

**KENNEDALE CITY COUNCIL MINUTES**  
REGULAR MEETING | NOVEMBER 19, 2024 AT 5:30 PM  
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPAL DRIVE, KENNEDALE, TX 76060

**I. CALL TO ORDER**

Mayor Brad Horton called the meeting to order at 5:30 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 other various 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 offered the invocation followed by the Pledges to the American and Texas flags led by Mayor Pro Tem Michels.

**II. 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.*

Tracy Hardy, 1406 Fern Court, Clarification of Tax Freeze Ordinance  
Christina Husfield, 1411 Derby, Clarification of Tax Freeze Ordinance  
Laurie Sanders, 208 W. 5th St., Clarification of Tax Freeze Ordinance  
Sara Johnson, 221 Village St., Thanksgiving Food Drive, Public Information Complaint  
John Hivali, 418 Coker Valley, Clarification of the Tax Freeze Ordinance  
Loree Boyd, 321 W. 3rd., Support of City Manager  
Chad Wandel, 614 Reeves Lane, Unsatisfied with Safe Routes to School  
Joe Palmer, 4017 Sangvinet Ct., Fort Worth, Business Licenses and Clarification of Tax Freeze Ordinance

**III. PRESENTATIONS**

**A. An update to regulations and protective measures for Lead in the City of Kennedale's Drinking Water System.**

Public Works Director Kristian Sugrim and Freese and Nichols briefed the Council on updated regulations and protective measures for lead in the City of Kennedale's Drinking Water System. The updates included potential sources of lead, health risks of lead in drinking water, and an announcement that the City of Kennedale is in total

compliance with the Lead and Copper Rule Revisions set forth by the State.

#### 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 Trunk or Treat, an EDC Conference, The Mayor's Red Kettle Challenge, and Veterans Day Celebrations.

##### 2. Updates from the City of Kennedale City Manager.

- a. Property Tax Freeze for Residential Homestead Property Owners who are Disabled or Sixty-Five (65) Years of Age or Older Ordinance Update.

City Manager, Darrell Hull, gave an update to the community regarding an Ordinance passed in June of 2023, which adopted an Ad Valorem Tax Freeze for Senior Citizens over the age of 65 and those with disabilities. Mr. Hull advised that the ordinance set the 2024 property tax due as the base amount which will be reflected on the 2025 tax year statement and beyond. Mr. Hull referenced video footage of the City Council meeting posted on the City of Kennedale's Youtube Channel held in June 2023, which further clarified the intent of the Council to have the ordinance become effective in 2024. Mr. Hull further advised that the ordinance had been codified by the City and filed with Tarrant Appraisal District. Attorney, Carvan E. Atkins, stated that per State Law, the City had implemented the ordinance as soon as legally possible.

- b. Business Licenses Update

Community Development Director Nathan Gonzales gave an overview of Business Licenses in the City of Kennedale, including newly implemented software, and how the software will help to ease any registration burden placed on small business in Kennedale.

- c. MyGov Software Update.

Community Development Director Nathan Gonzales gave an overview of MyGov Software which will allow citizens to apply and pay for permits online, submit word order to public works, and to request other city services.

- d. Tyler Technologies Software Update.

Finance Director Jon Horton gave an update on the implementation of Tyler Technologies, a software upgrade for the finance, courts, and human resource departments. Mr. Horton noted that some portions of the upgrade are scheduled to go live in December.

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

Director of Finance Jonathan Horton gave an overview of the city's financials.

- a. Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Associated of the United States and Canada (GFOA).

Mr. Horton announced that the City has been awarded the Certificate of Achievement for Excellence in Financial Reporting from the GFOA. Mr. Horton stated that the award demonstrates a constructive spirit of disclosure to clearly communicate its financial story and motivate potential users and user groups to read the report. Mr. Horton noted that this award was a collaborative effort between the Department of Finance Staff and the City of Kennedale's audit firm, Forvis Mazar. Mr. Horton wished to extend recognition to Kelsey Blackshear, Tyler Hoffman, and Kevin Kemp from Forvis Mazars and BRigete Davenport, Felicia Diggs, and Debby Scott with the City of Kennedale Finance Department.

### B. PUBLIC HEARINGS WITH ACTION AS NECESSARY

1. Conduct a Public Hearing on a Planning and Zoning Case #24-10 a proposed zoning change request from "MF-Multifamily District" to "PD-Planned Development" for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin RD., City of Kennedale, Tarrant County, Texas, known as Alta Landing.

Mayor Brad Horton opened the Public Hearing at 6:49 p.m.

Jonathan Scheffrahn, 500 Steeplechase Trail, In opposition to Alta Landing Zoning Change Request

Tracy Hardy, 1406 Fern Court, In opposition to Alta Landing Zoning Change Request

Christina Husfield, 1411 Derby, In opposition to Alta Landing Zoning Change Request

Jason Husfield, 1411 Derby, In opposition to Alta Landing Zoning Change Request

Todd Etter, 421 E. 4th Street., Ohio, In support of Alta Landing Zoning Change Request

John Hivali, 418 Coker Valley, In opposition to Alta Landing Zoning Change Request

City Secretary, Bobbie Jo Taylor, stated that she had received statements in opposition of the Alta Landing Zoning Change Request from Roy Stott, 1260 Elmbrook, Garrison Lewis, 1312 Tucker Lane, and Len Fuller, 512 Steeplechase Trail.

Mayor Brad Horton closed the Public Hearing at 7:05 p.m.

