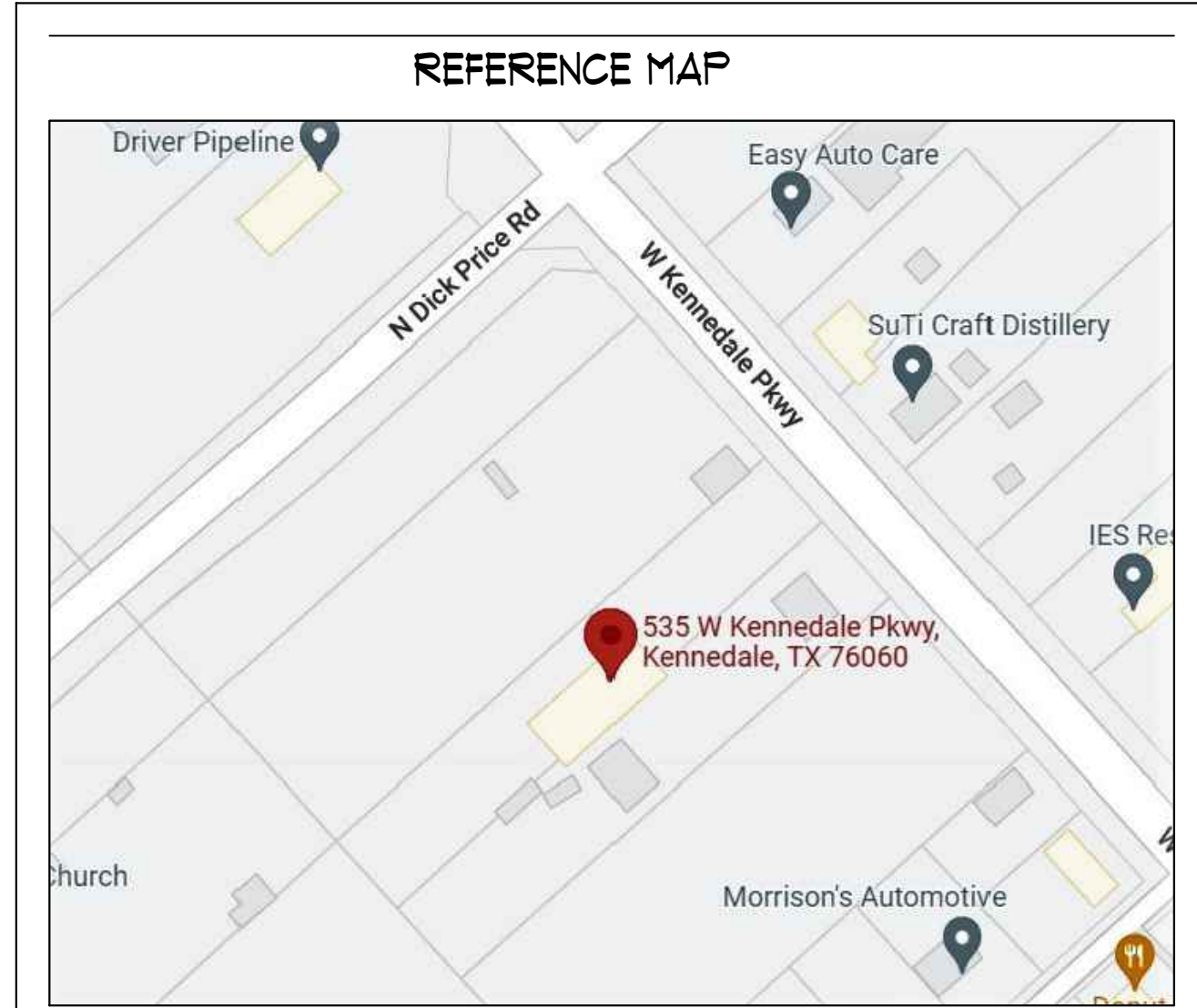


- GENERAL NOTES:
1. SIDEWALK SECTIONS THRU DRIVEWAY TO BE POURED AT THE SAME THICKNESS AS THE DRIVEWAY APPROACH.
 2. ALL DRIVEWAYS SHALL BE REINFORCED WITH # 3 BARS AT 18" OC.
 3. ALL CLASS "C" CONCRETE SHALL BE 3600 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 4. COMMERCIAL DRIVEWAYS SHALL JOIN THE STREET CURB WITH A MINIMUM TEN FOOT (10') RADIUS AND A MAXIMUM THIRTY FOOT (30') RADIUS.
 5. COMMERCIAL AND INDUSTRIAL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF EIGHT INCH (8") TO 10 INCH (10") THICK, PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

