MINUTES OF THE
CITY COUNCIL MEETING
Monday 25 November 2019 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

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 Pro-Tem Patterson called the City Council meeting to order at 6:00 p.m. Councilmembers present were Patty Patterson, Carole Aga, Charles Gillenwater, Matt Phillips, Barry Ratcliffe, and Jeff Council. Mayor Pro-Tem Patterson 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, Police Chief Dana Whitaker, and Police Sergeant Tommy Black.

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.

RECOGNITION

1. Business of the Month - Brookshire's Food & Pharmacy

Mayor Pro-Tem Patterson, Mr. Holder, and Ms. Glasscock presented the November Business of the Month award to Dean Fannin, for Brookshire's Food & Pharmacy. Mr. Holder gave a brief history of the business and their support of the company. Mr. Fannin expressed his appreciation for the recognition and highlighted the successes of Brookshire's in Kaufman.

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

3. Street Dedication- Dennis Berry

Councilmember Ratcliffe made a motion to table agenda items 2 and 3 until the December 16th City Council mettin. The motion was seconded by Councilmember Aga and passed 6/0.

PUBLIC HEARING

4. Conduct a public hearing, consider and take appropriate action on Ordinance O-30-19, an ordinance of the City Council of the City of Kaufman, Texas amending the City of Kaufman's Comprehensive Zoning Ordinance O-02-07, as amended, codified as Chapter 118 of the City of Kaufman Code of Ordinances by amending Section 40.8 “Temporary Use Permit”, Section A, “Temporary Use Defined” to adopt regulations for Special Food and Drink Sales in the Central Business District as set forth in Subparagraph “d”, “Special Food and Drink Sales” of Subsection “d”, “*Central Business District (CBD) Special and Seasonal Sales Events” and authorizing the Issuance of Temporary Use Permits for such sales, providing regulations relative to length of permit, noise, garbage, proximity to existing businesses and related matters. (Z-08-19)

a. Presentation

Ms. Ratcliff outlined the request to amend the Comprehensive Zoning Ordinance and the purpose of the amendment. She briefed Council on the process staff went through to get to the ordinance that is proposed. She explained the wording of the amendment and how it would work in reality.

b. PUBLIC HEARING

Mayor Pro-Tem Patterson opened the Public Hearing at 6:10 p.m. With no speaker present, Mayor Pro-Tem Patt closed the Public Hearing at 6:10 p.m.

c. Consider and take appropriate action on Ordinance O-30-19

There were discussions about the location of the proposed coffee shop, what other city's are doing, and the process for the temporary use permit.

Councilmember Council made a motion to approve Ordinance O-30-19 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

DISCUSSION/ACTION ITEMS

5. Consider and take appropriate action on the minutes of the October 28, 2019, Regular City Council Meeting.

Councilmember Ratcliffe made a motion to approve the minutes of the October 28, 2019, Regular City Council Meeting as presented. The motion was seconded by Councilmember Phillips and assed 6/0.

6. Consider and take appropriate action on Resolution R-26-19, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for the Dallas Street Drainage Improvement Project and establishing the date for a two (2) year warranty period.

Mr. Slye informed Council the resolution provides for the acceptance of the Community Development Block Grant project making several storm drainage and intersection improvement along Dallas Street from Mulberry to 9th St. He stated the project has been inspected and all construction and additional conditions have been met. He added that staff recommended approval.

Councilmember Gillenwater made a motion to approve Resolution R-26-19 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

7. Consider and take appropriate action on the acceptance of the City of Kaufman's 5 year Capital Improvement Plan.

Mr. Holder outlined the purpose for staff developing the Five-Year Capital Improvement plan for the city. He presented the plan, highlighted various items, and the funding sources for each. He requested Council input on the priority of the projects and any addition of projects and they discussed such matters

Councilmember Council made a motion to table the City of Kaufman's Five-Year Capital Improvement Plan until the December meeting. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

8. Consider and take appropriate action on Ordinance O-31-19, an ordinance of the City Council of the City of Kaufman, Texas, authorizing the issuance and sale of City of Kaufman, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2019, in an aggregate principal amount not to exceed $3,625,000; and ordaining other matters relating to the subject.

Mr. Slye introduced Nick Bulaich with Hilltop Security. Mr. Bulaich gave a presentation on the sale of the Certificate of Obligation. Her outlined all the numbers for the issuing of this debt. He reviewed the tabulations of the bids received, the final debt service schedule, the historical sale information, and the preliminary official statement to provide to potential investors.

Councilmember Phillips made a motion to approve Ordinance O-31-19, authorizing the issuance and sale of City of Kaufman, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2019, in an aggregate principal amount not to exceed $3,625,000; and ordaining other matters relating to the subject. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

9. Receive an update and discussion regarding the following:

a. Discussion Items Report (DIR)

b. STAR Transit Ridership Reports- October 2019

c. HHW Solutions Contract.

d. Recyclops update.

e. Civic Center Timeline.

f. City Hall Closed- Thanksgiving- November 24 & 25.

g. Volunteer Fire Department Banquet- December 3.

h. Employee Christmas Lunch- December 13.

i. A Kaufman Christmas Carol- December 14.

j. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Pro-Tem Patterson adjourn the meeting into Executive Session at 6:43 p.m.

10. 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 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

    b. 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

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

Mayor Pro-Tem Patterson reconvened into Regular Session at 7:28 p.m.

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

Councilmember Phillips made a motion to authorize the City Manager to continue negotiations relating to the city's 54 acre tract and incentives consistent with the concept as discussed in Executive Session. The motion was seconded by Councilmember Council and passed 6/0.

Councilmember Ratcliffe made a motion to authorize the City Manager to continue negotiations related to Kaufman Lake in accordance with discussions in Executive Session. The motion was seconded by Councilmember Gillenwater and passed 6/0.

ADJOURNMENT

There being no further business, Mayor Pro-Tem Patterson adjourned the meeting at 7:30 p.m.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY