



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, APRIL 25, 2022 - 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 Jordan called the City Council meeting to order at 6:00 pm. Councilmembers present were Jeff Jordan, Jeff Council, Barry Ratcliffe, Carole Aga, Matt Phillips, and Lisa Parker. Mayor Pro-Tem Patty Patterson was absent. 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, Human Resources Coordinator Audrey Lewis, Finance Director Mary Wennerstrom, KEDC Executive Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Captain Jeremy Hatcher, Police Chief Les Edwards, Police Sergeant Colter Leftwich, and Police Administrative Assistant Sharna Ellis.

The following election candidates were also present: Bobbie Willoughby, Charles Gillenwater, and Thomas "Quattro" Borders.

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.

APPOINTMENT

1. Administer the Oath of Office to the newly appointed Chief of Police- Les Edwards

Ms. Hanks administered the Oath of Office to the newly appointed Chief of Police, Les Edwards. Chief Edwards' wife pinned his badge. Pastor Brent from First Baptist Church Kaufman gave an invocation over Chief Edwards. Mr. Slye informed the public about the interview and selection process the city went through to appoint the Chief of Police.

PROCLAMATION

2. Motorcycle Safety Awareness Month- May 2022

Mayor Jordan proclaimed the month of May as Motorcycle Safety Awareness Month.

3. GFWC Clover Club of Kaufman Day- May 12, 2022

Mayor Jordan proclaimed May 12, 2022, as GFWC Clover Club of Kaufman Day.

PRESENTATION/ACTION ITEM

4. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2020-2021 Financial Audit Report and discussion of the same.

Danny Strunc, Certified Public Accountant with YWRD, P.C., presented the 2020-2021 Financial Audit report to the Council.

5. Consider and take appropriate action on the acceptance of the Fiscal Year 2020-2021 Financial Audit Report.

Councilmember Ratcliffe made a motion to accept the Fiscal Year 2020-2021 Financial Audit Report. The motion was seconded by Councilmember Aga and passed 6/0.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the March 21, 2022, Regular City Council meeting.
7. Consider and take appropriate action on the minutes from the April 14-15, 2022, City Council Planning Retreat meeting.
8. Consider and take appropriate action on the **Development Plat of The Palms at Kaufman Lake**, being a tract of land containing 664.642 acres (PIDs 2277 and 14798), situated in the P. Tiesia Survey, Abstract No. 531 and the T. Beedy Survey, Abstract No. 21, Kaufman County, Texas, located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. (Case No. DP-01-22)
9. Consider and take appropriate action on the **Final Plat of Freeman Farm**, being a tract of land containing 25.402 acres (PIDs 184130 and 16871), situated in the Levi York Survey, Abstract No. 609 in the City of Kaufman. The property is zoned Planned Development-21 (PD-21) and is located on the northeast side of US 175, approximately 685 feet southeast of Priscilla Lane. The final plat is for 123 residential lots and 4 common areas. (Case No. FP-03-22)
10. Consider and take appropriate action on the **Final Plat of Georgetown at Kings Fort Phase 2A**, being a tract of land containing 33.225 acres (PID 5239), situated in the D. Falcon Survey, Abstract No. 151 in the City of Kaufman. The property is zoned Planned Development-17 Revised (PD-17R) and is located on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway. The final plat is for 94 residential lots and 2 common areas. (Case No. FP-04-22)

Councilmember Aga made a motion to approve consent agenda items 6-10 as presented. The motion was seconded by Councilmember Philips and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a public hearing, consider and take appropriate action on Ordinance O-08-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a Specific Use Permit (SUP-51) to allow an Auto Painting or Body Repair Shop on an approximate 0.230-acre tract of land (Property ID 32125) located at 502 E. Grove St. in Block 2 of the HT Nash Addition, City of Kaufman, Kaufman County, Texas; imposing conditions including parking requirements, maximum number of employees, regulation of trash storage and prohibition of outside storage, requirement for operations to remain inside the building, allowing only powder coating operations and requirement for proper ventilation; providing for rescission; providing a penalty for violation not to exceed \$2,000.00 for each violation for each day or part of day that a violation continues; and providing an effective date. (Case No. Z-03-22)

- a. Presentation.

Mr. Bogda informed the council about the SUP request to allow an auto painting or body repair hop at 502 E. Grove St. He reviewed the proposed conditions as approved by the Planning and Zoning Commission.

- b. PUBLIC HEARING.

Mayor Jordan opened the public hearing at 6:34 PM.

Becky Pattat, 502 E. Grove St., Kaufman, Texas 75142, addressed some of the concerns that surrounding property owners expressed. She explained the powder coating process.

There being no other speakers present, Mayor Jordan closed the public hearing at 6:35 PM.

- c. Consider and take appropriate action on Ordinance O-08-22.

