



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, MAY 23, 2022 - 5:30 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, states Councilmembers present, and declares a quorum present.**

TIRZ #2: Chairman calls the Meeting to order, states the date and time, states 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, Patty Patterson, Lisa Parker, Matt Phillips, Carole Aga, and Quattro Borders. Councilmember Charles Gillenwater joined the meeting at 5:47 PM. Mayor Jordan declared a quorum present.

Chairman Jordan called TIRZ #2 meeting to order at 5:30 PM. Board members present were Jeff Jordan, Matt Phillips, Quattro Borders, Lisa Parker, Carole Aga, Patty Patterson, and Mike Hunt. Board member Charles Gillenwater joined the meeting at 5:47 PM. Board members Ray Raymond and Ken Cates were absent. Chairman Jordan declared a quorum present.

Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Emily Bowlin, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Planning Manager Andrew Bogda, Fire Captain Jeremy Hatcher, and Police Chief Les Edwards.

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.

TIRZ #2 ITEMS

1. Consider and make a recommendation to the City Council to engage David Pettit as a TIRZ consultant to amend the TIRZ #2 boundary.

Mr. Slye gave an overview of the Tax Increment Reinvestment Zone, the current TIRZ #2 map, and the TIRZ #2 projects. He reviewed the detailed budget of TIRZ #2. He presented the proposed expansion of the zone and potential projects that could be added. There were discussions regarding the primary public policy issues with the way the zone is currently functioning.

Board member Aga made a motion to recommend approval to engage David Pettit as a TIRZ consultant

to amend the TIRZ #2 boundary. The motion was seconded by Board member Patterson and passed 8/0.

TIRZ #2 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #2 meeting and recessed the Council meeting at 6:05 PM.

Mayor Jordan reconvened the City Council meeting at 6:10 PM. Mayor Jordan recognized Daylon Dickerson, Sabree Stubbs, and Katie Tucker for their track accomplishments at Kaufman High School.

CONSENT AGENDA

2. Consider and take appropriate action on the minutes from the April 25, 2022, Regular City Council meeting.
3. Consider and take appropriate action on the minutes from the May 18, 2022, Special City Council meeting.
4. Consider and take appropriate action on the **Final Plat of Georgetown at Kings Fort Phase 2B**, being a tract of land containing 14.312 acres (Property ID 5239 & 5240), 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 approximately 475 feet east of Tabor Parkway. The final plat is for 72 residential lots. (Case No. FP-05-22)

Councilmember Gillenwater made a motion to approve consent agenda items 2 through 4 as presented. The motion was seconded by Councilmember Patterson and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

5. Consider and take appropriate action to engage David Pettit as a TIRZ consultant to amend the TIRZ #2 boundary.

Mayor Pro-Tem Phillips made a motion to engage David Pettit as a TIRZ consultant to amend the TIRZ #2 boundary. The motion was seconded by Councilmember Gillenwater and passed 7/0.

6. Consider and take appropriate action on the La Vega Ranch Development Agreement between Antonio Carmona, Magaly Lopez, Field & Permits, LLC, Maria Ortiz Alvarez, Ignacio Berber, Mara I. Berber, Ana Maria Lule, Johnathan Najera, Lilived Rojas, Jose A. Lamas, Lenor Barrera, Jorge Marcos Martinez Jaimes, Rosaura Elena Cema Muzquiz, Rene Sainz, and Rosario Sainz and the City of Kaufman, for development of the 92.72 acre tract of land (Property IDs 208804, 213296, 198586, 213262, 209865, 209789, 209823, 213286, 213299, and 208803) situated in the Thomas Lowrie Survey, Abstract No. 285 in the City's Extraterritorial Jurisdiction (ETJ), generally located at 2075 CR 4104, Crandall, TX; and authorizing the Mayor or designee to execute necessary documents.

Mr. Bogda presented the La Vega Ranch Development Agreement including the location and the details of the agreement.

Mayor Pro-Tem Phillips made a motion to approve the La Vega Ranch Development Agreement contingent on final legal review. The motion was seconded by Councilmember Aga and passed 7/0.

7. Consider and take appropriate action on the Windsor Park II Development Agreement between Oak National Development, LLC and the City of Kaufman, for development of the 134.12 acre tract of land (Property IDs 5270 & 198786) situated in the D. Falcon Survey, Abstract No. 151, partially in the City's Extraterritorial Jurisdiction (ETJ) and partially in the Town of Oak Grove, generally located on the south side of SH 34 and the west side of FM 1388 (S. Houston St.); and authorizing the Mayor or designee to execute necessary documents.

Mr. Bogda presented the Windsor Park II Development Agreement including the locations, proposed concept plan, and details of the agreement.

Councilmember Parker made a motion to approve the Windsor Park II Development Agreement subject to final legal review. The motion was seconded by Councilmember Gillenwater and passed 7/0.

8. Consider and take appropriate action on Ordinance O-12-22, an ordinance of the City Council of the City of Kaufman, Texas, adopting the recodification of the Code of Ordinances to be subdivided into Chapters 1 through 12 and appendices; providing for the repeal of certain ordinances not included therein; providing a penalty for the violation thereof not exceeding \$500 generally or not exceeding \$2,000 for violations relating to fire safety, zoning or public health and sanitation or not exceeding \$4,000 for violations relating to dumping of refuse; and providing for publication and an effective date.

Ms Hanks presented the proposed ordinances to recodify the city's Code of Ordinances. She reviewed the process the staff has taken to get this document prepared.

Councilmember Gillenwater made a motion to approve Ordinance O-12-22 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

9. Consider and take appropriate action on Ordinance O-13-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Section 70-104, "Fee Schedule", of Article VII, "Civic Center", of Chapter 70, "Parks and Recreation", of the City's Code of Ordinances to amend the fee schedule for rentals of the Kaufman Civic Center; and providing for publication and an effective date.

Ms. Hanks reviewed the purpose of the proposed rental fee increase for the Civic Center.

Councilmember Aga made a motion to approve Ordinance O-13-22 as presented. The motion was seconded by Councilmember Patterson and passed 7/0.

10. Consider and take appropriate action on Ordinance O-14-22, an ordinance of the City Council of the City of Kaufman, amending Ordinance O-43-21 and Ordinance O-02-22 to amend the KEDC 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

Ms. Wennerstrom presented the KEDC budget amendments.

Councilmember Gillenwater made a motion to approve Ordinance O-14-22 as presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

11. Consider and take appropriate action on Resolution R-20-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the submittal of a grant application and acceptance of

the grant, if awarded, from the United States Department of Justice, Office of Community Oriented Policing Services (COPS Office), for the COPS Hiring Program (CHP); authorizing the Chief of Police to act as the city's authorized grant official, and providing an effective date.

Chief Edwards outlined the COPS hiring program, the funds associated with the grant, and the city's contribution.

Councilmember Patterson made a motion to approve Resolution R-20-22 as presented. The motion was seconded by Councilmember Aga and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

12. Receive an update and discussion regarding the following:
 - a. Georgetown PID Update
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report- April 2022
 - d. Careflite Compliance Report- April 2022
 - e. Fire Department Monthly Report- April 2022
 - f. Police Department Monthly Report- April 2022
 - g. Development Services Monthly Report- April 2022
 - h. Monthly Calendars Attached

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

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 6:53 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

