



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, MARCH 18, 2024
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, Quattro Borders, Lisa Parker, Ashlea Longenecker, and Jason Nelson. Councilmember Charles Gillenwater joined the meeting at 6:04 PM. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Development Services Director Andrew Bogda, and Human Resources Coordinator Sharna Ellis.

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 community impact, strategic planning, opportunities to promote Kaufman, and Sol Fest event update for the Total Solar Eclipse occurring on April 8, 2024.

Ms. Balthrop Mendoza briefed the Council about the Total Solar Eclipse Event occurring on April 8th. She informed them about the community impact and strategic planning for the day. She reviewed the plans for the Sol Fest event. There were discussions about the number of people projected to come to witness the eclipse, the logistics of the event, and the magnitude of this opportunity.

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

Mr. Holder reviewed various items on the agenda.

WORK SESSION ADJOURNMENT

There being no further business for the work session, Mayor Jordan adjourned the meeting at 6:29 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 6:31 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Lisa Parker, Ashlea Longenecker, Jason Nelson and Charles Gillenwater. Mayor Jordan declared a quorum present. Also present were City Manager

Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Code Compliance Officer Stephen Mendoza, Police Administrative Assistant Gloria Perkins, Police Officer Adam Wall, Police Officer Taylor Huddle, Police Officer Ryan Reed, Police Officer Micah Willis, Police Officer Dreyton Munden, Police Captain Colter Leftwich and Police Chief Les Edwards.

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.

RECOGNITION

4. State Resolution of Recognition - Adam Wall

Texas State Representation Keith Bell presented Officer Adam Wall with a Resolution of Recognition for his heroic efforts during an event that occurred on April 11, 2022.

3. Business of the Month - Roma's Italian Restaurant

Mayor Jordan, Mr. McGregor and Anne Glasscock, CEO of the Kaufman Chamber of Commerce, presented and recognized Roma's Italian Restaurant as the March Business of the Month.

5. Code Compliance Officer Certification Recognition - Stephen Mendoza

Chief Edwards recognized Stephen Mendoza on the completion of the Code Compliance Officer Certification.

6. Introduction of Police Cadets - Ryan Reed, Micah Willis, Dreyton Munden

Chief Edwards and Captain Leftwich introduced Police Cadets Ryan Reed, Micah Willis, and Dreyton Munden.

PRESENTATION/ACTION ITEM

7. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2022-2023 Financial Audit Report and discussion of the same.

Danny Strunc, Certified Public Accountant with YWRD, presented the City of Kaufman Fiscal 2022-2023 Financial Audit to the Council.

- a. Consider and take appropriate action on the acceptance of the Fiscal Year 2022-2023 Financial Audit Report.

Mayor Pro-Tem Phillips made a motion to accept the Fiscal Year 2022-2023 Financial Audit Report as presented. The motion was seconded by Councilmember Parker and passed 7/0.

8. Presentation and discussion regarding an update on the City's Certificates of Deposit.

Mr. Holder updated the council on the City's Certificates of Deposit.

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from February 26, 2024, TIRZ #1, TIRZ #2, TIRZ #3, and the Regular City Council meeting.
11. Consider and take appropriate action on an interlocal cooperative purchasing agreement between Kaufman County and the City of Kaufman for mutual participation in various contracts for the purchase of various goods and services.
12. Consider and take appropriate action on Resolution R-10-24, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-01-24, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.

Councilmember Gillenwater made a motion to approve Consent Agenda items 9, 11, and 12 as presented and to pull items 10 and 13 to the regular agenda for discussion. The motion was seconded by Councilmember Nelson and passed 7/0.

END OF CONSENT AGENDA

10. Consider and take appropriate action on Resolution R-09-24, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's Bond Election for May 4, 2024.

Mayor Pro-tem Phillips made a motion to approve Resolution R-09-24, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's Bond Election for May 4, 2024. The motion was seconded by Councilmember Parker and passed 7/0.

13. Consider and take appropriate action on the award or rejection of a bid and contract for the Waterline Improvements for Kaufman Northeast Utilities and authorizing the Mayor or his designee to execute necessary documents.

Councilmember Borders made a motion to award a bid and contract for the Waterline Improvements for Kaufman Northeast Utilities to Blue Star Utilities. The motion was seconded by Councilmember Nelson and passed 7/0.