CITY OF KENNEDALE, TEXAS
PAVING AND RELATED IMPROVEMENT DETAILS
COMMERCIAL LAYDOWN CURB AND DRIVEWAY



ZONING MAP - REFERENCE



ZONING OT-4

LEGAL DESCRIPTION:
WOODLEA ACRES ADDITION BLOCK 2 LOT 10B NW FT
OF 10 BLK 2

SQUARE FOOTAGE	
PROPOSED CONSTRUCTION	4,000 SQ FT
EXISTING CONSTRUCTION	8,400 SQ FT
TOTAL COVERAGE	12,400 SQ FT
LOT SIZE	59,448.0 SQ FT
PROP. COVERAGE % =	20.1%

PARKING ANALYSIS	
PROPOSED USE - REPAIR SHOP	
PARKING RATIO - 1 PARKING SP / 500 SQ FT	
4000 SQ FT / 500 SQ FT = 8	
REQUIRED PARKING SPACES = 8	
PROVIDED PARKING SPACES = 8	

DESIGN INFORMATION	
PROPOSED OCCUPANCY GROUP	S-1
CONSTRUCTION	TYPE II
RISK CATEGORY	CAT II
SEISMIC CATEGORY	A
WIND DESIGN LOADS	115 MPH
SNOW LOADS	5 PSF

CITY STAMP:

ENGINEER STAMP: 01/10/2024

STATE OF TEXAS

XAVIER CHAPA

42335

LICENSE

Professional Engineer

Xavier Chapa Engineering/Surveying

Firm Number F-9196

SCALE: 1 TO 20

DATE: 01/03/2023

SCOPE OF WORK: NEW CONSTRUCTION

ADDRESS: 535 W Kennedale Pkwy,
Kennedale Tx 76060

PROPOSED USE: SMALL REPAIR SHOP

REV: 1

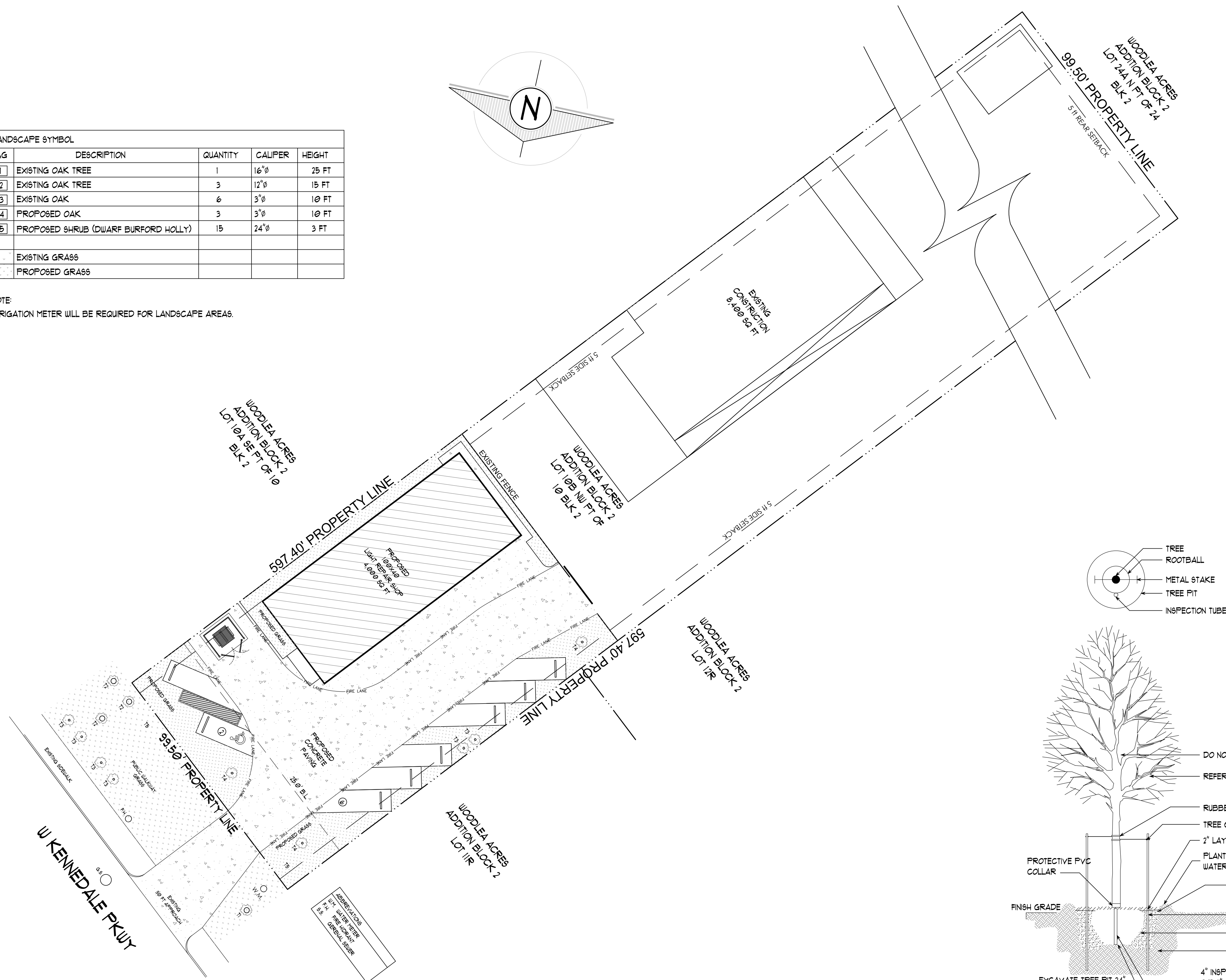
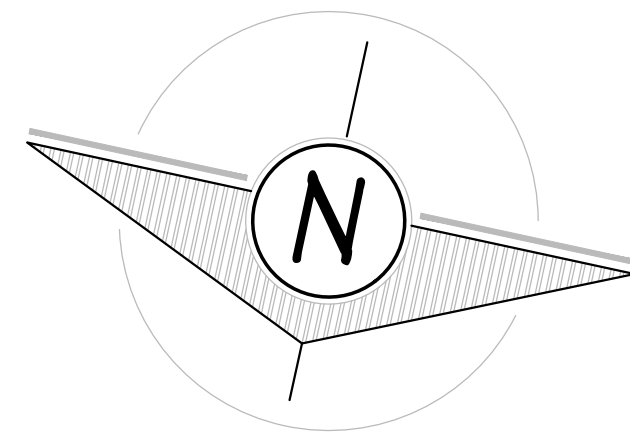
CITY COMMENTS

