



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, DECEMBER 20, 2021 -
5:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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.**

Chairman calls the Work Session to order, states the date and time, state Board Members present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 5:30 PM. Councilmembers present were Jeff Jordan, Carole Aga, Patty Patterson, and Matt Phillips. Mayor Jordan declared a quorum present. Councilmember Barry Ratcliffe arrives at 5:35 PM. Councilmember Council arrived at 5:44 PM. Councilmember Parker arrived at 5:55 PM.

Chairman Cardoza called the Planning and Zoning meeting to order at 5:30 PM. Commissioners present were Patrick Cardoza, Darril Deaton, Burton Brown, and Richard Dunn. Chairman Cardoza declared a quorum present.

Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Development Services Director Marcy Ratcliff, Permit Technician Joy Henderson, Customer Service Representative Myra Manriquez, Human Resource Coordinator Audrey Lewis, EDC Executive Director Stewart McGregor, Police Chief Dana Whitaker, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, and Luitenient Casey Vance.

WORK SESSION

1. Joint work session with the Planning and Zoning Commission to review the platting and design standard issues with the current 1999 Subdivision Regulations, outline the new proposed Subdivision Regulations and design standards for public infrastructure and discuss adoption plans.

Tom Rutledge, Executive Vice President of TNP, Inc., provided an overview of the proposed amendments to the City's Subdivision Ordinances. He explained what the issues are with the current ordinance. Ms. Adams outlined the state laws that changed the platting process for cities.

WORK SESSION ADJOURNMENT

Mayor Jordan and Chairman Cardoza adjourned the Work Session at 6:09 PM.

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 6:10 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Matt Phillips, Carole Aga, Lisa Parker, Jeff Council, and Barry Ratcliffe. Mayor

Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Development Services Director Marcy Ratcliff, Permit Technician Joy Henderson, Customer Service Representative Myra Manriquez, Human Resource Coordinator Audrey Lewis, EDC Executive Director Stewart McGregor, Police Chief Dana Whitaker, Police Captain Les Edwards, Police Officer Maegan Spears, Police Officer Lindsey Bedsworth, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, and Firefighter Casey Vance.

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.

PRESENTATION

2. Police Department Academy Graduation Recognition Presentation and discussion.

Chief Whitaker and Captain Edwards introduced Officers Maegan Spears and Lindsey Bedsworth. Both officers had their badges pinned on.

3. Fire Department Graduation Recognition Presentation and discussion.

Chief Davis recognized Firefighter Casey Vance for completing his Bachelor's Degree.

4. Introduction of new Human Resources Coordinator, Audrey Lewis, and discussion.

Mr. Slye introduced Audrey Lewis as the new Human Resources Coordinator.

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from November 15, 2021, Regular City Council meeting.
6. Consider and take appropriate action on the minutes from November 22, 2021, Joint City Council and Kaufman Economic Development Corporation meeting.
7. Consider and take appropriate action on a memorandum of understanding between Kaufman County Sheriff's Office and the City of Kaufman Fire Department regarding the use of the Kaufman County Sheriff's office tower located at 3001 South Washington St.; and authorizing the Mayor or his designee to execute necessary documents.

Mayor Pro-Tem Patterson made a motion to approve Consent Agenda items 5-7 as presented. The motion was seconded by Councilmember Council and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEM

8. Consider and take appropriate action on a Development Agreement between the City of Kaufman and SRP Development, LLC for the Prairie Creek Estates, Phase 3 Development, an approximate 17.480 acres of land located in the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas; and authorizing the Mayor or his designee to execute necessary documents. (Prairie Creek Estates, Phase 3)

Mr. Slye introduced the proposed development of Prairie Creek Phase 3 and outlined the Development Agreement with SRP Development.

Councilmember Phillips made a motion to conditionally approve the Development Agreement with SRP Development pending legal review. The motion was seconded by Councilmember Aga and passed 7/0.

PUBLIC HEARING

9. Conduct a Public Hearing, consider, and take appropriate action on Resolution R-39-21, a Resolution of the City Council of the City of Kaufman, Texas, authorizing and creating the Kaufman Public Improvement District No. 2 to include an approximate 17.48 acres of property owned by SRP Development, LLC and generally located Southwest of FM 1836 and Melody Drive within the city limits of the City of Kaufman. (Prairie Creek Estates, Phase 3)

- a. Presentation

Mr. Slye informed Council about the PID Petition submitted by SRP Development for the creation of PID #2 which would include the area known as Prairie Creek Estates, Phase 3.

