



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, APRIL 24, 2023
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the work session to order at 6:00 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Patty Patterson, Carole Aga, Lisa Parker, and Quattro Borders. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Police Sergeant Colter Leftwich, Police Sergeant Jason Stastny, and Police Chief Les Edwards.

The following election candidate was also present: Jason Nelson

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discussion regarding the northeast utility project.

Mr. Holder outlined the discussion regarding the northeast utility project. He reviewed the updates to the KISD Development Agreement regarding this project. Mr. Bogda presented the proposed public improvements that are included in this project. Mr. Holder gave the Council his funding recommendations for the proposed project.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

There was nothing discussed under this item.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:22 PM.

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:30 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Patty Patterson, Carole Aga, Lisa Parker, and Quattro

Borders. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Police Sergeant Colter Leftwich, Police Sergeant Jason Statsny, and Police Chief Les Edwards.

The following election candidates were also present: Jason Nelson.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

No comments were given.

PROCLAMATION

3. Child Abuse Prevention Month- April 2023

Mayor Jordan read and proclaimed the month of April 2023 as Child Abuse Prevention Month.

4. Economic Development Week- May 8- May 12

Mayor Jordan read and proclaimed the week of May 8, 2023, to May 12, 2023, as Economic Development Week.

RECOGNITION

5. Lone Star Credit Union- Inclusive Playground

Mike Slye introduced Lone Star Credit Union, who would like to donate to the city's inclusive playground. Terry McCormic, with Lone Star Credit Union, presented the Council with a \$5,000 check for the City Lakes Park Inclusive Playground.

6. Business of the Month - Hyper Screen Printing and Apparel

Mayor Jordan, and Mr. McGregor presented and recognized Hyper Screen Printing and Apparel as the April Business of the Month Recognition. Brandi Fox gave the Council a brief history of her business and personal background. She thanked the Council, KEDC, and Chamber of Commerce for the recognition.

7. City Secretary- TMCA Municipal Clerk's Office Achievement of Excellence Award

Mayor Jordan presented Ms. Hanks with the TMCA Municipal Clerk's Office Achievement of Excellence Award.

CONSENT AGENDA

8. Consider and take appropriate action on the minutes from the March 27, 2023, Regular City Council meeting.
9. Consider and take appropriate action on the minutes from the April 10-11, 2023, City Council Planning Retreat.
10. Consider and take appropriate action on the Interlocal Development Agreement for Water and Sewer Lines and Roadways between Kaufman Independent School District and the City of Kaufman, for the development of new elementary and junior high school campuses and other related facilities on approximately 85.213 acres out of the W.M. Peters Survey, Abstract No. 407, said property being located on the north side of SH 243 and the west side of FM 2727 (Property ID 187223 & 51233); and authorizing the Mayor or designee to execute necessary documents.
11. Consider and take appropriate action on Change Order #3 for the Kaufman WWTP Improvements Project with GTUA as submitted by Red River Construction Company.

Councilmember Patterson made a motion to approve consent agenda items 8 - 11 as presented. The motion was seconded by Councilmember Gillenwater and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action regarding Ordinance O-08-23, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-24-22 adopting the City's 2022-2023 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

Ms. Wennerstrom presented the proposed budget amendments for FY 23.

Councilmember Gillenwater made a motion to approve Ordinance O-08-23, amending Ordinance No. O-24-22 adopting the City's 2022-2023 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall. The motion was seconded by Councilmember Borders and passed 7/0.

13. Consider and take appropriate action a contract with Traylor & Associates, Inc. for grant administration services for the 2022 CDBG grant project CDV21-0088; and authorizing the Mayor to execute necessary documents.

Mr. Holder outlined the purpose of the agreement with Traylor & Associates for grant administrative services for the 2022 CDBG grant project.

Councilmember Parker made a motion to approve a contract with Traylor & Associates, Inc. for grant administration services for the 2022 CDBG grant project CDV21-0088; and authorize the Mayor to

execute the necessary documents. The motion was seconded by Councilmember Patterson and passed 7/0.

14. Consider and take appropriate action on an economic development performance agreement between the Kaufman Economic Development Corporation and Galleher Acquisition Corporation (dba Galleher Industries) for an expansion project in a total amount not to exceed \$50,000.00, setting performance benchmarks, authorizing a budget amendment and performance agreement, in a form approved by counsel, regarding same.

Mr. McGregor presented and gave an overview of the proposed agreement with Gallaher Industries.

Councilmember Aga made a motion to approve an economic development performance agreement between the Kaufman Economic Development Corporation and Galleher Acquisition Corporation (dba Galleher Industries) for an expansion project in a total amount not to exceed \$50,000.00, setting performance benchmarks, authorizing a budget amendment and performance agreement, in a form approved by counsel, regarding same. The motion was seconded by Councilmember Parker and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

15. Receive an update and discussion regarding the following:
 - a. Early Voting- April 24 to May 2
 - b. Election Day- May 6
 - c. Canvassing Election Meeting- May 17
- d. Discussion Items Report (DIR)
- e. STAR Transit Ridership Report- March 2023
- f. Careflite Compliance Report- March 2023
- g. Fire Department Monthly Report- March 2023
- h. Police Department Monthly Report- March 2023
- i. Development Services Monthly Report- March 2023
- j. Monthly Calendars Attached

Mr. Holder gave the Council an update on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan adjourned into Executive Session to discuss the following at 6:55 PM.

16. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Texas Government Code Sec. 551.071 (2) CONSULTATION WITH ATTORNEY and 551.074 PERSONNEL MATTERS. Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and Deliberation regarding 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: Claims Management
 - b. Texas Government Code Sec. 551.087: DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate 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): Project Snooze

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Mayor Jordan reconvened into open session at 7:13 PM.

17. Consider and take appropriate action, if any, on matters discussed in Executive Session.

There were no actions required from Executive Session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:13 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

