



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JUNE 27, 2022 - 6:00
PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER The Mayor calls the meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Pro-Tem Phillips called the City Council meeting to order at 6:06 PM. Councilmembers present were Patty Patterson, Carole Aga, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders. Mayor Jordan was absent. Mayor Pro-Tem Phillips declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Planning Manager Andrew Bogda, KEDC Executive Director Stewart McGregor, Police Sergeant Tommy Black, and Fire Captain Jeremy Hatcher.

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.

PUBLIC HEARING

1. Conduct a public hearing and consider and take appropriate action on Ordinance O-15-22, an ordinance of the City Council of the City of Kaufman, Texas, on a request by Eric Bowman of Cope Equities to rezone approximately 99.520 acres (Property ID 54862 & 54860) from Planned Development (PD-3) for Retail, Office, and Multi-Family Residential uses to **Planned Development (PD-22)** for Commercial uses on approximately 17.06 acres (Sub-District "A"), High-Density Multi-Family Residential uses on approximately 18.01 acres (Sub-District "B"), Low-Density Multi-Family Residential (Build-to-Rent) uses on approximately 10.16 acres (Sub-District "C"), Townhouse Residential uses on approximately 12.57 acres (Sub-District "D"), and Single-Family Residential uses on approximately 40.40 acres (Sub-District "E"). The proposed development is known as **Five Points** and is generally located northwest of S. Washington St. at Five Points Dr. in the Division Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX. (Case No. Z-04-22)

- a. Presentation.

Mr. Bogda presented the proposed zoning change request. He discussed the proposed development and all the various proposed housing developments.

- b. PUBLIC HEARING.

Mayor Pro-Tem Phillips opened the public hearing at 6:20 PM.

Eric Bowman, 900 W Bethany, Allen, Texas 75013, outlined the company and the proposed development. He reviewed the process they have gone through over the last several months to get to this proposed development. He expressed the company's beliefs in being part of the community and working with the city and neighbors about the development.

There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:28 PM.

c. Consider and take appropriate action on Ordinance O-15-22.

Councilmember Aga made a motion to approve Ordinance O-15-22 as presented. The motion was seconded by Councilmember Gillenwater and passed 6/0.

PLANNING & ZONING ITEMS

2. Consider and take appropriate action on the **Land Study and Preliminary Plat of Windsor Park 2**, being a tract of land containing approximately 134.12 acres (Property IDs 5270 & 198786), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas. The property is generally located on the south side of SH 34 and the west side of FM 1388 (S. Houston St.) within the City of Kaufman's Extra-Territorial Jurisdiction (ETJ). The preliminary plat is for 447 residential lots and 11 common area lots. (Case No. PP-01-22)

Mr. Bogda presented the proposed land study and preliminary plat for Windsor Park II. He reviewed the phases for the development, the proposed lot sizes, and the staff recommendations.

Julie Berry, 1435 Nottingham Dr., Kaufman, Texas 75142, stated she is opposed to the proposed development. She expressed her concerns about the safety, additional traffic, and the lack of infrastructure. She doesn't believe it is a good idea to build a development in the flood plane. She stated she does not want the development to become potential rental property and the crime associated. She reviewed her concerns about the impact to the school district.

Neatherly Waltz, 1660 Buckingham Dr., Kaufman, Texas 75142, stated she moved to Kaufman in 2018 but her husband grew up in Kaufman and has lived in Windsor Park for the last 12 years. She outlined her history of development in Rowlett and Dallas, where she previously lived. She expressed her concerns about the impact the development will have on safety and traffic in the current neighborhood.

Stephanie Ruiz, 1424 Nottingham Dr., Kaufman, Texas 75142, stated she is concerned about the city providing the proper infrastructure, public safety, and schools for the new development. She outlined the safety concerns regarding traffic, safety without sidewalks, and potential rental developments. She stated her concerns about the wildlife and HOA for the new neighborhood.

Burton Brown, 2003 Oxford, Kaufman, Texas 75142, built his home in Windsor Park in 2003. He expressed his concerns about having a development that will change the country feel of their neighborhood. He presented the council with a visual map showing the potential number of additional vehicles associated with the additional 447 lots. He encouraged the Council to table the item and do some additional research.

Mayor Pro-Tem Phillips adjourned in Executive Session to consult with the attorney regarding this item at 6:55 PM. Mayor Pro-Tem Phillips reconvened the meeting at 7:25 PM.

Mr. Slye informed the public about Article 2 Section 5 procedures from the Subdivision Ordinance in regards to Planning and Zoning failing to take action on the item which automatically approved the preliminary plat. He reviewed the next steps the development will have to go through in order to get to the development stage. He addressed the concerns of the residents who spoke.

Councilmember Gillenwater made a motion to approve the Land Study and Preliminary Plat of Windsor Park 2. The motion was seconded by Councilmember Borders and passed 6/0.

3. Consider and take appropriate action on the **Land Study and Preliminary Plat of the Enclave at Kings Fort**, being a tract of land containing 41.00 acres (Property ID 57208), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-7 ("PD-7") and is generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane. The preliminary plat is for 215 residential lots and 6 common area lots. (Case No. PP-03-22)

Mr. Bogda presented the proposed land study and preliminary plat of the Enclave at Kings Fort.

Councilmember Aga made a motion to approve the land study and preliminary plat of the Enclave at Kings Fort. The motion was seconded by Councilmember Parker and passed 7/0.

