KENNEDALE CITY COUNCIL MINUTES

REGULAR MEETING | JUNE 18, 2024 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

A. ROLL CALL

Mayor Horton called the meeting to order at 5:30 p.m.

Mayor Horton, Mayor Pro Tem Michels, Place 1 Glover, Place 4 Gary, and Place 5 Nevarez were in attendance thus constituting a quorum.

The City Manager, City Secretary, department directors, and various other staff were also present.

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

Pastor Eric Armstrong led the invocation. Mayor Pro Tem Michels led the Pledges to the American and Texas Flags.

II. PRESENTATIONS

A. Proclamation presented to Alex Sterba, Eagle Scout.

State Representative David Cook and the Kennedale City Council presented a Proclamation to Alex Sterba, Eagle Scout

B. Proclamation presented to Coach James "Jet" Teague.

State Representative David Cook and the City of Kennedale Council presented a Proclamation to Coach James "Jet" Teague.

C. Proclamation presented to the Keep Kennedale Beautiful Committee by State Representative David Cook.

State Representative David Cook presented the City with a proclamation in honor of Keep Kennedale Beautiful.

D. Proclamations presented to Mayor Brad Horton, Place 4 Chris Gary, and Place 5 Jeff

Nevarez, by State Representative David Cook.

State Representative David Cook presented proclamations of congratulations to Mayor Brad Horton, Place 4 Chis Gary, and Place 5 Jeff Nevarez.

E. Proclamation presented to Former Mayor Jan Joplin by State Representative David Cook.

State Representative David Cook presented the City with a proclamation honoring Former Mayor Jan Joplin.

III. PUBLIC COMMENT

Sara Johnson, 221 Village St., addressed the City Council regarding upcoming events, including a Holly Tucker Concert, and a Back to School Bash.

Derek Mills, 317 S. Dick Price Rd., addressed the City Council regarding traffic concerns and safety along Dick Price Rd.

IV. REGULAR SESSION

A. REPORTS AND ANNOUNCEMENTS

1. Updates from the City of Kennedale Mayor and City Council

The City Council and Mayor gave updates on items of public interest, including the TML Regional 8 Meeting, the Juneteenth Parade, Memorial Day Services, and a Bike Safety Event.

2. Updates from the City of Kennedale City Manager

No comments were made.

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

Finance Director Jonathan Horton reviewed City financials with the Council.

B. CONSENT AGENDA

1. May 21, 2024, Regular City Council Minutes

2. April 15, 2024, Special City Council Minutes

3. Ordinance 763 Establishing a Records Management Program, Adopting a plan to prescribe policies and procedures consistent with the Local Government Records Act, and Declaring the Office of the City Secretary as the Records Management Officer.

4. Resolution 631 Authorizing Membership in the Atmos Cities Steering Committee

Mayor Pro Tem Michels motioned to approve all consent agenda items.

Place 5 Nevarez seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

C. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. Resolution 632, a resolution of the City of Kennedale, authorizing publication and posting of notice of intention to issue certificates of obligation to finance the acquisition, construction, renovation, and equipping of various public improvement projects (including street improvements and public safety facilities.)

Andrew Friedman addressed the City by reading the steps in the process of issuing the voter-approved certificates of obligation. Mr. Friedman advised that approval of Resolution 632 is necessary to move forward with the legal process of selling bonds. Mr. Friedman advised that the bond issuance would appear on the August Regular City Council Agenda for final approval.

Place 3 Michels motioned to approve Resolution 632, a resolution of the City of Kennedale, authorizing publication and posting of notice of intention to issue certificates of obligation to finance the acquisition, construction, renovation, and equipping of various public improvement projects (including street improvements and public safety facilities.)

Place 5 Nevarez seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

2. Kennedale's Supervisory Control and Data Acquisition (SCADA) System Upgrade with the City of Arlington.

The City of Arlington provided staff to brief the Council on the status of the Supervisory Control and Data Acquisition System. It was noted that Kennedale's system is no longer supported by windows and if failure were to happen no repairs or parts would be available.

Place 5 Nevarez motioned to approve Kennedale's Supervisory Control and Data Acquisition (SCADA) System Upgrade with the City of Arlington.

Mayor Pro Tem Michels seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

3. Tarrant County 2021 Transportation Bond Program Countywide Initiative to include Kennedale Sublett Rd. Improvement Interlocal Agreement with Shield Engineering and Freese and Nichols.

The City Council and representatives from Freese and Nichols discussed the Tarrant County Commissioners Court-approved 2021 Transportation Bond Program. The Council shared concerns regarding the timeline of the project coming this late to the Council for approval as the bond will be lost if not approved with Council action by September 30, 2024. It was noted that the City obligation for this project would be approximately $4,800,000.00 with the county providing for an estimated amount of $5,100.00.00. The Council was also concerned regarding the proposed alignment options for the improvements. The Council suggested that the City Manager bring further information back to the Council prior to approval.

