



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, AUGUST 24, 2020 -
5:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CITY COUNCIL BUDGET WORKSHOP- 5:00 P.M.

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, state Councilmembers present, and declares a quorum present.**

Mayor Jordan called the work session to order at 5:00 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Jeff Council, Carole Aga, and Barry Ratcliffe. Mayor Jordan declared a quorum present. Councilmember Gillenwater and Phillips joined the meeting at 5:10 PM. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Richard Underwood, Development Services Director Marcy Ratcliff, Police Chief Dana Whitaker, and Fire Chief Ronnie Davis.

1. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2020-2021 City of Kaufman Budget.

Mr. Slye updated Council on the topics of discussion for this item including a potential additional firefighter, the certified tax values, and other items Council requested staff to look into. He reviewed the certified property values, the proposed tax rate, and the cumulative tax rate decrease for the tax units in the City of Kaufman. He discussed the fund balance position, the budget factors, and the budget update from the previous meeting. There were discussions about the options for the Council to spend the reimbursement money for COVID expenses.

ADJOURNMENT

Mayor Jordan adjourned the Budget Work Session at 5:55 PM.

REGULAR CITY COUNCIL MEETING- 6:00 P.M.

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, state Councilmembers present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:00 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Jeff Council, Carole Aga, Matt Phillips, Charles Gillenwater, and Barry Ratcliffe. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Richard Underwood, Development Services Director Marcy Ratcliff, Police Chief Dana Whitaker, and Fire Chief Ronnie Davis.

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.

CONSENT AGENDA

2. Consider and take appropriate action on the minutes from the July 27, 2020, Regular City Council Meeting.
3. Consider and take appropriate action on the minutes from the August 3, 2020, Budget Workshop and Special City Council Meeting.
4. Consider and take appropriate action on the official ballot for the 2020 Board of Trustees for the TML Health Benefits Pool.
5. Consider and take appropriate action on the official ballot for the 2020 Board of Trustees for the TML Intergovernmental Risk Pool.
6. Consider and take appropriate action on a contract with Kaufman County for Tax Assessment and Collection Services for the City of Kaufman and authorizing the Mayor or designee to execute necessary documents.
7. Consider and take appropriate action on Resolution R-23-20, 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 2020 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.

Councilmember Phillips made a motion to approve consent agenda items 2 through 7 as presented. The motion was seconded by Councilmember Ratcliffe and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

8. Conduct a Public Hearing and discussion regarding the City's Fiscal Year 2020-2021 Budget.

Mr. Slye reviewed the budget overview for the city and the KEDC. He outlined the proposed tax rate and the effects on the budget. He informed Council and the public of the proposed capital improvement projects and equipment for the proposed budget.

Mayor Jordan opened the public hearing at 6:26 PM. There being no other speakers, Mayor Jordan closed the public hearing at 6:27 PM

9. Conduct a Public Hearing, consider and take appropriate action on the advisability of the creation of Tax Reinvestment Zone Number Two, City Of Kaufman, Texas for tax increment financing purposes pursuant to Chapter 311, Texas Tax Code and the Preliminary Project and Financial Plan.

- a. Presentation by Natalie Moore, David Pettit Economic Development.

Natalie Moore, Project Manager with David Pettit Economic Development, gave a presentation on the creation of the TIRZ #2. She gave an overview on a Tax Increment Reinvestment Zone and the purpose of creating one. She reviewed the process for creating TIRZ #2, the location on the proposed zone, and the potential revenue summary for proposed developments.

Mr. Slye reviewed the potential public improvements in the proposed zone. There was a discussion about the terms of the TIRZ.

- b. Public Hearing.

Mayor Jordan opened the public hearing at 6:38 PM. There being no other speakers, Mayor Jordan closed the public hearing at 6:39 PM

- c. Consider and take appropriate action on the Preliminary Project and Financial Plan for the Tax Increment Reinvestment Zone #2.

Councilmember Gillenwater made a motion to approve the Preliminary Project and Financial Plan for the Tax Increment Reinvestment Zone #2. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

PLANNING & ZONING ITEMS

10. Consider and take appropriate action on a request by Dr. Benjamin Brashear on the Site Plan of 2300 Commerce Way, platted as Lot 11, Kaufman Business Park Addition for the development of a medical office building. The property is zoned Planned Development-2 ("PD-2"). (SP-03-20)

Ms. Ratcliff presented and reviewed the proposed site plan for a medical center request by Dr. Ben Brashear. She informed Council about the discussion and recommendation from the Planning and Zoning Commission.

Councilmember Aga made a motion to approve the site plan for 2300 Commerce Way as presented. The motion was seconded by Councilmember Council and passed 7/0.

DISCUSSION/ACTION ITEMS

11. Consider and take appropriate action on a conditional award of the bid for the Solid Waste and Recycling Services to Republic Services; and authorizing the City Manager to negotiate a franchise agreement.

Mr. Slye informed Council about the bid proposal and tabulation process. He stated the recommended vendor was Republic Services who was the highest scoring proposer. He outlined the approval process once a franchise agreement is made.

Councilmember Council made a motion to conditionally award to Solid Waste and Recycling Services to Republic Services and authorize the City Manager to negotiate a franchise agreement. The motion was seconded by Councilmember Gillenwater and passed 7/0

12. Consider and take appropriate action on Ordinance O-21-20, an ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2020-2021 for the Kaufman Public Improvement District No. 1, Phases 1A and No. 1B 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 1, Phase 1A and Phase 1B, and providing the applicable TIRZ Credit Calculation, 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.

Mr. Slye stated this item is an annual review of the Service and Assessment Plan for the Kaufman PID #1. He introduced Josh Arendt, with MuniCap. He reviewed the plan and the amendments from the previous plan.

Mayor Pro -Tem Patterson made a motion to approve Ordinance O-21-20, accepting and approving an annual service Plan update and Assessment Roll 2020-2021 for the Kaufman Public Improvement District No.1, Phase 1 A and 1B as amended. The motion was seconded by Councilmember Ratcliffe and passed 7/0.

APPOINTMENTS

13. Consider and take appropriate action on the appointment of three (3) members to the Board of Adjustment for a two (2) year terms expiring September 2022.

Councilmember Council made a motion to appointment Clayton Kelley and David Hunt to the Board of Adjustment for two (2) year terms expiring September 2022. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. College Mound/Kaufman Estates Update
 - b. Georgetown Residential Sales Update.
 - c. Square Maintenance RFP.
 - d. PID #1 Bond Update.
 - e. Civic Center Update.
 - f. Discussion Item Report (DIR)
 - g. STAR Transit Ridership Report- July 2020
 - h. Careflite Compliance Report- July 2020
 - i. Fire Department Monthly Report- July 2020
 - j. Monthly Calendars Attached

My. Slye gave an update on the above items.

EXECUTIVE SESSION

Mayor Jordan adjourned into Executive Session to discuss the following at 7:08 PM

15. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:

8/24/2020

- 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)
- b. 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: Lake Kaufman

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

Mayor Jordan reconvened the meeting at 7:34 PM.

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

Councilmember Ratcliffe made a motion to direct the City Manager to continue negotiations with the terms as discussed in Executive Session regarding the 54 acres city owned property. The motion was seconded Mayor Pro-Tem Patterson and passed 7/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:35 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