2. Take action on an ordinance to amend the Unified Development Code as described in Zoning Case#24-10 a proposed zoning change request from "MF-Multifamily District" to "PD-Planned Development" for approximately 10.2722 acres for Block 1, Lot 2R1, of the Vaquero Coker Addition, located at 3100 Joplin Rd., City of Kennedale, Tarrant County, Texas,

known as Alta Landing. - Action Item

Dallas Cothrum, representing the applicant of the project, addressed the Council advising them of conditions that have been proposed in the zoning change, which had been requested by the surrounding residents. Mr. Cothrum advised that the property is currently Non-Conforming and that the request, if approved, would change the zoning classification to a Planned Development which would allow the property to come into compliance with the city's building regulations.

Todd Marchejan also spoke on behalf of the applicant advising of the economic benefits that come with the project.

Nathan Gonzales, Community Development Director, presented the zoning change to the Council. Mr. Gonzales advised that the request does comply with current zoning ordinances within the city of Kennedale and requested that the City Council approve the zoning change request.

Place 1 Glover made a motion to adjourn into executive session pursuant to 551.0171 of the Texas Government Code at 7:36 p.m.

Place 5 Nevarez seconded the motion.

Mayor Pro Tem Michels opposed. No abstentions

**Vote: Motion passes 4-1**

The Council reconvened into open session at 7:55 p.m.

The Council discussed the zoning change as presented by staff and the applicant.

Place 1 Glover motioned to approve an ordinance to amend the Unified Development Code as described in Zoning Case #24-10.

Place 5 Nevarez seconded the motion.

Place 2 Kobeck, Mayor Pro Tem Michels, and Place 4 Gary opposed. No abstentions

**Vote: Motion failed 3-2**

#### **C. 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. October 22, 2024, City Council Minutes.

Mayor Pro Tem Michels made a motion to approve the consent agenda.

Place 2 Kobeck seconded the motion.

No Opposition, No abstentions

**Vote: Motion passed unanimously**

#### **D. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION**

1. Discuss and take action to update the City of Kennedale Nuisance Ordinance providing additional regulations for outdoor lighting. - Action Item

Community Development Director Nathan Gonzales presented the proposed Nuisance Ordinance update to the City Council.

The Council discussed the definitions and limits for lighting in the city and exemptions that were made in the proposed ordinance, such as holiday lighting and lighting inside of school stadiums.

Place 1 Glover motioned to approve an update to the City of Kennedale Nuisance Ordinance providing additional regulations for outdoor lighting.

Place 4 Gary seconded the motion.

Mayor Pro Tem Michels opposed the motion. No abstentions.

**Vote: Motion passed 4-1**

2. Discuss and take action on a 380 Agreement with Southwest Ambulance. - Action Item

City Manager Darrell Hull presented and discussed a proposed 380 Agreement for Southwest Ambulance with the Council.

Mayor Pro Tem Michels motioned to approve a 380 Agreement with Southwest Ambulance.

Place 1 Glover seconded the motion.

No opposition. No abstentions.

**Vote: Motion passed unanimously**

3. Discuss and take action on a resurfacing project for the Kennedale TownCenter Playground. - Action Item

Director of Public Works Kristian Sugrim updated the council on the proposed resurfacing project.

The council discussed the need for the project with Mr. Sugrim and the City Manager. Mr. Sugrim advised the Council that TownCenter park plays a vital role in preserving and enhancing the quality of life for residents, noting that the playground is currently in need of a resurfacing upgrade to provide a safe playing environment.

Place 1 Glover motioned to approve a resurfacing project for the Kennedale TownCenter Playground.

Place 5 Nevarez seconded the motion.

No opposition, No abstentions

**Vote: Motion passed unanimously**

4. Discuss and take action on a Resolution to cast the City of Kennedale's final ballot for appointments to the Tarrant Appraisal District's Board of Directors. - Action Item

Place 2 Kobeck motioned to cast the City of Kennedale's final ballot for appointments to the Tarrant Appraisal District's Board of Directors as follows:

2 votes - Wendy Burgess  
1 Vote - Mike Alfred  
1 Vote - Fred Campos  
1 Vote - Gary Losada

Place 5 Nevarez seconded the motion.

No opposition, No abstentions

**Vote: Motion passed unanimously**

5. Discuss a potential Flood Study. - Discussion Only

Mayor Horton removed the Flood Study from the agenda at the beginning of the meeting.

## **V. EXECUTIVE SESSION**

### ***A. The Kennedale City Council reserves the rights to meet in Executive (Closed) Session at any time during the meeting pursuant to the below cited sections of the Texas Government Code:***

1. **PURSUANT TO SECTION 551.0171** - 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.
2. **PURSUANT TO SECTION 551.074** - Personnel Matters, certain deliberations about officers and employees of the governmental body to be held in executive session.

Description:

- a. Yearly appointments to the Economic Development Corporation, Planning and Zoning, Board of Adjustment, Library Board, Park and Recreation Board, and Keep Kennedale Beautiful.
- b. City Manager

Mayor Horton adjourned into Executive Session at 8:55 p.m.

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

Place 2 Kobeck motioned to reconvene into open session at 10:24 p.m.

Place 5 Nevarez seconded the motion.

No opposition, No abstentions  
**Vote: Motion passed unanimously**

No action was taken as a result of the Executive Session.

## VII. ADJOURNMENT

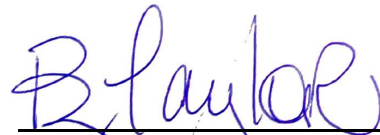
Place 5 Nevarez motioned to adjourn at 10:26 p.m.

Mayor Pro Tem Michels seconded the motion.  
There being no further business Mayor Horton adjourned the meeting.

APPROVED:

  
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MAYOR BRAD HORTON

ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY BOBBIE JO TAYLOR