4. Consider and take appropriate action on the **Final Plat of South Pointe at Kaufman Sports Village Addition**, being a tract of land containing 51.824 acres (Property ID 56876), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-18 ("PD-18") and is generally located on the north side of SH 34, the west side of FM 1388 (S. Houston St.), and the southeast side of S. Washington St. The final plat is for 2 lots and 10 blocks. (Case No. FP-07-22)

Mr. Bogda outlined the final plat of South Pointe at Kaufman Sports Village Addition. He reviewed the process the company had gone through to get to the final plat. He informed the council about the proposed conditions staff recommended with the approval of the plat.

Councilmember Patterson made a motion to approve the Final Plat of South Pointe at Kaufman Sports Village Addition with the following conditions: 1. The Civil Plan staff review comments noted in a memo from the City Engineer dated June 18, 2022 are addressed to the City Engineer's satisfaction. The motion was seconded by Councilmember Aga and passed 6/0.

DISCUSSION/ACTION ITEMS

5. Consider and take appropriate action regarding Georgetown Phases 2A and 2B Facilities Agreement

Mr. Slye outlined the Georgetown Phase 2A and 2B Facilities Agreement.

Councilmember Parker made a motion to approve the Georgetown Phase 2A and 2B Facilities Agreement. The motion was seconded by Councilmember Gillenwater and passed 6/0.

6. Consider and take appropriate action regarding a Texas Local Government Code Chapter 380 Agreement with Cedar Crest Development Company, LLC, a Texas limited liability company, for acquisition of land; and authorizing the Mayor or his designee to sign the agreement and any necessary documents.

Mr. Slye outlined the purpose of the Chapter 380 agreement with Cedar Crest Development for the transfer of property.

Councilmember Borders made a motion to approve a Texas Local Government Code Chapter 380 Agreement with Cedar Crest Development Company, LLC, pending final legal review. The motion was seconded by Councilmember Parker and passed 6/0.

7. Consider and take appropriate action on the Highland Meadow Development Incentive Agreement between Williamsburg Construction Services, Inc., a Texas corporation, and the City of Kaufman, for the development of the approximate 106 acre tract of land located in the extraterritorial jurisdiction of the City; and authorizing the Mayor or designee to execute necessary documents.

Councilmember Gillenwater made a motion to table this item until the July City Council Meeting. The motion was seconded by Councilmember Parker and passed 6/0.

8. Consider and take appropriate action on Ordinance O-16-22, an ordinance of the City Council of the City of Kaufman, Texas, providing for the sale and issuance of the City of Kaufman, Texas Combination Tax and Revenue Certificates of Obligation, Series 2022; and ordaining other matters relating to the subject.

Nick Bulaich, Hilltop Security, presented the Council with the Certificates of Obligation and General Obligation Refunding Bonds related to items 8 and 9.

Councilmember Gillenwater made a motion to approve Ordinance O-16-22 as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

9. Consider and take appropriate action on Ordinance O-17-22, an ordinance of the City Council of the City of Kaufman, Texas, providing for the sale and issuance of the City of Kaufman, Texas General Obligation Refunding Bonds, Series 2022; and ordaining other matters relating to the subject.

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

10. Consider and take appropriate action on Resolution R-21-22, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 2 (Prairie Creek); setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto.

Mr. Slye reviewed the development of Prairie Creek Phase III and the preliminary service and assessment plan.

Councilmember Parker made a motion to approve Resolution R-21-22 as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

11. Consider and take appropriate action on Resolution R-22-22, a resolution of the City Council of the City of Kaufman, Texas, designating certain officials as being responsible for and acting for, and on behalf of, the City of Kaufman in connection with the Texas Parks & Wildlife Department for the purpose of participating in the Local Park Grant Program; certifying that the City of Kaufman is eligible to receive program assistance; certifying that the City of Kaufman matching

share is readily available; and dedicating the proposed site for permanent public park and recreational uses.

Mr. Holder outlined the purpose of the proposed grant submission for Kings Fort Park. He reviewed the application process.

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

12. Consider and take appropriate action on a Jurisdictional Memorandum of Understanding between the City of Kaufman Police Department and the Kaufman Independent School District Police Department.

Mr. Holder informed the Council about the Jurisdictional Memorandum of Understanding with the KISD Police Department and the City of Kaufman Police Department. He reviewed the purpose of the agreement and the reasons it was being brought before the Council for consideration. He also addressed the measures the local police agencies are taking to train in the event of an active shooter.

Councilmember Aga made a motion to approve a Jurisdictional Memorandum of Understanding with the KISD Police Department. The motion was seconded by Councilmember Patterson and passed 6/0.

13. Consider and take appropriate action on the minutes from the May 23, 2022, Regular City Council and Joint TIRZ #2 meeting.

Councilmember Parker made a motion to approve the minutes of the May 23, 2022, Regular City Council Meeting. The motion was seconded by Councilmember Aga and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. Future Water Planning Update
 - b. Careflite Update
 - c. 2022 TML Conference- San Antonio- October 5-7, 2022
- d. Discussion Items Report (DIR)
- e. STAR Transit Ridership Report- May 2022
- f. Careflite Compliance Report- May 2022
- g. Fire Department Monthly Report- May 2022
- h. Police Department Monthly Report- May 2022
- i. Development Services Monthly Report- May 2022
- j. Monthly Calendars Attached

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

ADJOURNMENT

There being no further business, Mayor Pro-Tem Phillips adjourned the meeting at 8:19 PM.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**