PUBLIC HEARING

14. Conduct a Public Hearing, consider and take appropriate action on Resolution R-08-24, a resolution of the City Council of the City of Kaufman, Texas, declaring that the City is qualified to offer Tax Abatement and to renew the Tax Abatement Policy, repealing Resolution No. R-05-22, approving the reauthorization of Guidelines and Criteria for Economic Development and Tax Abatement to be effective from 2024 to 2026; and providing an effective date.

- a. Presentation

Mr. McGregor presented the proposed changes to the City's Tax Abatement Policy.

- b. Public Hearing

Mayor Jordan opened the public hearing at 7:04 PM. There being no speakers present, Mayor Jordan closed the public hearing at 7:05 PM.

- c. Consider and take appropriate action on Resolution R-08-24

Councilmember Gillenwater made a motion to approve Resolution R-08-24 as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

DISCUSSION/ACTION ITEMS

15. Consider and take appropriate action on Resolution R-06-24, 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 73.09 acres of land generally located within the extraterritorial jurisdiction of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; and authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing. (The Trails)

Mr. Holder informed the Council on March 2, 2024, the city received a petition for the creation of a Public Improvement District from Tejas Wycliff Properties, LLC - 2727 Kaufman Series (The Trails). He stated the resolution would set a public hearing for the creation of the PID for April 22, 2024, at 6:30 p.m.

Mayor Pro-Tem Phillips made a motion to approve Resolution R-06-24, 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 (The Trails). The motion was seconded by Councilmember Longenecker and passed 7/0.

16. Consider and take appropriate action on Resolution R-07-24, 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 Six 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 at Kings Fort)

Mr. Holder informed the Council on February 22, 2024, the city received a petition for the creation of a Public Improvement District from Enclave at Kings Fort, Inc. (The Enclave). He stated that on February 26, 2024, the Council set the public hearing for the PID creation for March 18. He added that the publication of notices for this item did not meet the 15-day requirement. He updated the Council that this item would re-set the public hearing to April 22, 2024.

Councilmember Nelson made a motion to approve Resolution R-07-24, 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 Six (The Enclave at Kings Fort). The motion was seconded by Councilmember Borders and passed 7/0.

APPOINTMENT

17. Consider and take appropriate action on the appointment of one (1) member to the Kaufman Planning and Zoning Commission for an unexpired term to expire in November 2025.

Mayor Jordan made a motion to appoint Lindsey Haynes to the Kaufman Planning and Zoning Commission for an unexpired term to expire in November 2025. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

18. Consider and take appropriate action on the appointment of four (4) members to the Parks and Recreation Board for a two (2) year term to expire in March 2026.

Mayor Jordan made a motion to appoint Lester Camp, Jessica Bethurum, Shannon Prox, and Sergio Castaneda for a two (2) year term to expire in March 2026. The motion was seconded by Councilmember Parker and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

19. Receive an update and discussion regarding the following:
 - a. Easter Event - March 23
 - b. Sol Fest - April 8
 - c. Council Retreat - April 29 & 30 at 6 PM
- d. Discussion Items Report (DIR)
- e. STAR Transit Ridership Report - February 2024
- f. Careflite Compliance Report - February 2024
- g. Fire Department Monthly Report - February 2024
- h. Police Department Monthly Report - February 2024

- i. Development Services Monthly Report - February 2024
- j. Monthly Calendars Attached

Mr. Holder updated the Council about the above-stated items.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 7:12 PM.

- 20. 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 conflict 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*
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: "Project Pie"
 - c. Sec. 551.074: PERSONNEL MATTERS, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

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 8:07 PM.

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

Councilmember Nelson made a motion to direct the city attorney to work with the City Manager and Mayor to make the changes to the City Manager contract as discussed in the executive session. The motion was seconded by Councilmember Borders and passed 7/0.

Councilmember Longenecker made a motion to authorize the city manager to request and execute an extension of the due diligence and feasibility period for the purchase of the approximate 6.57-acre tract of land for Project Pie and authorize the payment of an additional option fee as appropriate. The motion was seconded by Councilmember Nelson and passed 7/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:08 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

