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KENNEDALE CITY COUNCIL MINUTES

SPECIAL MEETING | JULY 15, 2024 AT 5:30 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

I. CALL TO ORDER

Mayor Horton called the meeting to order at 5:28 p.m.

A. ROLL CALL

Mayor Horton, Mayor Pro Tem Michels, Place 1 Glover, Place 2 Kobeck, 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

"Honor the Texas Flag; I Pledge Allegiance to Thee, Texas, One State under God; One and Indivisible."

Place 5 Nevarez led the invocation, followed by the reciting of the American and Texas flags led by Mayor Pro Tem Michels.

II. PRESENTATIONS

A. Proclamation and Resolution honoring Mr. Evan Krum for receiving the Presidential Volunteer Gold Award for Community Service.

Daryle Perez, representing State Representative David Cook's office, and Mayor Horton, presented a Proclamation and Resolution honoring Mr. Evan Krum for receiving the Presidential Volunteer Gold Award for Community Service.

B. Proclamation and Resolution honoring Mr. Joshua Dees for receiving the Presidential Volunteer Bronze Award for Community Service.

Daryle Perez, representing State Representative David Cook's office, and Mayor Horton, presented a Proclamation and Resolution honoring Mr. Joshua Dees for receiving the Presidential Volunteer Bronze Award for Community Service.

C. Joe Don Bobbitt, Chief Appraiser and Executive Director of Tarrant Appraisal District, introduction to City Council.

Mr. Joe Don Bobbitt, Chief Appraiser and Executive Director of Tarrant Appraisal District introduced himself to the City Council and gave an overview of the role of the appraisal district and the upcoming certification of the appraisal roll due to the city on July 25th.

III. PUBLIC COMMENT

The Kennedale City Council welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Kennedale City Council cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

No comments at this time.

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 the City of Kennedale Mayor and City Council

The City Council and Mayor gave updates on items of public interest, including the BBQ Showdown, Coffee with the Mayor, the Meet and Greet with Council and Citizens, Library Summer Reading Events, and training that was attended during the month of June.

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.

a. Quarterly Investment Report

Finance Director Horton presented and reviewed with the Council the Quarterly Investment Report.

B. CONSENT AGENDA

1. June 18, 2024, City Council Meeting Minutes
2. June 25, 2024, City Council Special Meeting Minutes
3. Appointment of Dustin Verona to Place 5 of the Economic Development Corporation.
4. Appointment of Linda Rhodes to Place 4 of the Board of Adjustment.
5. Appointment of Pat Vader to Chair of the Board of Adjustment.

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: 5-0

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

1. Discuss and consider action to approve proposed new water and wastewater rates as presented in the 2024 Water and Wastewater Rate Study and Financial Forecast.

Jason Grey with Willdan, a consultant group who studied and reviewed the water and wastewater rates, presented the City Council with a Water and Wastewater Study and Financial Forecast. Mr. Grey noted that currently the General Fund is subsidizing the water and wastewater funds as the rates which are being charged by the city do not cover the maintenance and operations of the utility departments. Mr. Grey recommended that the City Council adopt the water rates as presented in the study.

Place 1 Glover motioned to approve the 2024 Water and Wastewater Rates as presented.

Place 5 Nevarez seconded the motion.
Place 2 Kobeck and Place 4 Gary opposed, No abstentions
Vote: The motion carried: 3-2

2. Discussion and update regarding Business Occupation Licenses.

Community Development Director Nathan Gonzales updated the status of the Business Occupation Licenses to the City Council. Mr. Gonzales advised that a business permit is required in the city under the Code of Ordinances, and that the permit is essentially the same as a business license that requires annual registration and the payment of a fee listed on the adopted fee schedule. Mr. Gonzales stated that staff had reviewed the existing ordinance and has found that a repeal would not negatively impact the department, city, or the ordinances.

The Council discussed the possibility of repealing the ordinance requiring a permit for the occupation licenses. The consensus of the Council was that Mr. Gonzales brings back options for approval at the next Regular Scheduled City Council Meeting.

