



**AGENDA FOR THE
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1),
TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ #2),
TAX INCREMENT REINVESTMENT ZONE #3 (TIRZ #3),
& REGULAR CITY COUNCIL MEETING
ON MONDAY, FEBRUARY 26, 2024 AT 6:00 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 OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL TIRZ #1 MEETING TO ORDER TIRZ #1: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #1 ITEMS

1. Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #1 Annual Report.

TIRZ #1 ADJOURNMENT

CALL TIRZ #2 MEETING TO ORDER TIRZ #2: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #2 ITEMS

2. Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #2 Annual Report.

TIRZ #2 ADJOURNMENT

CALL TIRZ #3 MEETING TO ORDER TIRZ #3: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #3 ITEMS

3. Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #3 Annual Report.

TIRZ #3 ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL CITY COUNCIL 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/PRESENTATION

4. Business of the Month - Advance Tabco
5. Public Safety Recognitions

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the January 22, 2024, Work Session and Regular City Council meeting.
7. Consider and take appropriate action on the cancelation of the Special City Council meeting scheduled for Wednesday, May 15, 2024, to canvass the Election Returns.
8. Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #1 Annual Report.
9. Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #2 Annual Report.
10. Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #3 Annual Report.
11. Consider and take appropriate action on Resolution R-02-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents (\$.05) per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.
12. Consider and take appropriate action regarding Resolution R-03-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents (\$.10) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

13. Consider and take appropriate action on Resolution R-04-24, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for the Wastewater Treatment Plant Project and establishing the date for a two (2) year warranty period.
14. Consider and take appropriate action on the award or rejection of a bid and contract for the Landscape Maintenance Services (mowing) for Fiscal Year 2024 and authorizing the Mayor or his designee to execute necessary documents.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

15. Consider and take appropriate action on Resolution R-05-24, 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 Five within the City of Kaufman, Texas, on an approximate 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County and located within the city limits of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; setting a date for and authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing. (The Enclave)
16. Consider and take appropriate action on the **Final Plat of Enclave at Kings Fort Phase 1**, which will create 101 single-family residential lots, 5 open space lots, and right-of-way on 19.741 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane (Property ID 57208). The property is zoned Planned Development 7 – Single-Family Residential-6 (5,000 sq. ft. min. lot size) ("PD-7-SF-6 (5,000 sq. ft.)") (Case No. FP-01-24)
17. Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Block F, Lot 1**, being a tract of land containing 4.091 acres (Property ID 202753), 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") with a Specific Use Permit for a truck stop ("SUP-55") and is generally located at the northwest corner of SH 34 and Kings Fort Parkway. The final plat is for 1 non-residential lot. (Case No. FP-02-24)
18. Consider and take appropriate action on the **Site Plan of K-Town Express**, situated on 2.89 acres out of the L.L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, comprising Lot 1R, Block 1, Gregory Marlow Truck Stop Addition, said property being located at 1420 E. Mulberry St. (Property ID 198186). The property is zoned "LI" Light Industrial. (Case No. SP-01-24)
19. Consider and take appropriate action on the ratification of the Release and Settlement Agreement between the City and AquaGreen Global, LLC for the Contract for construction of pedestrian paving and landscape/irrigation improvements for the Kaufman Downtown Square.
20. Consider and take appropriate action on the nomination of an individual for the Board of Trustees for the TX Health Benefits Pool; and authorize the City Manager to execute necessary documents.

21. Consider and take appropriate action on Ordinance O-03-24, an ordinance of the City Council of the City of Kaufman, Texas, declaring unopposed candidates by certification and canceling the May 4, 2024, General Election for City Council Members; and providing an effective date.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:
- a. Council Retreat
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report - January 2024
 - d. Careflite Compliance Report - January 2024
 - e. Fire Department Monthly Report - January 2024
 - f. Police Department Monthly Report - January 2024
 - g. Development Services Monthly Report - January 2024
 - h. Monthly Calendars Attached

EXECUTIVE SESSION

23. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY: (1) To consult with 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 (2) for Council to seek the advice of its attorney about pending or contemplated litigation: *Winpoint Investments, LLC v. City of Kaufman, Texas, Cause No. 116248-86, Kaufman County 86th Judicial District*

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

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

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 4:30 P.M. ON FRIDAY, FEBRUARY 23, 2024, 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 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.