SHEET: A-001

PAGE: 1 OF 18

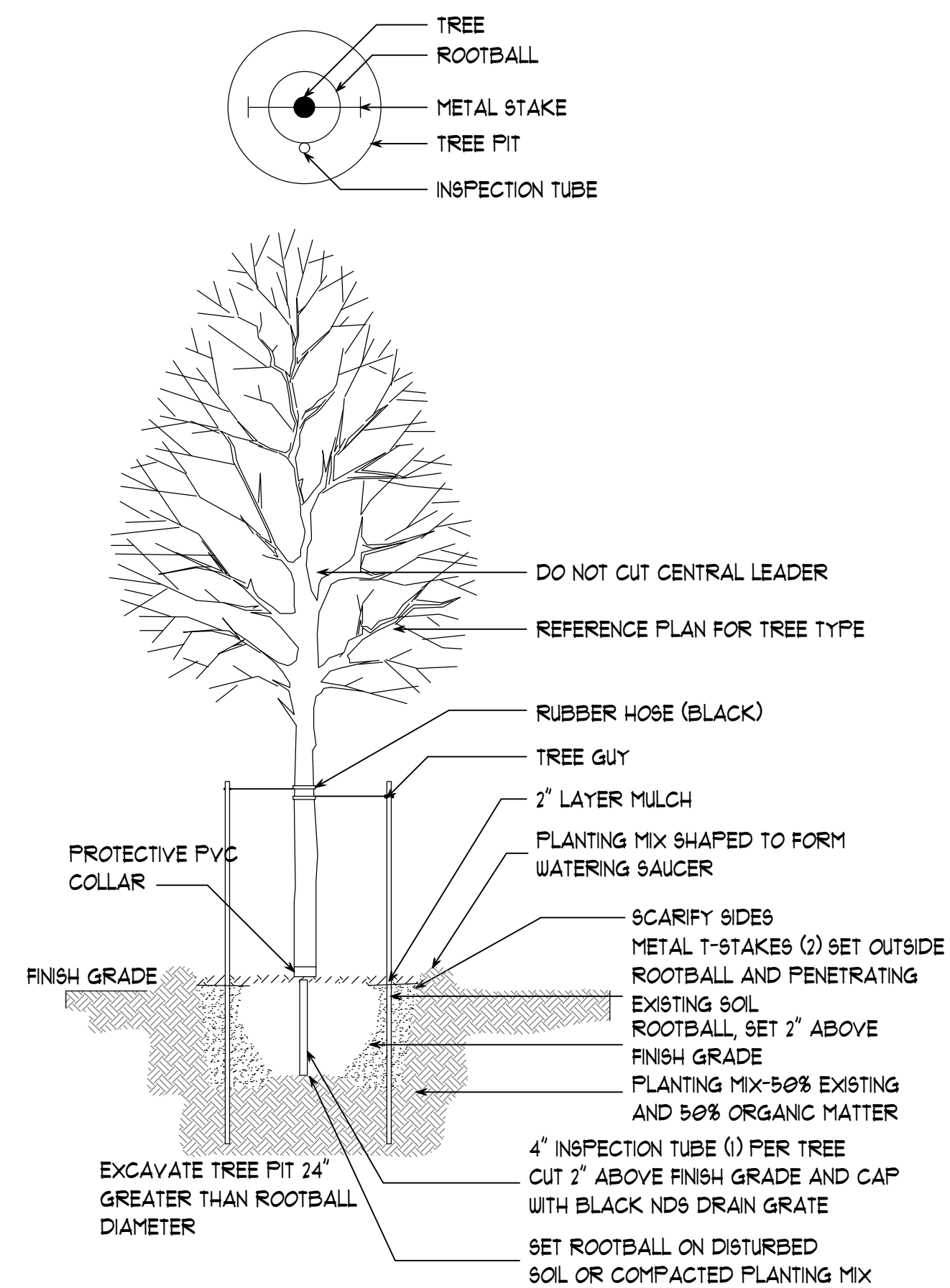
THE SET OF PLANS WAS DEVELOPED IN ACCORDANCE WITH CURRENT CODES AND RESTRICTIONS ESTABLISHED IN THE ZONING OF THE CITY WHERE IT IS BEING SUBMITTED FOR REVIEW. THE INFORMATION PROVIDED BY THE OWNER WAS USED TO CREATE THE DRAWINGS, AND ALL DRAWINGS WERE MADE AVAILABLE TO THE OWNER FOR THEIR REVIEW. THE OWNER OR THEIR REFERRED CONTRACTOR HAD THE FREEDOM AND TIME TO IDENTIFY ANY NECESSARY OBSERVATIONS OR DEFICIENCIES IN THE CONSTRUCTION PROCESS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTING MATERIALS, PROCEDURES, AND LABOR DURING THE CONSTRUCTION PROCESS, WHICH DOES NOT INVOLVE THE DESIGNER. THE OWNER OR CONTRACTOR ARE FREE TO MODIFY THE MEP (MECHANICAL, ELECTRICAL, AND PLUMBING) DESIGN IF REQUIRED OR DUE TO ON-SITE CONDITIONS. THE CLIENT IS ENTITLED TO THE SET OF PLANS FOR A ONE-TIME USE, BUT REPRODUCTION AND SERIAL UTILIZATION WITHOUT THE DESIGNER'S CONSENT ARE NOT PERMITTED.