Councilmember Ratcliffe made a motion to approve Ordinance O-08-22, SUP-51, to allow an Auto Body Painting or Body Repair Shop on approximately 0.230 acres located at 502 E. Grove St. with the following conditions: (1) Revise the plans to show six dedicated/stripped parking spaces (9' x 18' each); specify that all parking and vehicle maneuvering will be on a concrete surface. (2) To ensure there is adequate parking to meet the business needs, specify that business operations will be by appointment only and specify the maximum number of employees working on the premises at any given time (no more than 5). (3) Revise the plans to show the location of the proposed R panel metal fencing and gates; indicate the height of the fence. (4) Revise the plans to specify that there will be no outside storage of materials or vehicles. (5) Revise the plans to show the location of the trash cart storage area. If the proposed trash cart storage area is not behind the metal fence, it will need its own separate enclosure to fully screen the trash cart. (6) Specify on the plans that all operations of the business will be limited to powder coating and conducted entirely indoors. (7) Specify on the plans that an adequate ventilation system will be in place to ensure fumes or pollutants generated by the business operation will not be projected to the exterior. (8) Limit the hours of operation from 8:00 am – 6:00 pm, Monday – Friday. (9) Prohibit on-street parking on surrounding streets by the business or their patrons. The motion was seconded by Councilmember Parker and passed 6/0.

12. Conduct a public hearing and take appropriate action on Ordinance O-09-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Section 9.4, "Requirements" and Section 9.6, "Planning Considerations", of Article IX., "Parkland Dedication and Development", of

Chapter 94, "Subdivisions", of the Code of Ordinances of the City of Kaufman, the same being the Kaufman Subdivision Ordinance, (Ordinance No. O-24-99), as amended, to include the Kaufman Trail Concept Master Plan as an infrastructure planning document to consider in the application of the Parkland Dedication and Development requirements; and providing a penalty for violation not to exceed \$2,000.00 for each violation and for each day or part of day that a violation continues.

a. Presentation.

Mr. Bogda outlined the purpose of the proposed Master Hike and Bike Trail. He reviewed the process the city has taken to compose the proposed plan, as well as the process for implementation of the plan.

b. PUBLIC HEARING.

Mayor Jordan opened the public hearing at 6:39 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 6:40 PM.

c. Consider and take appropriate action on Ordinance O-09-22.

Councilmember Parker made a motion to approve Ordinance O-09-22 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on Resolution R-17-22, a resolution of the City Council of the City of Kaufman, Texas, directing publication of notice of intention to issue certificates of obligation; and resolving other matters related to the subject. Proposed debt issue will not affect current tax rate.

Mr. Slye informed Council about the notice of intent to issue debt for the park improvements at Shannon Park, Kings Fort Park, City Lake Park, the parking lot at Sports Complex, and Phase 1 of the Hike and Bike Trail.

Councilmember Aga made a motion to approve Resolution R-17-22 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

14. Consider and take appropriate action on the award of bid and contract for the Shannon Park Improvement to Home Run Construction and authorize the Mayor or his designee to execute necessary documents.

Mr. Slye outlined the bid process, the proposed design, and the bid received.

Councilmember Phillips made a motion to award the bid and contract for the Shannon Park Improvements to Home Run Construction and authorize the Mayor or his designee to execute the necessary documents. The motion was seconded by Councilmember Ratcliffe and passed 6/0.

15. Consider and take appropriate action on the use of funds from the American Rescue Plan Act.

Mr. Slye reviewed the staff recommended changes to the use of the second distribution of ARPA Funds.

Councilmember Aga made a motion to authorize the use of ARPA funds as discussed. The motion was seconded by Councilmember Parker and passed 6/0.

16. Consider and take appropriate action on a contract with Greenspot for EV charging stations and authorize the City Manager to execute necessary documents.

Mr. Slye stated there were substantial changes after a legal review of the contract that was previously approved by the Council.

Councilmember Parker made a motion to approve the contract with Greenspot for EV charging stations and authorize the City Manager to execute necessary documents. The motion was seconded by Councilmember Aga and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

17. Receive an update and discussion regarding the following:
 - a. TPWD Grant Update
 - b. Early Voting- April 25- May 3
 - c. Special City Council Meeting- Canvassing Election- May 18 at 6 p.m.
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report- March 2022
 - f. Careflite Compliance Report- March 2022
 - g. Fire Department Monthly Report- March 2022
 - h. Police Department Monthly Report- March 2022
 - i. Development Services Monthly Report- March 2022
 - j. Monthly Calendars Attached

Mr. Slye updated the Council on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 6:59 PM to discuss the following.

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 551.074: Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager and City Secretary Evaluations

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 7:24 PM.

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

Councilmember Phillips made a motion to increase the City Manager's compensation as discussed in Executive Session. The motion was seconded by Councilmember Ratcliffe and passed 5/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:25 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

