



AGENDA
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1),
TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ #2),
& KAUFMAN CITY COUNCIL MEETING
MONDAY, DECEMBER 14, 2020 - 5:30 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 OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 839 1880 7526
PASSWORD: 708614**

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER

TIRZ #1: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #2: Chairman calls the Meeting to order, states the date and time, state members 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.**

TIRZ #1 ITEMS

1. Consider and take appropriate action to make a recommendation to City Council regarding an agreement between the City and Municap, Inc. to provide administration services for Tax Increment Reinvestment Zone #1 and authorizing the Mayor or his designee to execute the agreement.

2. Consider and take appropriate action to make a recommendation to City Council regarding TIRZ #1 Lift Station Reimbursement Agreement between TIRZ#1, the City of Kaufman, and JWS Land, Ltd., for reimbursement of project expenses related to a lift station as part of the Tractor Supply Corporation development

TIRZ #1 ADJOURNMENT

TIRZ #2 ITEMS

3. Consider and take appropriate action to make a recommendation to City Council regarding an agreement between the City and Municap, Inc. to provide administration services for Tax Increment Reinvestment Zone #2 and authorizing the Mayor or his designee to execute the agreement..

TIRZ #2 ADJOURNMENT

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

CONSENT AGENDA

4. Consider and take appropriate action on the minutes of the November 16, 2020, Regular City Council Meeting.
5. Consider and take appropriate action on designating the Kaufman Herald as the Official Newspaper for the City of Kaufman (2021).
6. Consider and take appropriate action on the **Preliminary Plat of Two Furlong Estates**, a tract of land (Property ID 204390) containing approximately 11 acres and proposing a development of 8 lots, located at the southwestern corner of CR 151 and CR 154 in the City of Kaufman's Extraterritorial Jurisdiction (ETJ). (Case No. PP-04-20)
7. Consider and take appropriate action regarding an agreement between the City and Municap, Inc. to provide administration services for Tax Increment Reinvestment Zone #1 and authorizing the Mayor or his designee to execute the agreement.
8. Consider and take appropriate action regarding an agreement between the City and Municap, Inc. to provide administration services for Tax Increment Reinvestment Zone #2 and authorizing the Mayor or his designee to execute the agreement.

9. Consider and take appropriate action to make a recommendation to City Council regarding TIRZ #1 Lift Station Reimbursement Agreement between TIRZ#1, the City of Kaufman, and JWS Land, Ltd., for reimbursement of project expenses related to a lift station as part of the Tractor Supply Corporation development

END OF CONSENT AGENDA

PUBLIC HEARING

10. Conduct/Continue a public hearing, consider, and take appropriate action on Ordinance O-38-20, an Ordinance of the City of Kaufman, Texas approving an Amended and Restated Service and Assessment Plan and Amended Assessment Roll for authorized improvements for the Kaufman Public Improvement District No. 1 (providing amendments regarding the levy of Phase 1A and 1B assessment to reflect additional lot sizes); providing for severability and providing an effective date
 - a. Presentation.
 - b. PUBLIC HEARING.
 - c. Consider and take appropriate action on Ordinance O-38-20
11. Conduct a public hearing, consider and take appropriate action on Ordinance O-37-20 and an Ordinance of the City amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a Specific Use Permit - 43 (SUP-43) to permit a Private Club in Conjunction with a Restaurant with the condition that alcohol consumption occur on premises only, as prescribed by definition no. 171, "Private Clubs", of Subsection 33.5, "Definitions", of Section 33, "Use Regulations", of Chapter IV, "Use Regulations", of the City's Comprehensive Zoning Ordinance, on an approximate 0.459-acre tract of land (Property ID 28604) zoned Commercial "C", such property being generally located at 214 East Mulberry Street, on a portion of Block 41, Kaufman Original Town, City of Kaufman, Kaufman County, Texas; providing for rescission and providing a penalty for violation. (Case No. Z-06-20)
 - a. Presentation.
 - b. PUBLIC HEARING.
 - c. Consider and take appropriate action on Ordinance O-37-20.

PLANNING & ZONING ITEMS

12. Consider and take appropriate action on the Site Plan for 1904 E. Highway 175 (Property ID 56874) for the Kaufman County Adoption Center, an approximate 45-acre tract platted as Lot 1, Law Enforcement Center Addition and zoned Highway Commercial. (Case No. SP-07-20)

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on a Boundary Line Agreement and a Right-of-Way License Encroachment and Maintenance Agreement between the City of Kaufman and James Janicek on parcel addressed as 400 N. Washington Street (PID 28407), located in the J.B. Cole Survey, abstract 84, City of Kaufman, Kaufman County Texas for an existing house encroaching 2.8 feet onto the right-of-way of E. Hickory Street; and authorizing the Mayor or his designee to execute necessary documents.
14. Consider and take appropriate action on Ordinance O-36-20, an ordinance of the City of Kaufman, Texas, amending Chapter 70, "Parks and Recreation", of the City's Code of Ordinances to add a new article, Article VII, to be entitled, "Civic Center", to adopt a fee schedule and related policies for rentals of the City of Kaufman Civic Center; and providing an amendment.
15. Consider and take appropriate action on Resolution R-32-20, a resolution of the City of Kaufman, Texas, providing general authority to the City Manager or designee to adopt and administer policies and procedures for rental of the Kaufman Civic Center that all renters must agree to abide by; and providing that such policies and procedures, as adopted and amend, are on file with the Office of the City Secretary.
16. Consider and take appropriate action on Resolution R-33-20, a resolution of the City of Kaufman, Texas prohibiting all gatherings at the Kaufman Civic Center of twenty-five (25) or more people without a health and safety plan for the event or gathering approved by the City Manager or designee, and on file with the Office of the City Secretary.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

17. Receive an update and discussion regarding the following:
 - a. Texas Parks & Wildlife Grant Application Update.
 - b. Transportation Projects Update.

- c. NTMWD Scheduled Water Shut Down Update.
- d. Special City Council Meeting- Thursday, January 7, 2021
- e. First day to file application for a place on the Ballot for the City's General Election, January 13, 2021. Last day to file application - February 12, 2021.
- f. Discussion Item Report (DIR)
- g. STAR Transit Ridership Report- November 2020
- h. Fire Department Monthly Report- November 2020
- i. Monthly Calendars Attached

EXECUTIVE SESSION

- 18. 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; Borders and Long South Pointe Property
 - b. Texas Government Code §551.071(1) and (2); Consultation with Attorney 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 for Council to seek the advice of its attorney about pending or contemplated litigation: Dannheim development and ETJ regulations

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

- 19. 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, DECEMBER 11, 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: 839 1880 7526 PASSWORD: 708614**

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.