



AGENDA
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ #2),
& REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 26, 2022 - 5:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
WWW.ZOOM.US/JOIN OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 870 3436 0003
PASSWORD: 270462**

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER

Council: 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, state members present, and declares a quorum present.**

TIRZ #2 ITEMS

1. Consider and make a recommendation to the City Council the expansion of the boundaries of Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Two, City of Kaufman, Texas.

TIRZ #2 ADJOURNMENT

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.**

PROCLAMATION

2. National Night Out- October 4th

3. World Teacher's Day- October 5th

RECOGNITION

4. Business of the Month- Kindred Market Boutique

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the August 22, 2022, Regular City Council Meeting.
6. Consider and take appropriate action on the minutes from the September 12, 2022, Special City Council Meeting.
7. Consider and take appropriate action to approve the transfer of aged bills to Collection of Delinquent Utility Billing Accounts Receivable Balances.

END OF CONSENT AGENDA

PUBLIC HEARING

8. Conduct a public hearing, consider, and take appropriate action on Ordinance O-31-22, an ordinance of the City Council of the City of Kaufman, Texas, concerning Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Two, City of Kaufman, Texas.
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-31-22.
9. Conduct a public hearing, consider and take appropriate action on the **Replat of Kaufman Original, Block 33, Lots 4 – 6**, being a replat of a portion of Block 33 of Kaufman Original to create 3 residential lots. The subject property consists of 0.557 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the east side of N. Madison St., the south side of E. 1st North St., and the west side of N. Monroe St. (Parcel ID 28567) and currently addressed as 406 N. Madison St. (Case No. FRP-02-22)
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on the Replat of Kaufman Original, Block 33, Lots 4 - 6, Case No. FRP-02-22.

10. Conduct a public hearing, consider, and take appropriate action on Ordinance O-28-22, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** approximately 1.3 acres from A-O Agriculture/Open District to HC Highway Commercial District for the property generally located at **3533 East Highway 175** (Parcel ID 407), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-07-22)
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-28-22.
11. Conduct a public hearing, consider and take appropriate action on Ordinance O-29-22, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** approximately 3.626 acres from A-O Agriculture/Open District to C Commercial District for the property generally located at **3260 East Highway 175** (Parcel ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-08-22)
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-29-22.
12. Conduct a public hearing, consider, and take appropriate action on Ordinance O-30-22, an ordinance of the City Council of the City of Kaufman, Texas, for the amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to allow **murals and ghost signs in the Central Business District (CBD)** by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations" (Case No. Z-06-22)
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-30-22.

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on a Development Agreement between Cope Equities, LLC and the City of Kaufman for the Five Point Development, an approximate 99.52-acre tract of land (Property IDs 54862 & 54860) situated in the D. Falcon Survey, Abstract No. 151, generally located on the northwest side of S. Washington St. at Five Points Dr.; and authorizing the Mayor

or designee to execute necessary documents.

14. Consider and take appropriate action regarding a Professional Services Agreement between the City and Developer Cope Equities, LLC obligating Developer to pay for the costs of professional services incurred by the City of Kaufman relative to the Five Point Development Project; and authorizing the City Manager to execute necessary documents.
15. Consider and take appropriate action regarding Ordinance O-32-22, an ordinance of the City Council of the City of Kaufman, Texas, amending the City's 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.
16. Consider and take appropriate action regarding Ordinance O-33-22, an ordinance of the City Council of the City of Kaufman, amending the KEDC 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.
17. Consider and take appropriate action on Ordinance O-34-22, an ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance Nos. O-31-02, O-07-03, O-23-08, and O-06-22 and adopting new City park usage fees, to be codified as Article A9.000 "City Park Usage Fees" of Appendix A, "Fee Schedule" of the Code of Ordinances of the City, providing fees for rental of facilities, usage of ball fields, tennis courts and keys by residents, non-residents and leagues, including costs for utilities; and providing an effective date.
18. Consider and take appropriate action on Ordinance O-35-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Section A8.002, "Water Rates", Section A8.003, "Sewer Rates", Section A8.005, "Deposits for Water Service", and Section A8.010, "Water and Sewer Tap Fees; Installation and Maintenance," of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt increased rates for water and sewer services, to increase water meter fees for meters outside of the city limits, to amend the senior citizen discount rate, to provide for manual adjustments, to increase water meter deposits, to increase water and sewer tap fees for installation and maintenance as authorized by ordinance, policy or action of City Council; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for enforcement; and providing for publication and an effective date.
19. Consider and take appropriate action regarding Ordinance O-36-22, an ordinance of the City Council of the City of Kaufman, amending Subsection 2.03.001(a), "Adoption of Personnel Policies Manual", of Section 2.03.001, "Personnel policies manual adopted; repeal of conflicting provisions.", of Article 2.03, "Personnel Regulations", of Chapter 2, "Administration and Personnel" of the Code of Ordinances of the City of Kaufman to provide for an amended Exhibit "A" to subsection 2.03.001(a), adding section 7.11.01 providing certification pay for pesticide applicator license; and providing an effective date.
20. Consider and take appropriate action on the water provider agreement with the Greater East Texas Community Action Program for the purpose of utilizing the Low Income Household Water Assistance Program for the citizens of Kaufman; and authorizing the Mayor to execute necessary documents.
21. Consider and take appropriate action to move the November 2022 Regular Council meeting and to move the December 2022 Regular Council meeting due to holiday conflicts.

22. Consider and take appropriate action on a design plan for the Downtown Streetscape Project.
23. Consider and take appropriate action regarding the City's participation in the lawsuit against Disney, Hulu, and Netflix, which is a lawsuit to recover franchise fees due to municipalities for streaming services.

APPOINTMENT

24. Consider and take appropriate action on the appointment of one (1) member to the Parks and Recreation Board to fill an unexpired term set to expire in March 2023.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

25. Receive an update and discussion regarding the following:
 - a. October PID Workshop date
 - b. TML Conference- San Antonio- October 4-7
 - c. South Pointe Ground Breaking- October 13
 - d. Kaufman Harvest Fest- October 22
 - e. Discussion Items Report (DIR)
 - f. Careflite Compliance Report- August 2022
 - g. Fire Department Monthly Report- August 2022
 - h. Police Department Monthly Report- August 2022
 - i. Development Services Monthly Report- August 2022
 - j. Monthly Calendars Attached

EXECUTIVE SESSION

26. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project Snooze

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:10 P.M. ON FRIDAY, SEPTEMBER 23, 2022, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING WWW.ZOOM.US/JOIN OR (888)788-0099 (TOLL FREE) MEETING /WEBINAR ID: 870 3436 0003 PASSWORD: 270462**

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.