



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 14, 2020 -
6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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 6:01 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Barry Ratcliffe, Carole Aga, Charles Gillenwater, and Matt Phillips. Mayor Jordan declared a quorum present. Also present were Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, and Police Chief Dana Whitaker.

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

1. Consider and take appropriate action on an interlocal agreement between the City and Kaufman County for Assessment and Collection Services for the City of Kaufman Public Improvement District #1; and authorizing the Mayor or designee to execute necessary documents.
2. Consider and take appropriate action to approve the transfer of aged utility bills to Collection of Delinquent Utility Billing Accounts Receivable Balances.
3. Consider and take appropriate action on the award of bid and contract for the Motor Fuel and Oil for Fiscal Year 2021 and authorizing the Mayor or his designee to execute necessary documents.

4. Consider and take appropriate action on the award of bid and contract for the Street Maintenance Materials for Fiscal Year 2021 and authorizing the Mayor or his designee to execute necessary documents.

Mayor Pro-Tem Patterson made a motion to approve consent agenda items 1 through 4 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

PUBLIC HEARING

5. Conduct a Public Hearing on a proposal to adopt a Property Tax Rate of \$.8216760 Per \$100 Of Assessed Valuation.

Ms. Wennerstrom outlined the proposed tax rate and what it is composed of.

Mayor Jordan opened the public hearing for the Proposed Property Tax Rate at 6:03 p.m. There were no speakers present to speak on this matter. Mayor Jordan closed the public hearing at 6:04 p.m.

DISCUSSION/ACTION ITEMS

6. Consider and take appropriate action regarding Ordinance O-22-20, an ordinance of the City Council of the City of Kaufman, amending the City's 2019-2020 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

Ms. Wennerstrom stated last year, the City Council approved a \$14,384,277.00 budget for the fiscal year 2019-2020. Upon a recent review, staff indicated the need to amend several significant and unexpected revenue and expense line items within the budget that were incurred throughout year. She outlined the amendments and outlined the causes of each.

Mayor Pro-Tem Patterson made a motion to approve Ordinance O-22-20 as presented. The motion was seconded by Councilmember Gillenwater and passed 7/0.

7. Consider and take appropriate action regarding Ordinance O-23-20, an ordinance of the City Council of the City of Kaufman, 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 2020-2021 Fiscal Year; 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.

Ms. Wennerstrom reviewed the budget process and outlined the proposed budget. She stated this Budget will raise more total property taxes than last year's budget by \$356,255.16 or 9.6%, and of that amount, \$51,088.00 is tax revenue to be raised from new property added to the tax roll this year.

Mayor Pro-Tem Patterson made a motion to approve Ordinance O-23-20, approving the 2020-2021 Budget of the City of Kaufman and the 2020 Kaufman County Certified Tax Roll. The Budget will raise more total property taxes than last year's budget by \$356,255.13 or 9.6%, and of that amount, \$51,088.00 is tax revenue to be raised from new property added to the tax roll this year. The motion was seconded by Councilmember Aga. Ms. Hanks called for a record vote, at which point Councilmember Ratcliffe, Councilmember Gillenwater, Councilmember Phillips, Mayor Jordan, Councilmember Aga, and Mayor Pro-Tem Patterson voted AYE, and passed 6/0.

8. Consider and take appropriate action regarding Ordinance O-24-20, an ordinance of the City Council of the City of Kaufman, levying taxes and fixing and adopting the tax rate on all taxable property for the year 2020 at the rate of \$0.8216760 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Kaufman, Texas as of January 1, 2020; 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.

Ms. Wennerstrom presented the property tax rate of \$0.8216760 per \$100 valuation, which is effectively a 29.21% decrease in the tax rate. She informed Council that State law requires three record votes when the budget will raise more property tax revenue than was generated in the previous year. The first record vote adopts the budget, the second record vote sets the tax rate, and the third, additional, record vote ratifies the property tax revenue increase reflected in the budget. The property tax rate must be approved and adopted by the governing body of the City by September 30, 2020.

Councilmember Phillips made a motion that the property tax rate be decreased by the adoption of a tax rate of \$0.8216760 per \$100 valuation, which is effectively a 29.21% decrease in the tax rate and approve Ordinance O-24-20, fixing and levying municipal ad valorem taxes for the fiscal year beginning October 1, 2020, and ending on September 30, 2021, and for each fiscal year thereafter until otherwise provided. The motion was seconded by Councilmember Aga. Ms. Hanks called for a record vote, at which point Councilmember Ratcliffe, Councilmember Gillenwater, Councilmember Phillips, Mayor Jordan, Councilmember Aga, and Mayor Pro-Tem Patterson voted AYE, and passed 6/0.

9. Consider and take appropriate action to ratify the Property Tax Revenue Increase reflected in the 2020-2021 Fiscal Year Budget.

Ms. Wennerstrom stated this is the third and final vote for the Tax Rate which is reflected in the FY21 budget. This Budget will raise more total property taxes than last year's budget by \$356,255.13 or 9.6% and of that amount, \$51,088.00 is tax revenue to be raised from new property added to the tax roll this year.

Councilmember Ratcliffe made a motion to ratify the property tax increase reflected in the 2020-2021 (FY21) budget. The motion was seconded by Councilmember Gillenwater. Ms. Hanks called for a record vote, at which point Councilmember Ratcliffe, Councilmember Gillenwater, Councilmember Phillips, Mayor Jordan, Councilmember Aga, and Mayor Pro-Tem Patterson voted AYE, and passed 6/0.

