



AGENDA
REGULAR CITY COUNCIL MEETING
MONDAY, DECEMBER 16, 2019
WORK SESSION- 5:30 P.M.
REGULAR SESSION- 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

WORK SESSION- 5:30 P.M. A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction into whether or not such matters should be placed on a future regular or special meeting of the Council for citizens input, City Council deliberation and formal City action. At a work session, the City Council generally receives informal and preliminary reports and information from City staff, officials, members of City committees, and the individual or organization proposing Council action, if invited by City Council or City Manager to participate in the session. Participation by individuals and members of organizations invited to speak ceases when the Mayor announces the session is being closed to public input. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session unless invited to do so by the Mayor. Any citizen may supply to the City Council, prior to the beginning of the session, a written report regarding the citizen's opinion on the matter being explored. Should the Council direct the matter be placed on a regular meeting agenda, the staff will generally prepare a final report defining the proposed action, which will be made available to all citizens prior to the regular meeting at which citizen input is sought. The purpose of this procedure is to allow citizens attending the regular meeting the opportunity to hear the views of their fellow citizens without having to attend two meetings.

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.

1. Discussion and review of the proposed City of Kaufman's 5-year Capital Improvement Plan.

ADJOURNMENT

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.

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

2. Street Dedication- Dr. William "Bill" Fortner

3. Street Dedication- Dennis Berry

RECOGNITION Business of the Month - Kaufman Herald

CONSENT AGENDA

4. Consider and take appropriate action on the minutes of the November 25, 2019, Regular City Council Meeting.
5. Consider and take appropriate action on designating the Kaufman Herald as the Official Newspaper for the City of Kaufman (2020).
6. Consider and take appropriate action on Resolution R-28-19, a resolution of the City Council of the City of Kaufman repealing Resolution R-26-14, and any previously adopted resolution related to adoption or amendment of the City's Land Use Assumptions and Capital Improvements Plans; and providing an effective date.
7. Consider and take appropriate action on Change Order #7 for the Paving, Drainage, Sanitary Sewer, and Water Improvements for S. Houston St., W. 4th St., S. Austin St., and W. Fair St.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEM

8. Consider and take appropriate action on the award of bid and contract for the Demolition, Construction, and Renovation Services for the proposed Civic Center and authorizing the Mayor or his designee to execute necessary documents.
9. Consider and take appropriate action on the award of bid and contract for the Asbestos Abatement Services for the proposed Civic Center and authorizing the Mayor or his designee to execute necessary documents.
10. Consider and take appropriate action on the City of Kaufman's 5-year Capital Improvement Plan.
11. Consider and take appropriate action on Resolution R-27-19, a resolution of the City Council of the City of Kaufman, approving a desire to join a coalition of non-member customer entities of the North Texas Municipal Water District; and providing an effective date.

PUBLIC HEARING

12. Hold a Public Hearing and consider and take appropriate action on Ordinance No. O-32-19, an ordinance of the City Council of the City of Kaufman, approving the "Land Use Assumption", which includes the "Future Land Use Plan", the "Streets Capital Improvements Plan for 2019-2029" and the "Water Capital Improvements Plan for 2019-2029", each being a component of the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029" for the City of Kaufman; Providing Amendments to Adopt A New Section 80.0, "Adoption of Land Use Assumptions and Roadway Facilities Capital Improvements Plan" of Chapter 80, "Roadway Facilities Impact Fee" and adopting a new Section 106.40 "Adoption of Land Use Assumptions and Water Capital Improvements Plan" Of "Division 1, "Generally" Of Article II, "Water" Of Chapter 106, "Utilities" to adopt Land Use Assumptions, Future Land Use Plan, the Streets Capital Improvement Plan for 2019-2029 and the Water Capital Improvements Plan for 2019-2029 as set forth in the Capital Improvements Plan and Impact Fee Update for Water and Streets 2019-2029" and providing an effective date.
 - a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-32-19.
13. Hold a Public Hearing and consider and take appropriate action on Ordinance O-33A-19, an ordinance of the City Council of the City of Kaufman, amending Ordinance O-29-14, and Chapter 106 Utilities, Article II "Water" of the Code of Ordinances, adopting amendments to the Water Facilities Impact Fees to be assessed by the City of Kaufman, Texas; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a water facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the water facilities land use assumptions and service area, the Water Capital Improvements Plan; adopting various other provisions relative to water impact fees providing an effective date of January 1, 2020 for the assessment of the amended impact fees.
 - a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-33A-19.