NOTE:
IRRIGATION METER WILL BE REQUIRED FOR LANDSCAPE AREAS



LANDSCAPE PLAN

SCALE: 1 TO 20



NEW TREES PLANTING DET.

CITY STAMP:

ENGINEER STAMP: 01/10/2024



SCALE. 1 10 20

DATE: 01/03/2023

SCOPE OF WORK:

REV:

A-002

REV:

PAGE: 2 OF 18

ADDRESS: 535 W Kennedale Pkwy,
Kennedale Tx 76060

PROPOSED USE: SMALL REPAIR SHOP

THE SET OF PLANS WAS DEVELOPED IN ACCORDANCE WITH CURRENT CODES AND RESTRICTIONS ESTABLISHED IN THE ZONING OF THE CITY WHERE IT IS BEING SUBMITTED FOR REVIEW. THE INFORMATION PROVIDED BY THE OWNER WAS USED TO CREATE THE DRAWINGS, AND ALL DRAWINGS WERE MADE AVAILABLE TO THE OWNER FOR THEIR REVIEW. THE OWNER OR THEIR PREFERRED CONTRACTOR HAD THE FREEDOM AND TIME TO IDENTIFY ANY NECESSARY OBSERVATIONS OR CHANGES BEFORE SUBMITTING THE PLANS FOR PERMIT AUTHORIZATION. THE DESIGNER DOES NOT ASSUME ANY RESPONSIBILITIES FOR ERRORS, OMISSIONS, OR DEFICIENCIES IN THE CONSTRUCTION PROCESS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTING MATERIALS, PROCEDURES, AND LABOR DURING THE CONSTRUCTION PROCESS, WHICH DOES NOT INVOLVE THE DESIGNER. THE OWNER OR CONTRACTOR ARE FREE TO MODIFY THE MEP MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) DESIGN IF REQUIRED OR DUE TO ON-SITE CONDITIONS. THE CLIENT IS ENTITLED TO THE SET OF PLANS FOR A ONE-TIME USE, BUT REPRODUCTION AND REUSE (INCLUDING DIGITAL) WITHOUT THE DESIGNER'S CONSENT ARE NOT PERMITTED.

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.

SUBJECT
ITEMS FOR INDIVIDUAL CONSIDERATION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM IV.C.1.

SUBJECT
ILA for water and wastewater operation between the City of Kennedale, Texas and the City of Arlington, Texas

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1	2024-03-05_1st_Amendment_Kennedale_COA_Water_Operation_s_ILA.Final For Approval	2024-03-05_1st_Amendment_Kennedale_COA_Water_Operation_s_ILA.Final For Approval.docx
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Section 7.1 Term of the AGREEMENT is amended so that it reads as follows:

“Section 7.1 Term

- (a) This Agreement shall remain in full force and effect through September 30, 2024, unless terminated for cause as provided in Section 7.2 below.
- (b) Thereafter, this Agreement shall be automatically renewed for successive five (5) year periods unless cancelled in writing by either Party at least six (6) months prior to the expiration of the then current term or unless agreement on adjusted Base Compensation and adjusted amount of Capital Improvements included in the Base Compensation cannot be reached, as described in Section 6.1. Modifications to the Base Compensation shall be made pursuant to Section 6.1 of this Agreement. During the six (6) month cancellation period, Operator will train Municipality in the operation of the system.”

III.

This FIRST AMENDMENT shall become effective on March 26, 2024.

IV.

This FIRST AMENDMENT, to the extent of any conflict with the AGREEMENT, shall supersede the terms and provisions of the AGREEMENT. However, it is the express intention of the PARTIES that this FIRST AMENDMENT and the AGREEMENT shall be completely integrated and be construed in harmony and congruity as a single instrument to the greatest extent permitted by law.

IN WITNESS WHEREOF, the PARTIES acting under authority of their respective governing bodies have caused this FIRST AMENDMENT to be duly executed in several counterparts, each of which is deemed to be an original, as of the day and date first written above.

