



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JULY 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, states 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, Patty Patterson, Carole Aga, Lisa Parker, Charles Gillenwater, and Quattro Borders. Mayor Pro-Tem Matt Phillips 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, Finance Director Mary Wennerstrom, Planning Manager Andrew Bogda, Streets Superintendent Cris Murrey, Police Chief Les Edwards, 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.**

Stephanie Rawlinson, 6211 CR 1521, Kaufman, Texas 75142, gave a presentation expressing her concerns about the Kaufman Youth Football Association (KYFA) practice conditions. She showed the Council pictures of the property the organization currently practices on. She asked the Council for guidance on how to get a safe practice facility and to add football fields to the Sports Complex.

Mason Wall, 6120 Crest Lane, Kaufman, Texas 75142, stated he is the commissioner for the KYFA, who has around 200 athletes in the organization. He informed the Council his organization is looking for the city to help with getting a safe practice facility for the organization to utilize.

Emalie Wall, 6120 Crest Lane, Kaufman, Texas 75142, expressed her concerns about the current condition of the field that the KYFA practices on. She outlined the injuries that had occurred throughout the previous season. She informed the Council about her frustration and fear regarding the practice conditions.

PRESENTATION

1. Business of the Month- KLLM Transport

Mr. McGregor presented the Business of the Month for July to KLLM Transport. He gave a brief summary and the history of the company.

James Richards, President and Chief Executive Officer of KLLM Transport, thanked the Council for the

recognition of the benefits his company provides for the community. He announced he would like to donate \$25,000 to help improve the facilities for the KYFA.

2. PACE Financing Annual Report

Glenn Silva, Chief Operating Officer with Lone Star PACE, presented the annual financing report. He highlighted the project the company has completed this year. He outlined the environmental impact of the five (5) completed projects. He emphasized the importance of PACE financing and the benefits of the program.

CONSENT AGENDA

3. Consider and take appropriate action on the minutes from the June 27, 2022, Regular City Council meeting.
4. Consider and take appropriate action on the minutes from the July 14, 2022, Joint City Council, KEDC, and KISD Board of Trustee meeting.
5. Consider and take appropriate action on Resolution R-23-22, a resolution of the City Council of the City of Kaufman, Texas, approving the annual review of the City of Kaufman Investment Policy pursuant to the Public Funds Investment Act; approving the adoption of an amended City of Kaufman Investment Policy; and providing for an effective date.
6. Consider and take appropriate action on Resolution R-24-22, a resolution of the City Council of the City of Kaufman, Texas, approving the annual review of the City of Kaufman Purchasing Policy Guidelines ("Purchasing Policy"); and providing an effective date.
7. Consider and take appropriate action on Resolution R-25-22, a resolution of the City Council of the City of Kaufman, Texas, approving and implementing a Records Management Policy; designating the City Secretary as the City of Kaufman's Records Management Officer and Custodian of Records; and providing an effective date.
8. Consider and take appropriate action on Resolution R-26-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to grant a Special Use Permit for the consumption, possession, and sale of beer and wine by vendors duly licensed in accordance with state law at the Kaufman Sports Complex for the 2022 Kaufman Harvest Fest Event; and providing an effective date.
9. Consider and take appropriate action on Resolution R-27-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) on Saturday, October 22, 2022, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2022 Kaufman Harvest Fest Parade; and providing for an effective date.
10. Consider and take appropriate action on Resolution R-28-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson

Street to Washington Street on Saturday, October 22, 2022, from 6:00 a.m. until 3:30 p.m. for the 2022 Kaufman Harvest Fest Event; and providing an effective date.

Councilmember Patterson made a motion to approve Consent Agenda items 3-10 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a public hearing on the levy of assessments for authorized improvements for the Kaufman Public Improvement District No. 2, including an assessment plan and an assessment roll for an approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III, located within the City of Kaufman, Texas.

- a. Presentation.

Mr. Slye presented the Prairie Creek Phase III development and the levy of the assessment for PID #2. He informed the Council about the total cost for public improvements and the payout for the PID.

- b. Public Hearing.

Mayor Jordan opened the public hearing at 6:38 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 6:39 PM.

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action on Resolution R-29-22, a resolution of the City Council of the City of Kaufman, Texas, approving a reimbursement agreement for the Kaufman Public Improvement District No. 2; and providing an effective date.

Councilmember Aga made a motion to approve Resolution R-29-22 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

13. Consider and take appropriate action on Ordinance O-18-22, an ordinance of the City Council of the City of Kaufman, Texas, approving a Service and Assessment Plan and assessment roll for authorized improvements for the Kaufman Public Improvement District No. 2 (the "District") for an approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III; making a finding of special benefit to certain property in the District; levying assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments; providing penalties and interest on delinquent assessments; providing for severability and providing an effective date.

Councilmember Gillenwater made a motion to approve Ordinance O-18-22 as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

14. Consider and take appropriate action on Ordinance O-19-22, an ordinance of the City Council of the City of Kaufman, Texas, providing for the release of a portion of the City's Extraterritorial Jurisdiction ("ETJ") and reduction thereof to exclude parcels identified in Exhibit "A" to the

Ordinance (Kaufman County Property ID Numbers 216709, 178171,3536, and 3533) updating the official City Boundary Map to reflect the reduction in ETJ.

Mr. Bogda informed the Council about the request from two (2) property owners who requested to be released from the City's ETJ for the purpose of being annexed into the City of Scurry.

Councilmember Patterson made a motion to approve Ordinance O-19-22 as presented. The motion was seconded by Councilmember Aga and passed 6/0.

15. Discussion regarding a proposed cost of living increase to the City of Kaufman's Compensation and Step Schedule.

Mr. Slye informed the Council about the current approved compensation and step schedule for the city employees. Due to inflation, he wanted to discuss with the Council regarding a proposed cost of living increase to the step-pay plan. He presented the estimated increase to the city's budget with various percentage increases. There were discussions regarding the potential effect on the tax rate, the impact on the budget, and the potential of adding new positions.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

16. Receive an update and discussion regarding the following:
 - a. Mural Ordinance Update
 - b. Budget Workshop- August 8th at 12 PM
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report- June 2022
 - e. Careflite Compliance Report- June 2022
 - f. Fire Department Monthly Report- June 2022
 - g. Police Department Monthly Report- June 2022
 - h. Development Services Monthly Report- June 2022
 - i. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan adjourned into executive session at 7:04 PM

17. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting 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 regarding: Melody Circle, Lot 15; Cooperative projects and public funds

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 7:26 PM.

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

Councilmember Parker made a motion to authorize the City Manager to take the necessary action to purchase lot 15 of Melody Circle with terms as discussed in the Executive Session and execute necessary documents. The motion was seconded by Councilmember Patterson and passed 6/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:26 PM.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**

