



AGENDA
JOINT CITY COUNCIL AND
PLANNING & ZONING COMMISSION MEETING AND
REGULAR CITY COUNCIL MEETING
MONDAY, JULY 27, 2020 - 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: 896 6238 5048
PASSWORD: 013527**

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER

City Council: Mayor calls the City Council to order, states the date and time, Council Members present, and declares a quorum present.**

Planning and Zoning Commission: Planning and Zoning Commission Chair calls the Commission to order, states the date and time, Commissioners present, and declares a quorum present.**

JOINT PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL

1. Conduct a Public Hearing and take appropriate action to make a recommendation on amendments to Chapter 118 "Zoning" of the City of Kaufman's Code of Ordinances, and Ordinance No. O-02-07, the same being the Comprehensive Zoning Ordinance by adopting amendments to allow outside sidewalk displays of retail goods, merchandise or materials only in the Central Business District with a City approved Specific Use Permit, prohibiting overnight display, providing restrictions regarding the location of sidewalk displays, providing maximum height of the displays, providing a maximum sidewalk area that may be used for the display, prohibiting displays that impede pedestrian travel or ingress and egress to retail establishments and prohibiting the location of sidewalk displays, and exempting accessible public seating, including tables, chairs, benches from the restrictions of the location requirements by amending Section 33.4 "Use Regulations," Chart 3 "Accessory and Incidental Uses," Chart 6 "Retail and Services Uses," Section 33.5 "Definitions," and Section 25 "Central Business District" relative to outside sidewalk display of retail goods, merchandise and materials (not overnight) as a Specific Use Permit and thereby prohibiting outside

sidewalk display of retail goods, merchandise, and materials (overnight) in the Central Business District (CBD). (Z-03-20)

- a. Presentation.
- b. Conduct a joint Council and Commission Public Hearing.
- c. Planning and Zoning Commission consider and take appropriate action to make a recommendation to the City Council regarding proposed amendments.

ADJOURN PLANNING & ZONING COMMISSION MEETING AND RECONVENE THE CITY COUNCIL MEETING

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. If attending virtually via Zoom, please use the raise hand function in the Zoom meeting. Once recognized, please state your name and address, and direct your comments to the Mayor and City Council.**

ACTION ITEMS

2. Consider and take appropriate action on Ordinance O-16-20, an Ordinance of the City of Kaufman, Texas, amendment Chapter 118 "Zoning" of the Kaufman Code of Ordinances, and Ordinance No. O-02-07, the same being the Comprehensive Zoning Ordinance, by adopting amendments to allow outside sidewalk displays of retail goods, merchandise or materials only in the Central Business District with a City approved Specific Use Permit, prohibiting overnight display, providing restrictions regarding the location of sidewalk displays, providing maximum height of the displays, providing a maximum sidewalk area that may be used for the display, prohibiting displays that impede pedestrian travel or ingress and egress to retail establishments and prohibiting the location of sidewalk displays, and exempting accessible public seating, including tables, chairs, benches from the restrictions of the location requirements by amending Section 33.4 "Use Regulations," Chart 3 "Accessory and Incidental Uses," Chart 6 "Retail and Services Uses," Section 33.5 "Definitions," and Section 25 "Central Business District" relative to outside sidewalk display of retail goods, merchandise and materials (not overnight) as a Specific Use Permit and thereby prohibiting outside

sidewalk display of retail goods, merchandise, and materials (overnight) in the Central Business District (CBD). (Z-03-20)

CONSENT AGENDA

3. Consider and take appropriate action on the minutes from the June 22, 2020, Regular City Council Meeting.
4. Consider and take appropriate action on the minutes from the July 6, 2020, Special City Council Meeting.
5. Consider and take appropriate action on an interlocal agreement between the City of Kaufman, Texas and Becker-Jiba Special Utility District.

END OF CONSENT AGENDA

PUBLIC HEARING

6. Conduct a Public Hearing, consider and take appropriate action on Ordinance O-17-20, an ordinance of the City of Kaufman, Texas, amending Subparagraphs (a) and (b) of Section 106.256 "Municipal Stormwater Utility System Fee Schedule" of Article VI "Municipal Stormwater (Drainage) Utility System" of Chapter 106 "Utilities" of the Code of Ordinances of the City of Kaufman; amending the Municipal Stormwater Utility System Fee Schedule for single family residential and all other non-exempt property to provide for a fifty-cent increase every two years for the years 2020 through 2028 in order to pay the costs of the utility; providing for publication and providing an effective date
 - a. Presentation.
 - b. Conduct a Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-17-20.

DISCUSSION/ACTION ITEMS

7. Consider and take appropriate action on Ordinance O-18-20, an ordinance of the City of Kaufman, Texas, providing for the issuance of City of Kaufman, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2020, in an aggregate principal amount not to exceed \$5,000,000.00 for the purpose of paying contractual obligations to be

incurred by the City for the following purposes, to-wit: (i) constructing, reconstructing, and improving streets, roads, alleys, bridges and sidewalks including related utility relocation, stormwater, drainage, signalization, landscaping, lighting and signage; (ii) acquiring, constructing, installing and equipping improvements to the City's stormwater and drainage system, and (iii) legal, fiscal and engineering fees in connection with such projects; and ordaining other matters relating to the subject.

8. Consider and take appropriate action on Resolution R-22-20, a resolution of the City of Kaufman, Texas, authorizing the Mayor to execute an Interlocal Cooperation Agreement with Kaufman County, Texas providing for construction associated with the widening of CR 151 (Tabor Parkway) from a 2-lane to a 4-lane roadway, from Kings Fort Parkway to East of SH 34 Bypass, located within the municipal limits of the City of Kaufman and Kaufman County Commissioner Precinct #1; and providing an effective date.
9. Consider and take appropriate action to authorize the City Manager to take necessary steps to retain a vendor to provide landscaping services on the exterior of the Downtown Square and to negotiate and execute a contract for those services in an amount not to exceed \$20,000 annually.
10. Consider and take appropriate action on the South Pointe Development Incentive Agreement between Cedar Crest Development Company, LLC and the City of Kaufman, for development of the 54 acre tract of land located at the northwest corner of South Houston Street (FM 1388) and the State Highway 34 Bypass and owned by the City of Kaufman; and authorizing the Mayor or designee to execute necessary documents.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

11. Receive an update and discussion regarding the following:
 - a. ATMOS City Profile Update
 - b. Sales & Use Tax Legislative and Policy Change Update
 - c. Kaufman PID #1 Financial Calendar Update
 - d. NTMWD 427A Kaufman 20" Waterline Preconstruction Conference
 - e. Solid Waste RFP Update

- f. TML Conference- Grapevine- October 14-16
- g. Discussion Item Report (DIR)
- h. STAR Transit Ridership Report- June 2020
- i. Careflite Compliance Report- June 2020
- j. Fire Department Monthly Report- June 2020
- k. Monthly Calendars Attached

EXECUTIVE SESSION

- 12. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Texas Government Code §551.072: Deliberation regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person & Texas Government Code §551.087(1&2): Deliberation regarding Economic Development Negotiations, to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations (Section 551.087(1)), and to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). (Section 551.087(2)) regarding: 54 Acres City Owned Property (South Pointe)

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

- 13. 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, JULY 24, 2020, 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: 896 6238 5048 PASSWORD: 013527**

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.