[SIGNATURES ON THE FOLLOWING PAGE]

CITY OF KENNEDALE, TEXAS

BY: _____
Darrell Hull, City Manager

Date: _____

ATTEST:

Raeanne Byington, City Secretary

APPROVED AS TO FORM

Carvan Adkins, City Attorney

CITY OF ARLINGTON, TEXAS

BY: _____
Keith E. Brooks, P.E., CFM
Interim Director of Water Utilities

Date: _____

ATTEST:

Alex Busken, City Secretary

APPROVED AS TO FORM

Molly Shortall, City Attorney

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.D.

SUBJECT
PUBLIC HEARINGS

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: PUBLIC HEARING ITEM IV.F.1.

SUBJECT

PZ CASE #24-05 To conduct a public hearing and consider a proposed zoning change request from "C-1 commercial district" to "EC-1 employment center district" for approximately 0.3265 acres, block 7, lot 4A less row block 7, of the Oak Crest addition, located at 6704 Lindale Rd, City of Kennedale, Tarrant County, Texas

ORIGINATED BY NATHAN GONZALES

SUMMARY

BACKGROUND AND OVERVIEW	
Request	Zoning Change Request from "C-1 Commercial District" to "EC-1 Employment Center District"
Applicant	Darrell Hull, Kennedale Economic Development Corporation
Location	6704 Lindale Rd, Kennedale, TX 76060
Surrounding Uses	Residential, Commercial
Surrounding Zoning	R-3 to the south, C1 to the east and west
Future Land Use Plan Designation	Employment Center
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

The subject property is approximately 0.32 acres and is owned by the Kennedale Economic Development Corporation. The lot is currently vacant. The EDC has currently signed a lease with a third party who will be installing a billboard sign at this location. The property is currently zoned C-1 which limits pole signs at 32 feet high. The zoning change to EC-1 allows for taller signs which is appropriate given the interstate frontage. The maximum height for signs in the EC-1 District is 75 feet. The third-party has already submitted a building permit to erect the sign, pending approval from both P&Z and City Council for the zoning change.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property sits along the I-20 interstate frontage road. All adjacent properties are currently zoned C-1 and are vacant. There is an existing residential neighborhood to the south and commercial businesses located further east.

STAFF REVIEW

LAND USE COMPATIBILITY

Land use permitted within the EC-1 District is compatible with the existing land uses and future land uses envisioned at this location.

COMPREHENSIVE PLAN CONSISTENCY

The 2012 Comprehensive Plan and Future Land Use Plan (FLUP) envision this part of town to be developed as an *Employment Center* (See Figure A). Sample development types include hotels, retail, restaurants, and multifamily.



Figure A- Future Land Use Plan

The proposed rezoning is **consistent** with the Comprehensive Plan and Future Land Use Plan.

The Planning and Zoning Commission held a public hearing on February 29, 2024, and recommended approval by a vote of 4-0.

RECOMMENDATION

STAFF RECOMMENDATION

The applicant's request for a zoning change to "EC-1 Employment District" is compatible with the existing land use and is consistent with the current Comprehensive Plan, therefore staff has recommended

approval.

Land Use Compatibility:

The requested change ***is compatible.***

Comprehensive Plan Consistency:

The requested change ***is consistent.***

Future Land Use Plan Consistency:

The requested change ***is consistent.***

Staff Recommendation:

Approve

ATTACHMENTS

1.	Site Posting	Site Posting.jpg
2.	Star-Telegram	Star-Telegram.pdf
3.	GIS 200ft buffer mailing list	GIS 200ft buffer mailing list.pdf
4.	PZ 2405 Mailing Notice for 6704 Lindale	PZ 2405 Mailing Notice for 6704 Lindale.docx



**CITY OF
KENNEDALE
A ZONING
CHANGE IS
REQUESTED
FOR THIS SITE**

FOR INFORMATION CALL:
817-985-2135



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
19300	520831	Print Legal Ad-IPL01598470 - IPL0159847		\$77.02	1	41 L

Attention: Raeanne Byington

CITY OF KENNEDALE
405 MUNICIPAL DR
KENNEDEALE, TX 760602249

citysecretary@cityofkenneale.com

CITY OF KENNEDALE NOTICE OF PUBLIC HEARING

THE KENNEDALE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING FOR THE FOLLOWING CASE ON THURSDAY, FEBRUARY 29, 2024, AT 6 P.M. IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060:

PZ CASE #24-05 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "C-1 COMMERCIAL DISTRICT" TO "EC-1 EMPLOYMENT CENTER DISTRICT" FOR APPROXIMATELY 0.3265 ACRES, BLOCK 7, LOT 4A LESS ROW BLK 7, OF THE OAK CREST ADDITION, LOCATED AT 6704 LINDALE RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS. A SECOND PUBLIC HEARING FOR THESE CASES WILL BE HELD BEFORE CITY COUNCIL ON TUESDAY, MARCH 19, 2024, AT 5:30 PM IN THE CITY COUNCIL CHAMBERS, LOCATED AT 405 MUNICIPAL DRIVE, KENNEDALE, TARRANT COUNTY, TEXAS 76060.

INTERESTED PERSONS ARE ENCOURAGED TO ATTEND THE PUBLIC HEARINGS TO OFFER PUBLIC COMMENTS OR PROVIDE WRITTEN COMMENTS PRIOR TO THE MEETING TO: COMMUNITY DEVELOPMENT DEPARTMENT, 405 MUNICIPAL DRIVE, KENNEDALE, TX, 76060. FOR MORE INFORMATION, PLEASE CALL (817) 985-2135.

IPL0159847
Feb 14 2024

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:

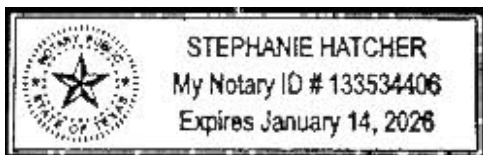
02/14/24

Stefani Beard

Sworn to and subscribed before me this 14th day of February in the year of 2024

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!

30390-5-1R
KARMALI HOLDINGS INC
PO BOX 93593
SOUTHLAKE, TX 76092

30390-9-1R
PAYSON JEFF
2906 PANHANDLE DR
ROCKWALL, TX 75087

30390-7-5
Carlos Vasquez
405 MUNICIPAL DR
KENNEDEALE, TX 76060

30390-7-16
OAK CREST FAMILY CHURCH
6741 OAK CREST DR W
FORT WORTH, TX 76140

30390-7-7
SWANN DOROTHY
708 ROSE AVE
CLEBURNE, TX 76033

30390-9-24

30390-7-6
BACON JERRY W
6712 LINDALE RD
FORT WORTH, TX 76140

30390-9-23
PENNY THOMAS L
2520 K AVE SUITE 700-287
PLANO, TX 75074

30390-7-18
KHORRAMI KEVIN
PO BOX 137477
FORT WORTH, TX 76136

30390-7-17
KHORRAMI KEVIN
PO BOX 137477
FORT WORTH, TX 76136



PUBLIC HEARING

The Kennedale Planning and Zoning Commission will hold a public hearing for the following case on Thursday, February 29, 2024 at 6 P.M. in the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060:

PZ CASE #24-05 TO CONDUCT A PUBLIC HEARING AND CONSIDER A PROPOSED ZONING CHANGE REQUEST FROM "C-1 COMMERCIAL DISTRICT" TO "EC-1 EMPLOYMENT CENTER DISTRICT" FOR APPROXIMATELY 0.3265 ACRES, BLOCK 7, LOT 4A LESS ROW BLK 7, OF THE OAK CREST ADDITION, LOCATED AT 6704 LINDALE RD, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS.

A second public hearing for this case will be held before City Council on Tuesday, March 19, 2024, at 5:30 PM IN the City Council Chambers, located at 405 Municipal Drive, Kennedale, Tarrant County, Texas 76060.



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

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

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: MARCH 19, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.1.

SUBJECT

Rules regarding the use of public property for political purposes

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.A.2.

SUBJECT

Rules and procedures for addressing potential conflicts of interest

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

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: MARCH 19, 2024

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: MARCH 19, 2024

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

STAFF REPORT TO THE HONORABLE MAYOR AND CITY COUNCIL

MEETING DATE: MARCH 19, 2024

AGENDA ITEM NUMBER: EXECUTIVE SESSION ITEM V.D.1.

SUBJECT

Planning & Zoning appointment

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS