



AGENDA
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 23, 2021 - 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](https://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 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.**

PRESENTATION

1. Inclusive Playground- RelyOn

CONSENT AGENDA

2. Consider and take appropriate action on the minutes from the July 26, 2021, Regular City Council Meeting.
3. Consider and take appropriate action on the minutes from the August 10, 2021, Budget Workshop and Special City Council Meeting.

4. Consider and take appropriate action on Resolution R-28-21, 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 2021 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.
5. Consider and take appropriate action on the Preliminary Plat of Lot 1, Block 1, Juniper Pointe Addition, being a tract of land containing 9.008-acres (PIDs 5373, 5377), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas and generally located in the 2600 Block of Tabor Parkway. A one lot subdivision for an apartment complex in the Multi-Family-2 district is proposed. (Case No. PP-03-21)

END OF CONSENT AGENDA

PUBLIC HEARING

6. Conduct a public hearing, consider and take appropriate action on Ordinance O-37-21, an Ordinance of the City Council of the City of Kaufman, Texas, to amend the Future Land Use Map of the City to reflect a change from Future Commercial and Future Neighborhood Service to Future Single Family (High Density) on approximately 26 acres of land (PIDs 184130, 16871), generally located in the 1500 Block of East Highway 175 in the Levi York Survey, Abstract No. 609, Kaufman County, Kaufman, TX. (Case No. Z-14-21) (Owner/Applicant Kaufman One WW, LLC)
 - a. Presentation.
 - b. PUBLIC HEARING.
 - c. Consider and take appropriate action on Ordinance O-37-21.
7. Conduct a public hearing, consider and take appropriate action on Ordinance O-38-21, an Ordinance of the City Council of the City of Kaufman, Texas, to rezone approximately 26 acres (PIDs 184130, 16871) of land, from Highway Commercial (HC) and Single-Family Residential-20 (SF-20) to Planned Development (PD-21) for a maximum of 127 single-family residential lots. The property is generally located in the 1500 Block of East Highway 175 in the Levi York Survey, Abstract No. 609, Kaufman County, Kaufman, TX. (Case No. Z-14-21) (Owner/Applicant Kaufman One WW, LLC)

- a. Presentation.
 - b. PUBLIC HEARING.
 - c. Consider and take appropriate action on Ordinance O-38-21.
8. Conduct a public hearing, consider and take appropriate action on Ordinance O-39-21, an Ordinance of the City of Kaufman, amending the Comprehensive Zoning Ordinance of the City to authorize Specific Use Permit-47 for the sale of alcoholic beverages in conjunction with a restaurant, with alcohol consumption on premises only, on an approximate 0.44 acres of land zoned Highway Commercial (HC), and generally located at 5962 Fair Road (PID# 5300) in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. (Case No. Z-15-21) (Owner/Applicant: Katina Williams Gibbons)
- a. Presentation.
 - b. PUBLIC HEARING.
 - c. Consider and take appropriate action on Ordinance O-39-21.
9. Conduct a Public Hearing and discussion regarding the City's Fiscal Year 2021-2022 Budget.

PLANNING AND ZONING COMMISSION ITEMS

10. Consider and take appropriate action on the Site Plan of proposed Lot 1, Block 1, Juniper Pointe Addition. An apartment complex with 72 units is proposed. The 9.008-acre tract (PIDs 5373 and 5377) is generally located in the 2600 block of Tabor Parkway (AKA CR 151). The property is zoned MF-2. (Case No. SP-02-21)
11. Consider and take appropriate action on the Final Plat of Prairie Creek Estates, Phase 3 Addition, an approximate 17.479 acre tract (PIDs 208 and 184100) generally located in the 1800 block of Rand Road (FM 1836) in the Thomas Beedy Survey, Abstract No. 21, proposed for development to contain 63 single family residential lots and zoned as Planned Development, PD-8 and requested Variances to the 1999 Design Manual for Storm Drainage Facilities, Criteria and Design Procedures, Sections C.2.2.5, Positive Overflow and C.4.1 Hydraulic Gradient of Conduits. (Case No. FP-08-21)
- a. Presentation of requested variances to the 1999 Design Manual for Storm Drainage Facilities and the Final Plat of Prairie Creek Estates, Phase 3 Addition.
 - i Criteria and Design Procedures, Section C.2.2.5 Positive Overflow
 - ii Criteria and Design Procedures, Section C.4.1 Hydraulic Gradient of Conduits.

- b. Consider and take appropriate action on Variance requests to the 1999 Design Manual for Storm Drainage Facilities for Prairie Creek Estates, Phase 3 Addition.
- c. Consider and take appropriate action on the Final Plat of Prairie Creek Estates, Phase 3 Addition.
- 12. Consider and take appropriate action on the Prairie Creek Estates, Phase 3 Subdivider's Agreement.

DISCUSSION/ACTION ITEMS

- 13. Consider and take appropriate action on Ordinance O-36-21, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2021-2022 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.
- 14. Consider and take appropriate action on Ordinance O-40-21, an Ordinance of the City Council of the City of Kaufman, Texas, amending the Code of Ordinances, Chapter 106 Utilities, Section 106-7 Water Rates, paragraph (f) (g) (h) and Section 106.8 Sewer Rates, paragraph (e) to adopt increased rates for water and sewer services in order to account for increased costs of service, to increase the monthly rate reduction for seniors, to provide for manual adjustments as authorized by ordinance, policy or action of City Council; containing a severability clause; providing a penalty clause; and providing for publication and an effective date.
- 15. Consider and take appropriate action on an installation contract between the City of Kaufman and Performance Services of Texas, Inc. for the purpose of providing services to install AMI water meters; and authorizing the City Manager or his designee to execute necessary documents.
- 16. Consider and take appropriate action on Resolution R-29-21, a resolution of the City of Kaufman, Texas, approving a financing agreement for the purpose of procuring an AMI project and related equipment; authorizing the City Manager to enter into such agreement; providing for the incorporation of premises; and providing an effective date.
- 17. Consider and take appropriate action to award and execute a contract with YWRD, P.C. for the City's Comprehensive Annual Financial Services (Audit) for Fiscal Year 2021 at a cost of \$37,000 for the City Financials and \$4,750 for the Economic Development Corporation.

18. Consider and take appropriate action on the paint and logo renderings for the South and North Water Tower.

APPOINTMENT

19. Consider and take appropriate action on the appointment of an Interim City Secretary and designate a signature authority.
20. Consider and take appropriate action on the appointments of two (2) members to the Kaufman Economic Development Corporation for a two (2) year term through August 2023.
21. Consider and take appropriate action on the appointment of two (2) members to the Board of Adjustment for a two (2) year terms expiring September 2023.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:
 - a. Wholesale Water Contracts Update.
 - b. Washington Street Survey Update.
 - c. ARPA Funds Update.
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report- July 2021
 - f. Careflite Compliance Report- July 2021
 - g. Fire Department Monthly Report- July 2021
 - h. Police Department Monthly Report- July 2021
 - i. Development Services Monthly Report- July 2021
 - j. Monthly Calendars Attached

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, AUGUST 20, 2021, 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.