Place 3 Michels motioned to table an Interlocal Agreement with Tarrant County for a countywide Initiative to include Kennedale Sublett Rd. improvements.

Place 4 Gary seconded the motion.
Place 1 Glover and Place 5 Nevarez opposed, No abstentions
Vote: The motion carried with Mayor Horton casting a vote to table the agenda item.: 3-2

4. Project update on Little School Rd. with Freese and Nichols.

Freese and Nicols provided an update on the Little School Rd. project. The Council discussed funding opportunities, proposals, project costs, and grant possibilities. No action was taken at this time.

5. Economic Development Incentive Agreement between the City of Kennedale, Texas, Quick Roofing, LLC and QR Purchasing. LLC.

City Manager Darrell Hull introduced Doug Duffy who is the Certified Public Accountant for Quick Roofing, LLC, and QR Purchasing, LLC. Mr. Duffy advised the Council of the agreement in detail and prior to introducing CEO Eric Armstrong.

City Attorney Carvan E. Atkins suggested that the City Council adjourn into executive session to discuss the matter.

Place 3 Michels motioned to enter executive session 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).

Place 5 Nevarez seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

The City Council Adjourned into Executive Session at 7:55 p.m.

The City Council reconvened into Regular Session at 8:29 p.m.

Mayor Pro Tem Michels motioned to approve an Economic Development Incentive Agreement between the City of Kennedale, Texas, Quick Roofing, LLC, and QR Purchasing. LLC., pending approval by the Economic Development Corporation.

Place 5 Nevarez seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

6. TownCenter Agreement to authorize new construction.

City Manager Hull stated that he had received a proposed agreement however, Mr. Hull advised that the agreement was not received in time to be placed in the City Council packet. Mr. Hull suggested that the item be tabled.

City Attorney Carvan E. Atkins reminded the Council that the development agreement that is currently in place allows for the authorization of new construction.

Place 5 Nevarez made a motion to table a TownCenter Agreement to authorize new construction.

Mayor Pro Tem Michels seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

7. Safety Improvements at Sonora Park.

Public Works Director Kristian Sugrim discussed updates with the Council for Sonora Park which include lighting and a gate for the entry to the park.

Place 5 Nevarez made a motion to award both the bid for the gates and the bid for the lighting to Eric Elam in the amount of $30,300.00.

Mayor Pro Tem Michels seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

8. Plugging and capping two groundwater wells located at P2 (Paluxy) 201 E. Mistletoe Drive and T4 (Trinity) 1121 Border Lane.

Public Work Director Sugrim discussed with the Council the need to plug the two wells advising that per TCEQ regulations, the wells must be taken out of service due to the time that the wells have been unusable. Mr. Sugrim advised that well water is not allowed to be used in any future development.

Place 1 Glover made a motion to approve plugging and capping two groundwater wells located at P2 (Paluxy) 201 E. Mistletoe Drive and T4 (Trinity) 1121 Border Lane.

Place 4 Chris Gary seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

9. Appointment of the Mayor Pro Tem.

Place 1 Glover made a motion to nominate Mayor Pro Tem Michels to serve another term as Mayor Pro Tem.

Place 5 Nevarez seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

V. EXECUTIVE SESSION

CONSULTATION WITH THE CITY ATTORNEY PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE.

PERSONNEL MATTERS PURSUANT TO SECTION 551.074, TEXAS

GOVERNMENT CODE.

City Board Appointments
City Manager Contract

DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS PURSUANT TO SECTION 551.087, TEXAS GOVERNMENT CODE.

Economic Development Incentive Agreement between the City of Kennedale, Texas, Quick Roofing, LLC, and QR Purchasing. LLC.

The City Council adjourned into executive session at 9:01 p.m.

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

The Council reconvened into regular session at 10:16 p.m.

Place 5 Nevarez made a motion to appoint the following to various City boards:

Jeff Nevarez Economic Development Corporation Place 4
Brad Horton TownCenter Committee Place 3
Chris Gary TownCenter Committee Place 5
Kenneth Michels Keep Kennedale Beautiful Place 3

Place 1 Glover seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 4-0

VII. ADJOURNMENT

Mayor Pro Tem Michels motioned to adjourn the meeting.

Place 4 Gary seconded the motion.
There being no further business the Mayor adjourned the meeting at 10:17 p.m.

APPROVED: **ATTEST:**

MAYOR BRAD HORTON *CITY SECRETARY BOBBIE JO TAYLOR*