



AGENDA
MONDAY, AUGUST 21, 2023
WORK SESSION – 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

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.**

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. Presentation and discussion regarding an update on the City of Kaufman's website redesign.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

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.**

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.**

RECOGNITION

3. Business of the Month- The Mercantile on Grove
4. Life-Saving Award- Eric Gutierrez
5. Police Department Promotions

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the July 24, 2023, Work Session and Regular City Council Meeting.
7. Consider and take appropriate action on the minutes from the August 7, 2023, Special City Council Meeting and Budget Work Session.
8. Consider and take appropriate action on Resolution R-23-23, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2023 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the Company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel.
9. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for paving, drainage, water, and sanitary sewer line improvements for Royal Drive and Crestview Drive Reconstruction; and authorizing the Mayor or his designee to execute necessary documents.
10. Consider and take appropriate action on an expenditure of \$140,000.00 in regard to the construction of an outdoor fitness court as part of the 2023 National Fitness Campaign Grant.

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2023-2024 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-17-23).
12. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2023 property tax rate of \$.7600000 per \$100 of assessed valuation (Ordinance No. O-18-23).

13. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-19-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-53)** to allow the **sale of alcoholic beverages in conjunction with a restaurant** on an approximate 1.162-acre tract of land (Property ID 191050) located at **1917 S. Washington St.** on Lot 1 of Block 1 of Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas and approving the Site Plan for the property to be zoned Commercial with SUP-53. The property is currently zoned Commercial (C). (Case No. Z-04-23)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-19-23
14. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-20-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-54)** to allow **portable buildings sales (outdoor display) and light manufacturing and assembly processes** on an approximate 5.00-acre tract of land (Property ID 375) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas, located at **3458 E. Highway 175** and approving the Site Plan for the Property to be zoned as Highway Commercial with SUP-54. The property is zoned Commercial (C). (Case No. Z-05-23)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-20-23
15. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-21-23, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **10.282-acre** tract of land (Property ID 9366 & 9380) out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, from Agricultural/Open District (A-O) and Single-Family Residential District-10 (SF-10) to **Planned Development District-24 (PD-24) for a church and associated uses**, said property being located at **27 Oak Creek Dr.** (Case No. Z-06-23)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-21-23

DISCUSSION/ACTION ITEMS

16. Consider and take appropriate action on the **Land Study and Preliminary Plat of Highland Meadows**, which will create 435 single-family residential lots, 1 fire station lot, 21 open space lots, and right-of-way on 106.417 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2268, 2269, 2270, 2278, and 11497). (Case No. PP-04-23)
17. Consider and take appropriate action on the **Site Plan of Steve's Diesel Addition**, being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. (Case No. SP-05-23)
18. Consider and take appropriate action on the **Final Plat of Lot 1, Block 1 of Steve's Diesel Addition**, being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-07-23)
19. Consider and take appropriate action on the **Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2**, being a tract of land containing 4.09 acres (Property ID 49003 & 187999), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 & 3260 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-05-23)
20. Consider and take appropriate action on the **Site Plan of Rent-A-Center**, situated on 1.08 acres (Property ID 49003) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located at 3250 E. U.S. Highway 175. (Case No. SP-03-23)
21. Consider and take appropriate action on the **Final Plat of TLH Business Park, Block 1, Lot 1**, being a tract of land containing 1.08 acres (Property ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 East Highway 175. The Final Plat is for 1 non-residential lot. (Case No. FP-06-23)
22. Consider and take appropriate action on the **Site Plan of Jiffy Lube**, situated on 1.214 acres (Property ID 202752) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. (Case No. SP-07-23)
23. Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4**, being a tract of land containing 1.214 acres (Property ID 202752), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-10-23)

24. Consider and take appropriate action on the **Five Points Facilities Agreement** between the City and Cope Equities, LLC, for the installation of public improvements and facilities within the Five Points development; and authorizing the Mayor or designee to execute necessary documents.
25. Consider and take appropriate action regarding a standard **Professional Services Agreement** form to be used with development projects to require the developer/property owner to pay the fees for professional services provided by the City of Kaufman and its third-party consultants for negotiating and processing development agreements and related applications; and authorizing the City Manager to execute such document as needed for projects.
26. Consider and take appropriate action regarding Ordinance O-17-23, an ordinance of the City Council of the City of Kaufman, Texas, making appropriations for the support of the City; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; approving and adopting the annual budget of the City of Kaufman, Texas for the 2023-2024 Fiscal Year, including the Budget for the City of Kaufman Economic Development Corporation; providing for emergency expenditures and expenditures as otherwise allowed by law; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.
27. Consider and take appropriate action regarding Ordinance O-18-23, an ordinance of the City Council of the City of Kaufman, Texas, levying taxes and fixing and adopting the tax rate on all taxable property for the year 2023 at the rate of \$0.7600000 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Kaufman, Texas as of January 1, 2024; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.
28. Consider and take appropriate action on Ordinance O-22-23, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-35-22 and amending Section A8.002, "Water Rates", Section A8.003, "Sewer Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt increased rates for water and sewer services; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for enforcement; and providing for publication and an effective date.
29. Consider and take appropriate action on Resolution R-26-23, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Four within the City of Kaufman, Texas, on an approximate 106.417 acres of land generally located within the city limits of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing; and providing an effective date. (Highland Meadows)

APPOINTMENT

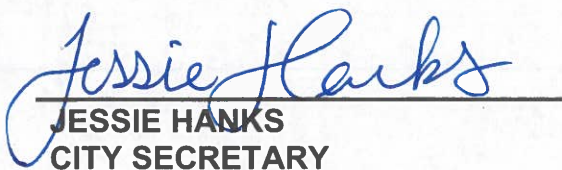
30. Consider and take appropriate action on the appointment of two (2) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2025.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

31. Receive an update and discussion regarding the following:
- a. Discussion Items Report (DIR)
 - b. STAR Transit Ridership Report- July 2023
 - c. Careflite Compliance Report- July 2023
 - d. Fire Department Monthly Report- July 2023
 - e. Police Department Monthly Report- July 2023
 - f. Development Services Monthly Report- July 2023
 - g. Monthly Calendars Attached

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:30 P.M. ON FRIDAY, AUGUST 18, 2023, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE**

VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 883 6927 8412 PASSWORD: 562304

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.