

**AGENDA**  
**REGULAR MEETING OF THE KEMP CITY COUNCIL**  
**NOVEMBER 13, 2018**  
**7:00 P.M.**

**NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF KEMP, TEXAS WILL MEET AT 7:00 P.M., NOVEMBER 13, 2018, IN THE COUNCIL CHAMBERS OF KEMP CITY HALL, 304 S. MAIN STREET, FOR THE PURPOSE OF CONSIDERING AND TAKING ACTION ON THE FOLLOWING ITEMS:**

Laura Hanna Peace, Mayor  
Christi Neal

Leona Bounds  
Barry Lummus, Mayor Pro Tem

Jackie Self  
Lesley Rose

1. CALL TO ORDER AND ESTABLISH A QUORUM.
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG.
3. RECOGNITION OF VISITORS AND PERSONS NOT ON THE AGENDA WHO WISH TO ADDRESS THE CITY COUNCIL.
4. APPROVAL OF MINUTES
  - A. REGULAR CITY COUNCIL MEETING ON OCTOBER 9, 2018.
5. APPROVE OPEN INVOICES
6. STAFF REPORTS
7. PUBLIC HEARING TO CONSIDER A RECOMMENDATION FROM THE KEMP PLANNING AND ZONING COMMISSION TO REZONE THE PROPERTY LOCATED AT ELM AND 11<sup>TH</sup> STREET (PROPERTY ID 29215) FROM SINGLE-FAMILY RESIDENTIAL DISTRICT 1 TO COMMERCIAL DISTRICT 1.
8. DISCUSS, CONSIDER AND TAKE ACTION ON ORDINANCE NO. 18-13, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEMP, TEXAS, CHANGING THE ZONING ON PROPERTY LOCATED AT THE INTERSECTION OF ELM AND 11<sup>TH</sup> STREETS, AND IDENTIFIED AS TRACT 29215 BY THE KAUFMAN COUNTY APPRAISAL DISTRICT, IN THE CITY OF KEMP, AS MORE FULLY DESCRIBED IN THIS ORDINANCE, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT-1 (SF-1) TO COMMERCIAL DISTRICT-1 (C-1).
9. DISCUSS, CONSIDER AND TAKE ACTION ON ORDINANCE NO. 18-14, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEMP, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF KEMP, TEXAS, BY ADDING A NEW ARTICLE IX, ENTITLED "WATER, WASTEWATER, STORM WATER, AND DETENTION FACILITY IMPROVEMENTS," TO CHAPTER 40, "UTILITIES"; REGULATING THE CONSTRUCTION OF WATER MAIN EXTENSIONS, WASTEWATER MAIN EXTENSIONS, LIFT STATIONS, STORM WATER DRAIN LINES, AND DETENTION FACILITIES; PROVIDING FOR PRO RATA CHARGES; PROVIDING A METHOD OF

REIMBURSEMENT TO THE DEVELOPER BY PRO RATA PAYMENTS; PROVIDING A METHOD OF ENFORCING PAYMENT OF PRO RATA CHARGES.

10. DISCUSS, CONSIDER AND TAKE ACTION ON ORDINANCE NO. 18-15, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEMP, TEXAS, AMENDING CHAPTER 7, SECTION 1, "HOLIDAYS," OF THE CITY OF KEMP PERSONNEL POLICIES MANUAL BY ADDING COLUMBUS DAY AS A CITY HOLIDAY AND REMOVING VETERAN'S DAY AS A CITY HOLIDAY.
11. DISCUSS, CONSIDER AND TAKE ACTION ON ORDINANCE NO. 18-16, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KEMP, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF KEMP, TEXAS, BY AMENDING CHAPTER 8, "BUILDINGS AND BUILDINGS REGULATIONS," ARTICLE II, "SUBSTANDARD AND DANGEROUS BUILDINGS"; REGULATING THE STANDARD OF CARE FOR VACANT PROPERTIES.
12. ANNOUNCEMENTS REGARDING RECENT AND UPCOMING COMMUNITY EVENTS.
13. THE CITY COUNCIL WILL CONVENE INTO EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071, 551.072 AND 551.074 OF THE TEXAS GOVERNMENT CODE TO DISCUSS MATTERS RELATING TO CONSULTATION WITH CITY ATTORNEY, PENDING LITIGATION, REAL PROPERTY, AND PERSONNEL AS FOLLOWS:
  - A. PERSONNEL MATTERS
  - B. DISCUSSION AND ACTION ON THIRD PARTY CONTRACTS RELATING TO REAL PROPERTY AND ROADS.
14. THE CITY COUNCIL WILL RECONVENE INTO REGULAR SESSION PURSUANT TO SECTIONS 551.071, 551.072 AND 551.074 OF THE TEXAS GOVERNMENT CODE TO DISCUSS MATTERS RELATING TO CONSULTATION WITH CITY ATTORNEY, PENDING LITIGATION, REAL PROPERTY, AND PERSONNEL AS FOLLOWS:
  - A. PERSONNEL MATTERS
  - B. DISCUSSION AND ACTION ON THIRD PARTY CONTRACTS RELATING TO REAL PROPERTY AND ROADS.
15. ADJOURN

**Pursuant to Section 551.071 of the Texas Government Code, the City Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda. All decisions regarding the discussion of the Executive Session must be made in open session.**

**Persons wanting to speak during Item 3 should sign in and limit the duration of their comments to three (3) minutes.**

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary's office at (903) 498-3191 or Fax (903) 498-3209 for further information.**

I, Regina Kiser, City Administrator, certify that this Agenda was posted on the front door of the Kemp City Hall, 304 S. Main Street, at or before 4:30 p.m. on Friday, the 9<sup>TH</sup> day of November, 2018.

**ATTEST:**

\_\_\_\_\_  
Regina Kiser, City Administrator

\_\_\_\_\_  
Allene Gilmore, City Secretary