



AGENDA
MONDAY, AUGUST 26, 2024
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: 821 2346 4712
PASSWORD: 800047**

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. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2024-2025 City of Kaufman Budget.
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 - HTeaO

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the July 22, 2024, TIRZ #4 and Regular City Council Meeting.
5. Consider and take appropriate action on the minutes from the August 5, 2024, Budget Work Session and Special City Council Meeting.
6. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, September 23, 2024, to Monday, September 30, 2024.
7. Consider and take appropriate action on Resolution R-17-24, 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 2024 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.
8. Consider and take appropriate action on Resolution R-18-24, a resolution of the City of Kaufman, accepting the Hickory Street Elevated Water Tank Repair and Repaint Public Improvements and establishing the date for a two (2) year warranty period.
9. Consider and take appropriate action on the purchase of a sewer crawler camera trailer (LME) for an amount not to exceed \$144,885.00; and authorize the City Manager to execute necessary documents.
10. Consider and take appropriate action on the purchase of a Cat Mini 303.5 Excavator for an amount not to exceed \$81,679.00; and authorize the City Manager to execute necessary documents.

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 2024-2025 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-18-24).
12. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2024 property tax rate of \$.7600000 per \$100 of assessed valuation (Ordinance No. O-19-24).

13. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-20-24, and ordinance of the City Council of the City of Kaufman, Texas, 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 **43.757-acre** tract of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from **Light Industrial District (LI)** and **Single-Family Residential-8 District (SF-8)** to **Planned Development-29 (PD-29)** for **light industrial uses**, said property being generally located at the northeast corner of State Highway 34 and Rand Road. (Case No: Z-07-24)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-20-24

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action regarding Ordinance O-18-24, 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 2024-2025 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.
15. Consider and take appropriate action regarding Ordinance O-19-24, 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 2024 within the corporate limits of the City of Kaufman, Texas as of January 1, 2025; 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.
16. Consider and take appropriate action on Resolution R-19-24, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2024-2025 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.
17. Consider and take appropriate action on Ordinance O-21-24, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-22-23 and amending Section A8.002, "Water Rates", Section A8.003, "Sewer Rates", Section A8.004, "Water connection and transfer fees.", Section A8.010, "Tap fees; maintenance of water lines", Section A8.011, "Pavement cut and replacement charges", A8.012, "Household hazardous waste collection service fee", Section A8.013, "Recycling services fees.", Section A8.014, "Stormwater utility fee", 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.

18. Consider and take appropriate action on Resolution R-20-24, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 3; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Freeman Farm)
19. Consider and take appropriate action regarding a Reimbursement Agreement between the City and EIS Development, LLC providing reimbursement of certain costs associated with Kaufman Public Improvement District No. 3, the Freeman Farms development, and authorizing the Mayor or designee to execute necessary documents.
20. Consider and take appropriate action on the first amendment to the First Amended and Restated Development Agreement between Kaufman One WW, LLC and the City of Kaufman, Texas for the Highland Meadows development, assigning the First Amended and Restated Highland Meadows Development Agreement from Kaufman One WW, LLC to Meritage Homes of Texas, LLC; and authorizing the Mayor or designee to execute necessary documents.
21. Consider and take appropriate action to authorize the expenditure of an amount not to exceed \$3,750.00 in matching grant funds for a mural application by Alexandra Kelly for the property located at 110 E. Grove St. (Property ID 28478), and authorizing the City Manager to execute necessary documents.

APPOINTMENT

22. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2026.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

23. Receive an update and discussion regarding the following:
 - a. Kaufman Chamber of Commerce Auction - September 28, 2024
 - b. National Night Out - October 1, 2024
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report - July 2024
 - e. Careflite Compliance Report - July 2024
 - f. Fire Department Monthly Report - July 2024
 - g. Police Department Monthly Report - July 2024
 - h. Development Services Monthly Report - July 2024
 - i. 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 4:30 P.M. ON FRIDAY, AUGUST 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](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 821 2346 4712 PASSWORD: 800047**

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.