- b. Public Hearing

Mayor Jordan opened the Public Hearing at 6:22 PM.

There being no speakers present, Mayor Jordan closed the Public Hearing at 6:22 PM.

- c. Consider and take appropriate action Resolution R-39-21

Councilmember Aga made a motion to approve Resolution R-39-21 as presented. The motion was seconded by Councilmember Council and passed 7/0.

10. Conduct a public hearing, consider, and take appropriate action on the Preliminary Plat and Land Study of La Vega Ranch Addition and variances to the Subdivision Regulations, specifically street construction required material, private street subdivision criteria, private street subdivision criteria, cul-de-sac requirements, construction of new streets, sidewalk requirements, utilities services and screening. The property being a tract of land containing approximately 92 acres, situated in the Thomas Lowrie Survey, Abstract No. 285 and in Kaufman's Extraterritorial Jurisdiction (ETJ). The subject property is generally located at 2075 CR 4104, Crandall, Texas 75114, northeast of Star Trail (Wynchase Crossing Addition, Phase 1) (PIDs 208804, 213296, 198586, 213262, 209865, 209789, 209823, 213286, 213299, & 208803). The proposed subdivision will contain 10 lots and 1 private street. (Case No. PP-05-21)

- a. Presentation of requested Subdivision Regulations variances and La Vega Ranch Preliminary Plat and Land Study.

Ms. Ratcliff presented the requested Subdivision Regulations variances, La Vega Ranch Preliminary Plat and Land Study. She outlined the nine requested variances.

b. Public Hearing

Mayor Jordan opened the Public Hearing at 6:35 PM.

Alanis Morales, 810 Lake Carolyn Pkwy Apt 411, Irving, Texas, 75039, stated she is project manager for this development and is in support of all the variances and the Preliminary Plat. She outlined the process the developer has gone through to get the property subdivided. She gave a detailed timeline for the sequence of events leading up to the submittal of the variances and Preliminary Plat.

Jonathan Najera, 1801 County Road 4104, Crandall, Texas, 75114, stated he is a land owner in the development and expressed his support for the request.

There were discussions regarding each variance, the effects of approving them, and the sequence of events that led to this item being before the Council.

Mayor Jordan recessed into an Executive Session pursuant to the Texas Local Government Code 552.071 Consult with an attorney at 7:36 PM.

Mayor Jordan reconvened into open session at 8:20 PM

There were discussions about the variances requested.

There being no other speakers present, Mayor Jordan closed the Public Hearing at 8:22 PM.

c. Consider and take appropriate action on the Subdivision Ordinance variance requests.

Councilmember Phillips made a motion to approve variances from Section 3.1.c.10.a.1, Section 3.1.c.10.a.3, Section 3.1.p, Section 3.1.t, Section 3.5, Section 3.8.d, and Section 5.7.a.1 and deny the variances from Section 3.1.c.7 and Section 3.1.u. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

d. Consider and take appropriate action on the Preliminary Plat and Land Study of La Vega Ranch Addition.

Councilmember Phillips made a motion to approve the Preliminary Plat and Land Study of La Vega Ranch Addition with the conditions required under Section 3.1.c.7 and 3.1.u. The motion was seconded by Councilmember Council and passed 7/0.

Mayor Jordan recessed the meeting at 8:24 p.m. Mayor Jordan reconvened the Open Session at 8:26 p.m.

11. Conduct a public hearing, consider, and take appropriate action on Ordinance O-54-21, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. 0-02-07 and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, collectively, "The Comprehensive Zoning Ordinance and the Official Zoning Map" of the City, to approve Specific Use Permit No. forty-nine, ("SUP-49"), and its site plan, to permit light manufacturing and assembly processing of furniture and cabinetry in conjunction with a furniture office/showroom, subject to conditions, on an approximate 1.879 acre tract of land (PID 49846) zoned Commercial

“C”, such property being generally located at 2400 Tabor Parkway, on lot 4, Heritage Park Addition, City of Kaufman, Kaufman County, Texas; providing for the incorporation of premises; providing amendments and zoning map amendments; providing assignability and expiration/recission; providing land use regulations; providing a cumulative repealer clause; providing a severability clause; providing a penalty in an amount not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues; and providing for publication and an effective date.

a. Presentation

Mr. Slye presented the proposed Specific Use Permit submitted by Kevin McCoormick of Furniture-n-Cabinets.

b. Public Hearing

Mayor Jordan opened the public hearing at 8:28 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 8:29 PM.

c. Consider and take appropriate action on Ordinance O-54-21

Councilmember Council made a motion to approve Ordinance O-54-21 as presented. The motion was seconded by Councilmember Aga and passed 7/0.

