



AGENDA
MONDAY, APRIL 22, 2024
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING - 6:30 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: 883 6927 8412
PASSWORD: 562304**

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.**

WORK SESSION 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. 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.

1. Discussion and review of the pavement analysis report.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION 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.**

PROCLAMATION

3. Child Abuse Prevention Month - April 2024
4. Economic Development Week - May 6 through May 10

RECOGNITION

5. Business of the month - Double R Ag Supply
6. Inclusive Playground Donation Presentation - Republic Services
7. U.S. Citizenship Recognition - Elsa Clark & Rosa Medina
8. TEDC Economic Excellence Award - Kaufman EDC

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from the March 18, 2024, Work Session and Regular City Council meeting.
10. Consider and take appropriate action on the award or rejection of a bid and contract for the 2024 Street Curb & Gutter Reconstruction Improvements for E. 1st North Street and authorizing the Mayor or his designee to execute necessary documents.
11. Consider and take appropriate action on Resolution R-11-24, a resolution of the City Council of the City of Kaufman, Texas, approving an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street, State Highway 34 (Washington Street) from SH-243 to E. Fair Street, and E. Fair Street from SH-34 bypass to Washington Street on Saturday, June 29, 2024, from 7:00 a.m. until 12:00 p.m. for the purpose of the 2023 Red White & BOOM Event and Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action on the **Enclave at Kings Fort Development Agreement** between the Enclave at Kings Fort, Inc., a Delaware corporation, and the City of Kaufman, Texas, for development of the 41.00 acre tract of land (Property ID 57208) situated in the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane; and authorizing the Mayor or designee to execute necessary documents.
13. Consider and take appropriate action on **The Trails Development Agreement** between Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company, and the City of Kaufman, Texas, for development of the 73.09 acre tract of land (Property IDs 2199, 213257, and 213258) situated in the T. Beedy Survey, Abstract No. 21, situated in the City's

Extra-Territorial Jurisdiction (ETJ), Kaufman County, Texas, generally located on the west side of Farm-to-Market Road 2727, approximately 1,200 feet south of County Road 143 and 2,600 feet north of Summerville Drive; and authorizing the Mayor or designee to execute necessary documents.

14. Consider and take appropriate action on a Quitclaim Deed for the conveyance of a parcel of land owned by the City of Kaufman to James D. and Terri L. Baumgartner, and described as part of Lot No. 4, Block No. 5, Original Town of Kaufman, and show a plat recorded in Volume I, Page 133, Kaufman County Deed Records, and as more specifically described in a legal description on file with the City; and authorizing the Mayor to execute necessary documents.
15. Consider and take appropriate action on an amended City Manager Employment Agreement; and authorizing the Mayor to execute necessary documents.

PUBLIC HEARING

16. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-04-24, 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-56)** to allow alcoholic beverage sales in conjunction with a restaurant (B&B Steakhouse and Meat Market) on approximately 0.11 acres out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, being part of Lots 2 and 3 of Block 15, Kaufman Original, generally located at 112 N. Washington St. (Property ID 28477). (Case No. Z-01-24)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-04-24
17. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-05-24, an ordinance of the City Council of the City of Kaufman, Texas, repealing conflicting ordinances, including (Ordinance No. O-24-99 codified as Chapter 9B), as amended, and adopting a new Chapter 9B, "**Subdivision Ordinance**" of the Code of Ordinances of the City of Kaufman, the same being the Kaufman Subdivision Ordinance (Ordinance No. O-24-99), as amended, to adopt new **subdivision regulations** and **standards of design and construction** applicable to the City of Kaufman and the City's extraterritorial jurisdiction (ETJ); providing penalties and providing an effective date.
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-05-24
18. Conduct a Public Hearing on the advisability of Public Improvements and Creation of the Kaufman Public Improvement District No. 6 ("PID No. 6") within the City of Kaufman, pursuant to Chapter 372 of the Texas Local Government Code on an approximate 41 acres of land which is situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, located in the

corporate limits of the City of Kaufman, Kaufman County, Texas, City of Kaufman and identified as the Enclave at Kings Fort development and Consider and take appropriate action on Resolution R-13-24, a resolution of the City Council of the City of Kaufman, Texas, creating PID No. 6 pursuant to a by petition filed by Enclave at Kings Fort, Inc., a Delaware Corporation, requesting creation of PID No. 6; and providing an effective date. (The Enclave at Kings Fort)

- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Resolution R-13-24
19. Conduct a Public Hearing on the advisability of Public Improvements and Creation of the Kaufman Public Improvement District No. 5 ("PID No. 5") within the City of Kaufman, pursuant to Chapter 372 of the Texas Local Government Code on an approximate 73.09 acres of land which is situated in Thomas Beedy Survey, Abstract No. 21, Kaufman County, located in the extraterritorial jurisdiction of the City of Kaufman, Kaufman County, Texas, City of Kaufman and identified as the Trails development and Consider and take appropriate action on Resolution R-12-24, a resolution of the City Council of the City of Kaufman, Texas, creating PID No. 5 pursuant to a by petition filed by Tejas Wycliff Properties, LLC, a Texas limited liability company, requesting creation of PID No. 5; and providing an effective date. (The Trails)
- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Resolution R-12-24

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

20. Receive an update and discussion regarding the following:
- a. Council Retreat - April 29 & 30
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report - March 2024
 - d. Careflite Compliance Report - March 2024
 - e. Fire Department Monthly Report - March 2024
 - f. Police Department Monthly Report - March 2024
 - g. Development Services Monthly Report - March 2024
 - h. Monthly Calendars Attached

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 5:00 P.M. ON FRIDAY, APRIL 19, 2024, 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](https://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.