



AGENDA
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1),
AND REGULAR CITY COUNCIL MEETING
MONDAY, NOVEMBER 21, 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](https://www.zoom.us/join) OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL TIRZ #1 MEETING TO ORDER TIRZ #1: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #1 ITEMS

1. Consider and make a recommendation to the City Council on the Second Amended and Restated TIF Residential Development Reimbursement Agreement by and between Reinvestment Zone Number One, City of Kaufman, Texas, and Georgetown KF, Ltd.; and authorizing the Mayor or his designee to execute necessary documents.

TIRZ #1 ADJOURNMENT

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.**

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.**

RECOGNITION

2. Business of the Month- Denny's

3. Police Department- Academy Graduate presentation and discussion
4. Fire Department- Lieutenant- Ferris Watson
5. Development Services- FAICP Planning Excellence Award

PROCLAMATION

6. Fair Housing Month- April 2023

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the October 24, 2022, Work Session and Regular City Council Meeting.
8. Consider and take appropriate action on Resolution R-38-22, a resolution of the City Council of the City of Kaufman, Texas accepting public improvements for Prairie Creek Phase III; establishing the warranty period for the public improvements; providing for the incorporation of premises; and providing an effective date.
9. Consider and take appropriate action on Resolution R-40-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing an amendment to Resolution R-01-19, authorizing participation in various Cooperative Purchasing Programs.

END OF CONSENT AGENDA

PUBLIC HEARING

10. Conduct a public hearing on the levy of assessments within Phases #2A and 2B of the City of Kaufman Public Improvement District No. 1 (Georgetown Development).
 - a. Presentation.
 - b. Public Hearing.

DISCUSSION/ACTION ITEMS

11. Consider and take appropriate action on Ordinance O-38-22, an ordinance of the City Council of the City of Kaufman, Texas, approving a Service and Assessment Plan and Assessment Roll for Phases #2A-2B for the Kaufman Public Improvement District No. 1 (the "district"); 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.

12. Consider and take appropriate action on Ordinance O-39-22, an ordinance of the City Council of the City of Kaufman, Texas, approving and authorizing the issuance and sale of the City of Kaufman Special Assessment Revenue Bonds, Series 2022 Kaufman Public Improvement District No. 1 Phases #2A-2B Project); approving and authorizing an indenture of trust, a bond purchase agreement, limited offering memorandum, a continuing disclosure agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date
13. Consider and take appropriate action on the First Amended and Restated Georgetown at Kings Fort Development Agreement entered into by and between Georgetown KF, Ltd., and the City of Kaufman, Texas; and authorizing the Mayor or his designee to execute necessary documents.
14. Consider and take appropriate action on the Facilities Agreement between the City of Kaufman, Texas and Georgetown KF, Ltd., for the installation of public improvements and facilities for the Georgetown Development-Phase 2A and Phase 2B; and authorizing the Mayor or his designee to execute necessary documents.
15. Consider and take appropriate action on the Kaufman Public Improvement District No. 1, Phases 2A-2B Construction, Funding, and Acquisition Agreement; and authorizing the Mayor or his designee to execute necessary documents.
16. Consider and take appropriate action on the Second Amended and Restated TIF Residential Development Reimbursement Agreement by and between Reinvestment Zone Number One, City of Kaufman, Texas, and Georgetown KF, Ltd.; and authorizing the Mayor or his designee to execute the necessary documents.
17. Presentation and discussion regarding an overview of Section 3 in relation to the TxCDBG Grant No. CPC-21-0058.
18. Consider and take appropriate action on Resolution R-41-22, a resolution of the City Council of the City of Kaufman, Texas, regarding Civil Rights and adopting the following policies:
 - a. Citizens Participation Plan and Grievance Procedures
 - b. Excessive Force Policy
 - c. Fair Housing Policy Form
 - d. Section 504 Policy and Grievance Procedures
 - e. Code of Conduct Policy
19. Consider and take appropriate action on Resolution R-42-22, a resolution of the City Council of the City of Kaufman, Texas, approving an authorized signatory in matters pertaining to TxCDBG Grant No. CPC-21-0058.
20. Consider and take appropriate action on the award of bid and contract to AquaGreen Global, LLC for the construction of pedestrian paving and landscape/irrigation improvements for the Kaufman Downtown Square and authorizing the Mayor or his designee to execute necessary documents.
21. Consider and take appropriate action on an amendment to the agreement for Emergency Medical Services between the City of Kaufman and CareFlite; and authorizing the Mayor or his

designee to execute necessary documents

APPOINTMENT

22. Consider and take appropriate action on the appointment of three (3) members to the Planning and Zoning Commission for two-year terms to expire in November 2024 and the appointment of one (1) member to the Planning and Zoning Commission for a term expiring in November 2023.
23. Consider and take appropriate action on Resolution R-39-22, a resolution of the City of Kaufman, Texas, appointing a member to the Kaufman Central Appraisal District Board of Directors.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

24. Receive an update and discussion regarding the following:
 - a. Melody Circle Update
 - b. Freeman Farms Update
 - c. KISD/Highland Meadow Off-Site Utilities Update
 - d. Christmas on the Square- December 3rd from 12 pm to 8 pm
 - e. FY22 Performance Measures
 - f. Discussion Items Report (DIR)
 - g. STAR Transit Ridership Report- October 2022
 - h. Careflite Compliance Report- October 2022
 - i. Fire Department Monthly Report- October 2022
 - j. Police Department Monthly Report- October 2022
 - k. Development Services Monthly Report- October 2022
 - l. Monthly Calendars Attached

EXECUTIVE SESSION

25. 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. To deliberate the purchase, exchange, lease, or value of real property regarding: Property ID # 3700; 112 S. Jackson St.

- b. 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 Pegasus
- c. Sec. 551.074: Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager.

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

26. 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 4:30 P.M. ON FRIDAY, NOVEMBER 18, 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: 883 6927 8412 PASSWORD: 562304**

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.