3. Discussion and update on an Analysis of Kennedale Streets.

Director of Public Works Kristian Sugrim presented the Council with an analysis of Kennedale Streets and a log of the street condition which were included within the City Council packet. Mr. Sugrim advised that, based on our recent street network survey, roughly 13% of the network is in poor condition. Mr. Sugrim stated that the staff is recommending rehabilitation of Swiney Hiett Rd. within the limits of Mansfield Cardinal Rd. and Joplin Rd., Eden Rd. from Kennedale Parkway to Hudson Village Creek Rd., and New Hope Rd. from the Rail Road tracks to Hudson Village Creek Rd.

The Council was concerned that Peggy Lane was not listed as poor on the street log and requested that rankings of the streets be made with a set of criteria so that they could better review the most needed repairs in Kennedale. The City Council asked that the City Manager resend the documentation in email format, analyzing all the details so that the item could be revisited in the future.

4. Update and Discussion on the 2023 Bond Issuance progress of Basin B sewer line, ground storage tank, generators, and street infrastructure.

Director of Public Works Kristian Sugrim gave an overview of the 2023 Bond Issuance progress. Mr. Sugrim advised On June 6, 2023, the Kennedale City Council approved an engineering services agreement with Freese and Nichols, Inc. for the design of the northwest sector (Basin B) sanitary sewer interceptor project. It was noted that this upgrade will help alleviate collection system capacity issues, and that the project would satisfy system upgrade obligations with the City of Arlington.

Mr. Sugrim continued by updating the Council on the ground storage water tank, located at 751 Caruthers Ln. to a 0.75MG tank. He advised that a request for proposals had been advertised, received, reviewed, and a selection was made. Mr. Sugrim added that in June 2024, an official letter of intent was provided to Texas Aquastore and that he anticipates the tank being in operation by early summer 2025.

5. Update and Discussion on the 2024 Bond Issuance for the remodeling of public safety buildings, parks and recreation facilities, and water/sewer, streets, or other utility infrastructure projects.

City Manager Darrell Hull updated the Council on the 2024 Bond Issuance. Mr. Hull advised that the Public Safety, and Park and Recreation Facilities portion of the bond funding has been allocated. Mr. Hull requested direction from the City Council for 2.6 million of potential funding remaining on the voter approved bond.

The City Council and Mr. Hull discussed potential options including funding the Little School Rd. project. Mr. Hull recommended using bond funding to complete the engineering and design portion of the project costing an estimated 1 million, of which Tarrant County would reimburse at 50%. The engineering design phase of the Kennedale Sublett redesign was also recommended as a project by the City Manager. Mr. Hull advised the design of this project is 100% reimbursed by Tarrant County.

6. Discuss and consider action on the Tarrant County 2021 Transportation Bond Program Countywide Initiative to include Kennedale Sublett Rd. Improvements.

City Manager Hull and the City Council continued discussing the bond options that were placed on the agenda. The Council was advised that the funding from the Tarrant County 2021 Transportation Bond Program would require City Council action prior to September 2024.

The Council continued discussion with city staff relating to the expense of the projects, reimbursement of the projects, timelines, and design.

Place 1 Glover motioned to authorize the City Manager to move forward with the Little Rd. Extension Project Design and to approve the Design Project of Kennedale Sublett Rd.

Place 5 Nevarez seconded the motion.
Place 2 Kobeck and Place 4 Gary opposed, No abstentions
Vote: The motion carried: 3-2

7. Discuss and consider a lease agreement with the YMCA for 205 W. Kennedale Parkway.

City Manager Darrell Hull presented a lease agreement to the City Council for the YMCA. Mr. Hull advised that City Management and Legal Staff have reviewed the proposed Lease agreement, which is a standard agreement in which the YMCA will pay $400.00 per month over a period of three (3) years. Mr. Hull stated that the YMCA will provide property insurance and will have all utilities in their name of business.

Mayor Pro Tem Michels motioned to approve the lease agreement for the YMCA.

Place 1 Glover seconded the motion.
No oppositions, No abstentions
Vote: The motion carried unanimously: 5-0

V. EXECUTIVE SESSION

No Executive Session was held at this meeting.

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

VII. ADJOURNMENT

Mayor Pro Tem Michels motioned to adjourn the meeting.

Place 5 Nevarez seconded the motion.
There being no further business the Mayor adjourned the meeting at 8:48 p.m.

APPROVED: **ATTEST:**

Brad Horton

MAYOR BRAD HORTON

CITY OF KENNEDALE
SEAL
TARRANT COUNTY, TEXAS

B Taylor

CITY SECRETERY BOBBIE JO TAYLOR