



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, OCTOBER 24, 2022 -
5:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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 work session to order at 5:27 PM. Councilmembers present were Jeff Jordan, Quattro Borders, Patty Patterson, Carole Aga, Charles Gillenwater and Lisa Parker. Councilmember Matt Phillips was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Pam Liston, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, and Police Chief Les Edwards.

1. Discussion regarding the Public Improvement District.

Adbi Yassin, Senior Vice President of MuniCap Inc., gave a presentation reviewing the purpose, types, and financing options of a Public Improvement District. He outlined the three current Public Improvement Districts that the city has.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:08 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 6:13 PM. Councilmembers present were Jeff Jordan, Quattro Borders, Patty Patterson, Carole Aga, Charles Gillenwater and Lisa Parker. Councilmember Matt Phillips was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Pam Liston, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, 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. Police Department- Academy Graduate presentation and discussion

This item was tabled to the next City Council meeting.

3. Business of the Month- Barry J. Pierce, CPA

Mr. McGregor recognized Barry J. Pierce, CPA as the Business of the Month for October. Mr. Pierce thanked the Council, KEDC, and Chamber of Commerce for the recognition. He gave a brief overview on the services and history of his business.

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the September 26, 2022, Joint TIRZ #2 and Regular City Council Meeting.
5. Consider and take appropriate action on the minutes from the October 3, 2022, Special City Council Meeting.
6. Consider and take appropriate action on Resolution R-35-22, 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 close the Kaufman County Courthouse Square on December 3, 2022, from 9:00 A.M. to 10:00 P.M. for the Kaufman "Christmas On The Square."
7. Consider and take appropriate action on Resolution R-36-22, 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 close SH 34 (South Washington St) for the purpose of a Lighted Christmas Parade on December 3, 2022, from 6:00 p.m. to 8:00 p.m.
8. Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman; and authorize the mayor and his designee to execute necessary documents.

Councilmember Gillenwater made a motion to approve consent agenda items 4 through 8. The motion was seconded by Councilmember Patterson and passed 6/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

9. Consider and take appropriate action on the **Interlocal Development Agreement for Water and Sewer Lines and Roadways** between **Kaufman Independent School District** and the **City of Kaufman**, for the development of new elementary and junior high school campuses and other related facilities on approximately 85.213 acres out of the W.M. Peters Survey, Abstract No. 407, said property being located on the north side of SH 243 and the west side of FM 2727 (Property ID 187223 & 51233); and authorizing the Mayor or designee to execute necessary documents.

Mr. Slye informed the Council about the proposed Interlocal Development Agreement for water and sewer lines and roadways for the development of new elementary and junior high school campuses. He reviewed the proposed site plans, public improvements, and traffic impact remedies for the additional

developments. He presented the proposed costs for the needed public improvements to the development.

Councilmember Parker made a motion to approve the Interlocal Development Agreement for Water and Sewer Lines and Roadways between Kaufman Independent School District and the City of Kaufman, for the development of new elementary and junior high school campuses and other related facilities as presented. The motion was seconded by Councilmember Aga and passed 6/0.

10. Consider and take appropriate action on the **Final Plat of Belmont** consisting of an approximate 2.055 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located at the northwest corner of Tabor Parkway and Lions Den Trail (Property ID 5321). The property is zoned TH Townhouse Residential District. (Case No. FP-09-22)

Mr. Bogda presented the proposed Final Plat for the purpose of creating townhomes on the properties.

Councilmember Borders made a motion to approve the **Final Plat of Belmont** with the condition that civil plan review comments noted in a memo from the City Engineer dated October 14, 2022 are addressed to the City Engineer's satisfaction. The motion was seconded by Councilmember Gillenwater and passed 6/0.

11. Consider and take appropriate action on the **Land Study and Preliminary Plat of Five Points** consisting of an approximate 99.520 acres of land out of the T. Jefferson Survey, Abstract No. 255 and the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located on the northwest side of S. Washington St. at Five Points Dr. (Property ID 54860 & 54862). The property is zoned PD-22 Planned Development-22. (Case No. PP-04-22)

Mr. Bogda reviewed the proposed Land Study and Preliminary Plat for the Five Points Development. He outlined the various uses of the property.

Councilmember Gillenwater made a motion to approve the Land Study and Preliminary Plat of Five Points as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

12. Consider and take appropriate action on the **Preliminary Plat of Kings Fort Addition, Block A, Lots 5-A, 5-B and 5-C**, being a partial tract of land containing approximately 4.18 acres (Property ID 5404), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-15 ("PD-15") and is generally located on Kings Fort Parkway, south of Meara Drive. The preliminary plat is for 3 commercial lots. (Case No. PP-05-22)

Mr. Bogda presented the proposed preliminary plat for a future development of two hotels and a restaurant site in the Kings Fort Addition.

Councilmember Aga made a motion to approve the Preliminary Plat of Kings Fort Addition, Block A, Lots 5-A, 5-B and 5-C as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

13. Consider and take appropriate action on the **Site Plan for two hotels and one restaurant**, situated on approximately 4.18 acres of land out of D. Falcon Survey, Abstract No. 407, City of Kaufman, and being located on the southwest side of Kings Fort Parkway at Meara Drive (Property ID 5404). The property is zoned PD-15-C Planned Development-15-Commercial. (Case No. SP-04-22)

Mr. Bodga reviewed the proposed Site Plan, the layout, parking accommodations, and proposed uses of the property located on the southwest side of Kings Fort Pkwy at Meara Drive. Jim Meara addressed the Council regarding the hotel development in Kings Fort.

Councilmember Aga made a motion to approve the Site Plan for two hotels and one restaurant located on Kings Fort Pkwy at Meara Drive as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

14. Consider and take appropriate action on the **Site Plan of J.R. Phillips Elementary School**, situated on approximately 85.213 acres of land out of the W.M. Peters Survey, Abstract No. 407, City of Kaufman, and being located on the north side of SH 243 and the west side of FM 2727 (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District. (Case No. SP-01-22)

Mr. Bogda outlined the proposed Site Plan of J.R. Phillips Elementary School. He presented the proposed layout for the building, the elevations, and the landscaping plans.

Councilmember Patterson made a motion to approve the Site Plan of J.R. Phillips Elementary School as presented. The motion was seconded by Councilmember Parker and passed 6/0.

15. Consider and take appropriate action on Resolution R-37-22, a resolution of the City Council of the City of Kaufman, Texas, accepting an Amended and Restated Service and Assessment Plan for authorized improvements within the Kaufman Public Improvement District No. 1 including a proposed assessment roll for Phases #2A-2B; setting a date for public hearing on amendments to the service and assessment plan and proposed assessment roll for Phases #2A-2B and to the levy of assessments in the district; authorizing the publication and mailing of notice; and enacting other provisions relating thereto.

Abdi Yassin, Senior Vice President of MuniCap, presented the Resolution and outlined the purpose of the resolution.

Councilmember Aga made a motion to approve Resolution R-37-22 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

16. Receive an update and discussion regarding the following:
 - a. Freeman Farm Update
 - b. Highland Meadow Update
 - c. South Pointe Update
 - d. Senior Citizen Building Update
 - e. Melody Circle Update
- f. Discussion Items Report (DIR)

- g. STAR Transit Ridership Report- September 2022
- h. Careflite Compliance Report- September 2022
- i. Fire Department Monthly Report- September 2022
- j. Police Department Monthly Report- September 2022
- k. Development Services Monthly Report- September 2022
- l. Monthly Calendars Attached

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

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:14 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

