



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, AUGUST 22, 2022 -
6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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 on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's 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 the 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 to 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 6:01 PM. Councilmembers present were Jeff Jordan, Charles Gillenwater, Patty Patterson, Matt Phillips, Quattro Borders, Carole Aga, and Lisa Parker. 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, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Human Resources Coordinator Audrey Lewis, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, and Police Chief Les Edwards.

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

Mr. Slye updated Council on the proposed changes to the FY 23 budget since the last budget work session. He outlined the proposed tax rate, the various budget factors, and the proposed water and sewer rate increases. There were discussions regarding the FY23 budget requests, and the budget highlights.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the budget work session at 6:38 PM.

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 6:01 PM. Councilmembers present were . 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, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, 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.

RECOGNITION

2. Business of the Month- Merle Norman Cosmetic Studio

Mr. McGregor presented the Business of the Month for August to Merle Norman Cosmetic Studio. He gave a brief summary and the history of the company.

3. Consider and take appropriate action on Resolution R-30-22, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's November 2022 Bond Election.

Mayor Jordan expressed the Council's support for the Resolution of support for the 2022 KISD Bond Election.

Mayor Pro-Tem Phillips made a motion to approve Resolution R-30-22 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the August 8, 2022, Special City Council Meeting and Budget Work Session.

5. Consider and take appropriate action on Resolution R-31-22, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2022 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the Company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a

savings clause; declaring an effective date; and requiring delivery of this Resolution to the Company and the ACSC's legal counsel.

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

Councilmember Borders made a motion to approve Consent Agenda Items 4 through 6 as presented. The motion was seconded by Councilmember Gillenwater and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

7. Conduct a public hearing and consider and take appropriate action on the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B, being a replat of Lots 1R-1 and 2R-1, Block B of Kings Fort Addition, Phase I. The subject property consists of 2.394 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, and is generally located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive (Parcel IDs 190025, 190026, 202578). The replat will subdivide 2 lots into a total of 4 lots. The replat includes requests for variances to the side and rear yard setbacks of some of the lots. (Case No. FRP-01-22)

- a. Presentation.

Mr. Bogda presented the requested replat for a property located in the Kings Fort Addition. He outlined the proposed replat and the purpose of the request.

- b. Public Hearing.

Mayor Jordan opened the public hearing at 6:41 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 6:42 PM.

- c. Consider and take appropriate action on the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1-R-1B, 2R-1A, and 2R-1B.

Councilmember Gillenwater made a motion to approve the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1-R-1B, 2R-1A, and 2R-1B with the stated variances. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

8. Conduct a public hearing, consider and take appropriate action on Ordinance O-21-22, 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-52) to allow the sale of alcoholic beverages in conjunction with a restaurant on approximately 0.1148 acres (Property ID 28501) located at 101 W. Mulberry St. on Lot 1 of Block 17 of Kaufman Original, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District (CBD). (Z-05-22)

- a. Presentation.

Mr. Bogda outlined the proposed Specific Use Permit as requested for the sale of alcohol at the new restaurant in the Downtown Square. He reviewed the floor plan for the building and the exterior elevations.

- b. Public Hearing.

Mayor Jordan opened the public hearing at 6:48 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 6:49 PM.

- c. Consider and take appropriate action on Ordinance O-21-22.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-21-22 with the amendment to condition 3 to allow for off-premise consumption in accordance with TABC laws. The motion was seconded by Councilmember Patterson and passed 7/0.

DISCUSSION/ACTION ITEMS

- 9. Consider and take appropriate action on Ordinance O-22-22, an Ordinance of the City Council of the City of Kaufman, Texas, amending the Code of Ordinances, Chapter 106, "Utilities", specifically, Section 106-7, "Water Rates", paragraphs (f) (g) and (h) and Section 106.8, "Sewer Rates", paragraph (e), to adopt increased rates for water and sewer services in order to account for increased costs of service, to increase water meter fees for meters outside of the corporate limits of the City, to increase the monthly rate reduction for seniors, and to provide for manual adjustments as authorized by ordinance, policy or action of City Council; containing a severability clause; providing a penalty clause; and providing for publication and an effective date.

Mr. Slye outlined the proposed new water and sewer rates and the purpose for the increase.

Councilmember Aga made a motion to approve Ordinance O-22-22 subject to final legal review. The motion was seconded by Councilmember Parker and passed 7/0.

- 10. Consider and take appropriate action on Ordinance O-23-22, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2022-2023 for the Kaufman Public Improvement District No. 1, Phases 1A and No. 1B in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, Phase 1A and Phase 1B, and providing the applicable TIRZ Credit Calculation, as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date.

Mr. Slye informed the Council about the annual Service and Assessment Plan (SAP) for Public Improvement District #1. He introduced Joshua Arendt, Vice President of Municap Inc., who is the PID Administer for the city. Mr. Arendt presented and reviewed the 2022-2023 SAP for PID #1, including the property assessments, and the annual budget.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-23-22 as presented. The motion was

seconded by Councilmember Parker and passed 7/0.

APPOINTMENT

11. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2024.

Mayor Jordan made a motion to appoint Charles Gillenwater, Barry Ratcliffe, and Gail Godwin-Mason to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2024. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

12. Receive an update and discussion regarding the following:
 - a. Special City Council Meeting- September 12th at 6 p.m.
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report- July 2022
 - d. Careflite Compliance Report- July 2022
 - e. Fire Department Monthly Report- July 2022
 - f. Police Department Monthly Report- July 2022
 - g. Development Services Monthly Report- July 2022
 - h. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan adjourned into executive session at 7:06 PM

13. 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: Project Snooze

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 7:38 PM.

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

There was no action required.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:39 PM.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**

