



AGENDA
MONDAY, SEPTEMBER 30, 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: 833 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. Discussion and provide direction to staff regarding an update to the Job Classification & Step Pay Plan for fiscal year 2025.
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.**

PROCLAMATION

3. National Night Out - October 1, 2024
4. Texas Teachers' Day - October 5, 2024
5. Community Planning Month - October 2024

RECOGNITION

6. Business of the Month - Latham Bakery

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the August 26, 2024, Work Session and Regular City Council Meeting.
8. Consider and take appropriate action to approve the transfer of aged bills to Collection of Delinquent Utility Billing Accounts Receivable Balances.
9. Consider and take appropriate action on Resolution R-21-24, a resolution of the City Council of the City of Kaufman, Texas, approving the annual review of the City of Kaufman Investment Policy pursuant to the Public Funds Investment Act; approving the adoption of an amended City of Kaufman Investment Policy; and providing for an effective date.
10. Consider and take appropriate action on a proposed Consumer Price Index and Brush Pick-up Rate adjustments by Republic Services as outlined in the Contract for Collection of Solid Waste Services between the City and Republic Services of Texas, LLC.

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a public hearing and consider and take appropriate action on Resolution R-22-24, a Resolution of the City Council of the City of Kaufman, Texas, approving an updated City of Kaufman Capital Improvements Plan for Fiscal Years 2025 through 2029.
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Resolution R-22-24
12. Conduct a public hearing, consider and take appropriate action on Ordinance O-22-24, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 for the Kaufman Public Improvement District No. 3, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 3 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and

providing an effective date. ("Freeman Farm")

- a. Presentation
- b. Public Hearing
- c. Consider and take appropriate action on Ordinance O-22-24

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on Ordinance O-26-24, an ordinance of the City Council of the City of Kaufman, Texas, approving and authorizing the issuance and sale of the City of Kaufman, Texas Special Assessment Revenue Bonds, Series 2024 (Kaufman Public Improvement District No. 3); approving and authorizing an indenture of trust, a bond purchase agreement, limited offering memorandum, a continuing disclosure agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date. ("Freeman Farm")
14. Consider and take appropriate action regarding the First Amended 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.
15. Consider and take appropriate action on the **Site Plan of CiCi's Pizza**, situated on approximately 1.24 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located at the southwest corner of S. Washington St. and Roundup Dr. on a portion of Block B of the Five Points Addition (Property ID 235266). The property is zoned Planned Development-22, Sub-District A ("PD-22-A") for "C" Commercial uses. (Case No. SP-02-24)
16. Consider and take appropriate action on the **Highland Meadows Phase I Facilities Agreement** between the City and Meritage Homes of Texas, LLC, for the installation of public improvements and facilities within Phase I of the Highland Meadows development, comprising 62.193 acres generally located on the south side of State Highway 243 at Ola Road; and authorizing the Mayor or designee to execute necessary documents.
17. Consider and take appropriate action on the **Professional Services Agreement** between the City and Hiller Health Inspection, LLC for **Food Health Inspection and Plan Review Services** and to authorize the Mayor or designee to execute the agreement.
18. Consider and take appropriate action regarding Ordinance O-23-24, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Personnel Policies Manual, amending Subsection (b) "Adoption of city job classification, compensation plan and step schedule" of Section 2.03.001 "Personnel policies manual adopted; repeal of conflicting provisions", of Article 2.03, "Personnel Regulations" of Chapter 2, "Administration and Personnel" of the Code of Ordinances; and providing an effective date.
19. Consider and take appropriate action regarding Ordinance O-24-24, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-17-23 adopting the City's and Kaufman Economic Development Corporation's 2023-2024 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

20. Consider and take appropriate action on Ordinance O-25-24, an Ordinance of the City Council of the City of Kaufman, Texas, amending Section A4.001, "Zoning/development fees", of Article A4.000, "Building and Development Fees"; amending Section A6.001, "Food service establishments", of Article A6.000 Health and Sanitation Related Fees"; amending and renaming Section A7.001 "City Lakes Park and Lake Kaufman"; and amending Section A7.003 "Park Usage Fees", of Article A7.000 "Park and Recreation Fees" of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt fees for new plat types, adjusted fees for building permit applications, adjusted fees for food service establishments, removal of language regarding Lake Kaufman, and adjusted fees for park usage; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for a penalty; and providing for publication and an effective date.
21. Consider and take appropriate action on the award or rejection of bid and contract for motor fuel and oil for Fiscal Year 2025 and authorizing the Mayor or his designee to execute necessary documents.
22. Consider and take appropriate action on the award or rejection of a bid and contract for City Lakes Park Improvements and authorizing the Mayor or his designee to execute necessary documents.
23. Consider and take appropriate action on Resolution R-23-24, a resolution of the City Council of the City of Kaufman, Texas, nominating candidates for election to the Board of Directors of Kaufman Central Appraisal District; and providing for an effective date.

APPOINTMENT

24. Consider and take appropriate action on the appointment of three (3) members to the Keep Kaufman Beautiful Board for a two (2) year term to expire March 2025.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

25. Receive an update and discussion regarding the following:
 - a. National Night Out - October 1, 2024
 - b. TML Conference - Houston - October 9-11, 2024
 - c. Kaufman Harvest Fest - October 12, 2024
 - d. KISD Education Foundation Legacy Ball - October 26, 2024
 - e. Discussion Items Report (DIR)
 - f. STAR Transit Ridership Report - August 2024
 - g. Careflite Compliance Report - August 2024
 - h. Fire Department Monthly Report - August 2024
 - i. Police Department Monthly Report - August 2024

- j. Development Services Monthly Report - August 2024
- k. Monthly Calendars Attached

EXECUTIVE SESSION

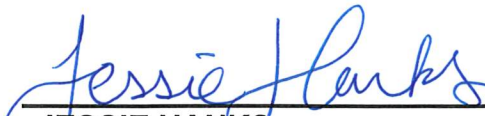
26. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY: (1) To consult with City Attorney on a matter in which the duty of the attorney to the governmental body 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: South Pointe
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: "Project Pie"; South Pointe
 - c. Sec. 551.074: PERSONNEL MATTERS. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Secretary Evaluation

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

27. 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 5:00 P.M. ON FRIDAY, SEPTEMBER 27, 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: 833 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.