14. Hold a Public Hearing and consider and take appropriate action on Ordinance O-33B-19, an ordinance of the City Council of the City of Kaufman, amending Ordinance O-30-14, and Chapter 80, Roadway Facilities Impact Fee of the Code of Ordinances, regarding the adoption of amendments to Roadway Facilities Impact Fees to be assessed by the City of Kaufman, Texas; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a roadway facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the roadway facilities land use assumptions and service area, the Roadway Facilities Capital Improvements Plan; adopting various other provisions relative to roadway impact fees' providing an effective date of January 1, 2020 for the assessment of the amended impact fees.
 - a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-33B-19.
15. Hold a Public Hearing and consider and take appropriate action on 5 Variances to the City of Kaufman Subdivision Regulations Section III. "Subdivision Design Standards", Section 3.1 "Streets" specific to street construction, cul-de-sac length, two points of entrances to a subdivision, Section 3.5 "Sidewalks", and Section 3.10 "Stormwater Collection/Conveyance Systems". The variances are requested as part of a residential replat of a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. The subdivision is more commonly identified as the Farm Village Addition and the requested variances are as follows:
 1. **Section 3.1.c.7 Street Construction** – Requesting a variance from street construction requirements.
 2. **Section 3.1.p Cul-de-sac Length** – Request for variance from requirements that a cul-de-sac street be no longer than 600 feet.
 3. **Section 3.1.t Two Points of Entrance to a Subdivision**- Requesting a variance from the requirement for two points of access from improved public roadways.
 4. **Section 3.5.a. Sidewalks** – Requesting a variance from requirement to install sidewalks within or on the perimeter of the subdivision.
 5. **Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements** – Request a variance from the requirement to construct a concrete curb and gutter drainage system.
 - a. Presentation
 - b. PUBLIC HEARING

- c. Consider and take appropriate action on a Variance to City of Kaufman Subdivision Regulations: **(1)** Section 3.1.c.7, Street Construction; **(2)** Section 3.1.p Cul-de-sac Length; **(3)** Section 3.1.t Two points of entrance to a subdivision; **(4)** Section 3.5.a. Sidewalks and **(5)** Section 3.10.a Stormwater Collection/Conveyance Systems - System design requirements
16. Hold a Public Hearing and consider and take appropriate action regarding a Final Plat, such request being a proposed Replat of the Farm Village Addition, Phase I and being a replat of Lots 2-9, open area, green space areas and re-aligning the right of way for Farm Village Road, a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally located along South SH 34 on the east side almost to the City of Scurry and behind the Gastonia Scurry Special Utility District water tower, onto Farm Village Road, 8355 Village Glen Lane and other unaddressed vacant lots within the subdivision. A twelve lot subdivision is proposed. (FP-11-19)
- a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on a Final Plat to replat a 34.43 acre site located in the Extraterritorial Jurisdiction of the City of Kaufman and generally identified as Farm Village Addition, Phase I.
17. Hold a Public Hearing and consider and take appropriate action on Ordinance O-34-19, an ordinance of the City Council of the City of Kaufman, for a request by Matthew Shelton and Summer Harrison to amend the City of Kaufman's Future Land Use Plan from Future Commercial to Future Medium Density Single Family Residential on the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition. The property is proposed to be used as a single family development. (M-01-19)
- a. Presentation
 - b. PUBLIC HEARING
 - c. Consider and take appropriate action on Ordinance O-34-19
18. Hold a Public Hearing and consider and take appropriate action on Ordinance O-35-19, an ordinance of the City Council of the City of Kaufman, for a request by Matthew Shelton and Summer Harrison to rezone 0.746 acres at the property addressed as 711 East 1st North Street and part of Block 324 of the Kaufman Revised Addition from Retail (R) to Single Family 6 (SF-6). The property is proposed to be used as a single family development. (Z-09-19)
- a. Presentation

- b. PUBLIC HEARING
- c. Consider and take appropriate action on Ordinance O-35-19

PLANNING & ZONING ITEMS

- 19. Consider and take appropriate action on the Preliminary Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed.(PP-02-19)
- 20. Consider and take appropriate action on the Final Plat of Lots 1-5, Block 1, The Sterlings Addition. The 0.993 acre site is located between Lions Den Trail and Tabor Parkway. The property is zoned Townhouse (TH). A subdivision of five duplex lots is proposed.(FP-09-19)

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

- 21. Receive an update and discussion regarding the following:
 - a. Discussion Item Report (DIR)
 - b. Star Transit Ridership Reports- November 2019
 - c. WWTP SEP Project Update.
 - d. First day to file application for a place on the Ballot for the City's General Election, January 15, 2020. Last day to file application - February 14, 2020.
 - e. City Hall Closed- Tuesday, December 24, 2019- Christmas Eve and Wednesday, December 25, 2019- Christmas
 - f. City Hall Closed- Wednesday, January 1, 2020- New Year's Day
 - g. City Hall Closed- Monday, January 20, 2020- Dr. Martin Luther King Jr. Day
 - h. Monthly calendars attached

EXECUTIVE SESSION

- 22. 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 and §551.087(1&2): 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 (Section 551.072) and 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
- c. Texas Government Code § 551.071: Consultation with 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 re: Public Information Act Requests, disclosures, and 2019 legislation

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

23. 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 5:00 P.M. ON FRIDAY, DECEMBER 13, 2019 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), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES) AND 551 .086 (ECONOMIC DEVELOPMENT).

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.