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action on the revised Site Plan of the Kaufman County Justice Center, being a tract of land containing 45 acres, situated in the D. Falcon Survey, Abstract No. 151. The property is platted as Lot 1, Law Enforcement Center Addition and addressed as 1902 East Highway 175. A 24,021 square foot expansion to the Justice Center is proposed. The property is zoned Highway Commercial. (SP-07-21)

Mr. Slye outlined the purpose of the revised Site Plan for the Kaufman County Justice Center.

Councilmember Council made a motion to approve the revised Site Plan for the Kaufman County Justice Center. The motion was seconded by Councilmember Aga and passed 7/0.

13. Consider and take appropriate action on Ordinance O-55-21, an Ordinance of the City Council of the City of Kaufman, Texas, amending Article VII “Parking” of Chapter 102 “Traffic and Vehicles” of Division 2 “Parking Control Zone” of the City’s Code of Ordinances by amending Section 102-271, “Definitions; Zone Established” to adopt definitions of trailer-commercial and trailer-non-commercial and to amend the definition of vehicle to exclude trailer-non-commercial, and Section 102-273 “Parking of Trucks, Trailers, Recreational vehicles, etc. Prohibited” to exempt trailer-non-commercial as defined in section 102-271, from the prohibition of parking of such trailers within the streets and public rights of way and exempting the prohibition of parking of such trailers in areas zoned single-family residential or multi-family residential for any purpose other than loading and unloading as set forth in Section 102-273; providing a penalty in an amount not to exceed five hundred dollars (\$500.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues; and providing publication and an effective date.

Mr. Slye informed the Council about the request to reconsider Ordinance O-48-21. He outlined the issues with the current ordinance, proposed changes, and the effect they would have.

Councilmember Aga made a motion to approve Ordinance O-55-21 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

14. Consider and take appropriate action on Resolution R-40-21, a Resolution of the City Council of the City of Kaufman, Texas, regarding the intent to establish the City of Kaufman Property Assessed Clean Energy ("PACE") Program within the corporate limits of the City.

Mr. Slye briefly outlined the program, the initial step, and the future steps at the following meeting.

Councilmember Phillips made a motion to approve Resolution R-40-21 as presented. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

15. Consider and take appropriate action on Resolution R-41-21, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Three within the City of Kaufman, Texas, on an approximate 25.411 acres of land generally located within the city limits of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; and authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing. (Freeman Farms)

Mr. Slye informed the Council that the Resolution directs the City Secretary to publish a notice for a required Public Hearing and set a date of January 24, 2022, for the public hearing to consider the creation of Public Improvement District Number Three (PID no.3). He stated this was the official 'start' of the creation of the City of Kaufman's Third PID related specifically to the Freeman Farm subdivision development.

Councilmember Council made a motion to approve Resolution R-41-21 as presented. The motion was seconded by Councilmember Aga and passed 7/0.

16. Consider and take appropriate action on a Chapter 380 Agreement between the City of Kaufman and Bloomfield Homes, L.P. and authorizing the City Manager or his designee to execute necessary documents.

Mr. McGregor introduced the proposed 380 agreement in regards to sourcing the sales tax on the Bloomfield Homes Development.

Councilmember Ratcliffe made a motion to approve the Chapter 380 agreement with Bloomfield Homes and authorize the City Manager to execute the necessary documents. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

17. Receive an update and discussion regarding the following:
 - a. Water Tower Rehabilitation Update
 - b. CDBG-CV Update
 - c. Winter Storm Uri Policy Change Update

- d. First day to file application for a place on the Ballot for the City's General Election, January 19, 2022. Last day to file application - February 18, 2022.
- e. Council Retreat- April 14 & 15, 2022
- f. Discussion Items Report (DIR)
- g. STAR Transit Ridership Report- November 2021
- h. Careflite Compliance Report- November 2021
- i. Fire Department Monthly Report- November 2021
- j. Police Department Monthly Report- November 2021
- k. Development Services Monthly Report- November 2021
- l. Monthly Calendars Attached

Mr. Slye gave an update on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan adjourned into Executive Session at 8:52 PM.

- 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: County Owned Property
 - b. Texas Government Code § 551.071 (1) and (2): Consultation with Attorney. To consult with the City's 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: Banking Security

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

Mayor Jordan reconvened into open session at 9:07 PM.

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

There were no action taken regarding the Executive Session items.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 9:08 PM.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**