10. Consider and take appropriate action regarding Ordinance O-25-20, an ordinance of the City Council of the City of Kaufman, amending the KEDC 2019-2020 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

Ms. Glasscock presented the KEDC FY20 budget amendments that was approved by the board on August 11, 2020.

Councilmember Aga made a motion to approve Ordinance O-25-20 amending the FY20 budget for the Kaufman Economic Development Corporation. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

11. Consider and take appropriate action regarding Ordinance O-26-20, an ordinance of the City Council of the City of Kaufman, adopting the Annual Program of Services (Budget) for the City of Kaufman Economic Development Corporation ("KEDC") for the Fiscal Year beginning on October 1, 2020, and ending on September 30, 2021, (FY 2020-2021); providing for the adoption of the KEDC Budget for FY 2020-2021; and providing an effective date.

Ms. Glasscock presented the KEDC budget that was approved by the board on August 11, 2020.

Councilmember Phillips made a motion to approve Ordinance O-26-20 approving the FY21 budget for the Kaufman Economic Development Corporation. The motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

12. Consider and take appropriate action regarding Ordinance O-27-20, an ordinance of the City Council of the City of Kaufman, amending Subsection 2-62(b), "Adoption of City of Kaufman Job Grade Classification and Compensation Plan" of Section 2-62 Personnel Policies; Job Classification", of Article II, "Officers And Employees", of Chapter 2, "Administration" of the Code of Ordinances of the City of Kaufman; providing for the adoption of the Job Grade Classification and Compensation Plan as an amended Exhibit "B" to Section 2-62(b) setting forth Grades and Annual Salary Ranges for City employees and providing an effective date.

Mr. Holder informed the Council about the review process for the Personnel Policy and the Job Classification. He stated there were not proposed amendments to the Personnel Policy at this time. He reviewed the changes to the Job Classifications.

Councilmember Gillenwater made a motion to approve Ordinance O-27-20. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

13. Consider and take appropriate action on Ordinance O-28-20, an ordinance of the City of Kaufman, designating a contiguous geographic area within the city as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Reinvestment Zone Number Two, City of Kaufman, Texas; describing the boundaries of the zone; creating a board of directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; and providing an effective date.

Natalie Moore, gave a presentation regarding the creation of TIRZ #2. She reviewed the process and the action required to create the zone. He outlined the location of the proposed TIRZ, proposed developments, and the potential revenue summary.

Councilmember Gillenwater made a motion to approve Ordinance O-28-20. with the change to any statment in the ordinance referring to noncontiguous be contiguous The motion was seconded by Councilmember Aga and passed 6/0.

14. Consider and take appropriate action on the bids for the Kaufman Downtown Square Maintenance Services and authorize the Mayor or his designee to execute necessary documents.

Mr. Holder presented the bid received during the bid process for the Downtown Square Maintenance Services.

Councilmember Ratcliffe made a motion to reject the bids for the Kaufman Downtown Square Maintenance Services. This motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

15. Consider and take appropriate action on Resolution R-24-20, a resolution of the City of Kaufman, Texas, supporting the passage of legislation during the 87th Regular Session of the Texas Legislature (2021), to allow for the expenditure of municipal Hotel Occupancy Tax Revenue by the city for construction of improvements in municipal parks.

Mr. Holder informed Council the resolution is for the purpose of supporting legislation to allow City's to use Hotel Occupancy Tax Revenue for park improvements.

Mayor Jordan made a motion to approve Resolution R-24-20. The motion was seconded by Councilmember Aga and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

16. Receive an update and discussion regarding the following:

- a. Georgetown Grand Opening- October 2nd

Mr. Holder informed Council about the above stated item.

EXECUTIVE SESSION

Mayor Jordan recessed the Regular Session to convene in Executive Session at 6:45 p.m.

17. 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: Kaufman Lake
 - 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: City Lake Park, an approximate 73 acres of a 76.368 acre tract, Kaufman, Texas, WM Peters, Property ID 11485
 - c. 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: South Pointe

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

Mayor Jordan reconvened the Regular Session at 7:00 p.m.

18. Consider and take appropriate action on Ordinance O-29-20, an ordinance of the City Council of the City of Kaufman, authorizing the issuance and sale of City of Kaufman, Texas Tax Note, Series 2020 in the aggregate principal amount of \$1,130,000 for the public purposes of constructing, maintaining, improving and upgrading municipal facilities and infrastructure, including the purchase of land for and improvements to, parks, the payment of professional services and costs of issuance related to the note; levying an annual ad valorem tax and providing for the security for and payment of said note; enacting other provisions relating to the subject; and providing an effective date.

Councilmember Aga made a motion to approve Ordinance O-29-20. The motion was seconded by Mayor Pro-Tem Patterson and passed 6/0.

19. Consider and take appropriate action on an Assignment Agreement for the purchase of real property between the City and the Kaufman Economic Development Corporation for the potential acquisition of additional property for City Lake Park, such property described as an approximate 73 acres of a 76.368 acre tract, Kaufman, Texas, WM Peters, Property ID 11485.

Councilmember Ratcliffe made a motion to approve an assignment agreement for the purchase of real property between the City and the Kaufman Economic Development Corporation for the potential acquisition of additional property for City Lake Park. The motion was seconded by Councilmember Aga and passed 6/0.

20. Consider and take appropriate action on an agreement with Teague Nall and Perkins Inc. to provide surveying services for Kaufman Lake, and authorizing the Mayor or designee to execute necessary documents.

Councilmember Gillenwater made a motion to approve an agreement with Teague Nall and Perkins Inc. to provide surveying services for Kaufman Lake, and authorizing the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Phillips and passed 6/0.

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

No further action is required.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:02 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

