



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, AUGUST 8, 2022 -
12:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

SPECIAL CITY COUNCIL MEETING

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 12:30 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Lesa Parker, Charles Gillenwater, Patty Patterson, Quattro Borders, and Carole Aga. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Human Resources Coordinator Audrey Lewis, 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.

LUNCH- 12:00 P.M.

DISCUSSION/ACTION ITEMS

1. Consider and take appropriate action on the minutes from the July 25, 2022, Regular City Council meeting.

Councilmember Borders made a motion to approve the minutes from the July 25, 2022, Regular City Council Meeting as presented. The motion was seconded by Councilmember Patterson and passed 7/0.

2. Consider and take appropriate action on Ordinance O-20-22, an ordinance of the City Council of the City of Kaufman, approving the 2022 Certified Property Tax Values for the City of Kaufman, Texas.

Councilmember Gillenwater made a motion to approve Ordinance O-20-22 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

3. Consider and take appropriate action on a proposed, not to exceed, Property Tax Rate of **\$0.7999760**, calling for a public hearing on the proposed tax rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

Councilmember Aga made a motion to approve a proposed, not to exceed, Property Tax Rate of **\$0.7999760**, calling for a public hearing on the proposed tax rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Patterson and passed 7/0.

4. Consider and take appropriate action on setting the date, time, and place for a public hearing regarding the City's Fiscal Year 2022-2023 Budget, for Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2022-2023 Budget for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

Mayor Pro-Tem Phillips made a motion to set a public hearing regarding the City's Fiscal Year 2022-2023 Budget, for Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2022-2023 Budget for Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Patterson and passed 7/0.

5. Consider and take appropriate action on the allocation of reserved funds from land sales for the downtown landscaping rehabilitation project and authorize a contract with TNP for design services.

Councilmember Gillenwater made a motion to approve the allocation of \$200,000.00 reserved funds from land sales for the downtown landscaping rehabilitation project and authorize a contract with TNP for design services. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

6. Consider and take appropriate action to approve the Termination/Expiration of a Development Agreement between the City and Ranchland Holdings applicable to an approximate 114.8 acres of land located 4100 Vista Lane; authorizing the filing of documents in the land records; and authorizing the Mayor or designee to execute necessary documents.

Councilmember Parker made a motion to approve a memorandum of understanding regarding the Termination/Expiration of a Development Agreement between the City and Ranchland Holdings applicable to an approximate 114.8 acres of land located 4100 Vista Lane; authorizing the filing of documents in the land records; and authorizing the Mayor or designee to execute necessary documents. The motion was seconded by Councilmember Borders and passed 7/0.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 12:59 PM.

7. 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: City-owned properties on Cindy Lane and N. Jackson St.

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 1:21 PM.

8. Consider and take appropriate action regarding an agreement between the City and Kaufman Economic Development Corporation transferring ownership of approximately 12 lots, (Property IDs: 60645, 60648, 60649, 60650, 60651, 60652, 60653, 60654, 60655, 60656, 60657, 60658) and the former Senior Citizen building, a property located at 112 N. Jackson St., Kaufman, Texas from the City to the KEDC for purposes of economic development and authorizing the Mayor or his designee to execute necessary documents to effect the transfer of land.

Councilmember Borders made a motion to approve the transfer of the ownership of 112 S. Jackson St. from the City of Kaufman to the Kaufman Economic Development Corporation for purposes of economic development. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 1:22 PM.

CITY COUNCIL BUDGET WORK SESSION NOTE: A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction into whether or not such matters should be placed on a future regular or special meeting of the Council for citizens input, City Council deliberation and formal City action. At a work session, the City Council generally receives informal and preliminary reports and information from City staff, officials, members of City committees, and the individual or organization proposing Council action, if invited by City Council or City Manager to participate in the session. Participation by individuals and members of organizations invited to speak ceases when the Mayor announces the session is being closed to public input. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session unless invited to do so by the Mayor. Any citizen may supply to the City Council, prior to the beginning of the session, a written report regarding the citizen's opinion on the matter being explored. Should the Council direct the matter be placed on a regular meeting agenda, the staff will generally prepare a final report defining the proposed action, which will be made available to all citizens prior to the regular meeting at which citizen input is sought. The purpose of this procedure is to allow citizens attending the regular meeting the opportunity to hear the views of their fellow citizens without having to attend two meetings.

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present. **

Mayor Jordan called the Budget Work Session to order at 1:22 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Lesa Parker, Charles Gillenwater, Patty Patterson, Quattro Borders, and Carole Aga. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Human Resources Coordinator Audrey Lewis, and Police Chief Les Edwards.

9. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2022-2023 City of Kaufman Budget.

Mr. Slye presented the historical taxable values, the calculated tax rates, the tax rate history and the proposed tax rate. He reviewed the fiscal year 2022-2023 budget factors including the appraised values, proposed tax rates, and surpluses. There were discussions about the budget requests, fleet management, and Capital Improvement Projects. The proposed addition of the city taking over brush management was discussed. Mr. Slye reviewed the proposed debt issuance in conjunction with the budget. He outlined the proposed park improvements for Shannon Park, Kings Fort Park, Hike & Bike Trail, and Kaufman Sport Complex. He gave the Council an update on the various Public Improvement Districts. Mr. Holder reviewed the remaining Capital Improvement projects for the FY23 budget. There was a discussion regarding potential salary increases for the city employees.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 4:26 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

