



AGENDA
REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 27, 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, state 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.**

PROCLAMATION

1. 38th Annual National Night Out

PRESENTATION

2. KEDC Executive Director
3. PACE (Property Assessed Clean Energy) Financing Program

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the August 23, 2021, Regular City Council Meeting.
5. Consider and take appropriate action on the minutes from the September 13, 2021, Special City Council Meeting.
6. Consider and take appropriate action on the award of bid and contract for the Motor Fuel and Oil for Fiscal Year 2022 and authorizing the Mayor or his designee to execute necessary documents.
7. Consider and take appropriate action on the award of bid and contract for the Street Maintenance Materials for Fiscal Year 2022 and authorizing the Mayor or his designee to execute necessary documents.
8. Consider and take appropriate action to approve the transfer of aged bills to Collection of Delinquent Utility Billing Accounts Receivable Balances.
9. Consider and take appropriate action on the Final Plat of Lot 1, Block 1, Whitfield Addition. The 5.00-acre tract of land (portion of PID 548) situated in the Charles Askins Survey, Abstract No. 2, generally located at 7726 County Road 151, in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman, Kaufman County, Texas. (Case No. FP-11-21)
10. Consider and take appropriate action on an assignment of a Chapter 380 Economic Development Incentive Agreement between the City of Kaufman and W & R Properties, Inc. from W&R Properties to Border & Long Properties, LLC -34 Loop Series; and authorize the Mayor to the assignment and any necessary modification.
11. Consider and take appropriate action on a three (3) year lease agreement with Johnny Perry for the property located at 1003 W. Grove Street, to serve as the Public Works Department's office; and authorize the City Manager to execute the agreement and any necessary counterparts.
12. Consider and take appropriate action to move the November, 2021 Regular Council meeting to November 15, 2021 and to move the December, 2021 Regular Council meeting to December 20, 2021.

END OF CONSENT AGENDA

PUBLIC HEARING

13. Conduct a public hearing and take appropriate action on Ordinance O-49-21, an ordinance of the City Council of the City of Kaufman, Texas amending Ordinance No. O-02-07 and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman to zone approximately 112 acres of newly annexed property to Agriculture-Open (A-O), such property being generally located at 3997 Farm to Market Road 1836 (PIDs 2195, 2196, and 2197), situated in the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas. (Case No. Z-16-21)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-49-21.

PLANNING & ZONING ITEMS

14. Consider and take appropriate action on the Site Plan of the proposed replat of Lot 1R & 2R, Block 1, Gregory Marlow Truck Stop Addition, being approximate 5.46 acres of land (PIDs 198186 and a portion of 16821), located at 1420 and 1430 East Mulberry (State Highway 243) and zoned Light Industrial("LI"), such Site Plan of two buildings; a liquor store and a convenience store/gas station with a restaurant with a drive-through window service. (Case No. SP-03-21)
15. Consider and take appropriate action on the Site Plan of Lot 2, Block C, Kings Fort Addition, Phase 1, being an approximate 1.00 acre tract of land (PID 187820), located in the 340 Block of East Highway 175 and zoned Planned Development No.7 ("PD-7"), such Site Plan a convenience store/gas station. (Case No. SP-04-21)
16. Consider and take appropriate action on the Site Plan of proposed Lot 5, Block E, Kings Fort Addition, Phase 2, being approximate 2.054 acres tract of land (a portion of PID 202752), situated in the D. Falcon Survey, Abstract No.151 generally located in the 750 Block of East Highway 175 and zoned Planned Development No. 15 ("PD-15"), such Site Plan a credit union with drive-through services. (Case No. SP-05-21)

DISCUSSION/ACTION ITEMS

17. Consider and take appropriate action regarding Ordinance O-45-21, an ordinance of the City Council of the City of Kaufman, Texas, amending the City's 2021-2022 Fiscal Year Budget to

balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

18. Consider and take appropriate action regarding Ordinance O-46-21, an ordinance of the City Council of the City of Kaufman, amending the KEDC 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.
19. Consider and take appropriate action on Ordinance O-47-21, an ordinance of the City Council of the City of Kaufman, Texas, amending the City's Code of Ordinances by amending Subsection 102-162(b) of Division 2, "Speed Limits", of Article V, "Traffic Schedules", of Chapter 102, "Traffic and Vehicles", to establish additional school zones to be located on South Dallas, Royal, Phillips Circle, South Houston, South Madison, Ninth, Main, and Shannon Streets; providing for the incorporation of premises; providing for amendments; providing a savings clause and cumulative repealer clause; providing a severability clause; providing a penalty in an amount not to exceed \$200 for each violation with a separate violation committed upon each day during or on which a violation occurs or continues and providing an effective date.
20. 20. Consider and take appropriate action on Ordinance O-48-21, an ordinance of the City Council of the City of Kaufman, Teas, amending the City's Code of Ordinances by amending Division 2, "Parking Control Zone", of Article VII, "Parking", of Chapter 102, "Traffic and Vehicles", to correct a numbering error in the Codification and to rename and amend Section 102.271, "Definitions; Zone Established" by amending the definition of Recreational Vehicle to include boats, and to rename and amend Section 102.273 to include Recreational Vehicles in order to establish a violation of law for any person to leave, park or stand any recreational vehicle, including boats, upon any public street alley, parkway boulevard, or public place or upon property within any area zoned as either a single-family residential district or multifamily residential district according to the City's zoning ordinance, providing exceptions for temporary loading and unloading, road maintenance and work done by public utilities or for mechanical failures as well as other temporary conditions; providing for the incorporation premises; providing for amendments; providing a savings clause and cumulative repealer clause; providing a severability clause; providing a penalty in an amount not to exceed \$500 for each violation with a separate violation committed upon each day during or on which a violation occurs or continues; and providing an effective date.
21. Consider and take appropriate action on the award of bid and contract for the Elevated Water Tank Repair and Repaint and authorize the Mayor or his designee to execute necessary documents

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:

- a. ARPA Update
- b. Discussion Items Report (DIR)
- c. STAR Transit Ridership Report- August 2021
- d. Careflite Compliance Report- August 2021
- e. Fire Department Monthly Report- August 2021
- f. Police Department Monthly Report- August 2021
- g. Development Services Monthly Report- August 2021
- h. Monthly Calendars Attached

EXECUTIVE SESSION

23. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting 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 regarding:

Kaufman County Properties

South Pointe Development

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

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

ADJOURNMENT

I, MYRA MANRIQUEZ, INTERIM 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 DAY, MONTH DD, YYYY AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



MYRA MANRIQUEZ
INTERIM 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.