



**MINUTES OF THE  
CITY COUNCIL MEETING  
MONDAY, APRIL 22, 2024  
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 meeting to order at 6:00 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Councilmember Charles Gillenwater arrived at 6:06 PM. Councilmember Lisa Parker was absent. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, and Police Captain Colter Leftwich.

**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.

Mr. Holder presented and reviewed the city's pavement analysis report. He outlined the various areas of the city's roadways that need to be addressed. There were discussions regarding the conditions of various streets, the options for repair, and potential funding sources for these projects.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

There were no items discussed.

**WORK SESSION ADJOURNMENT**

There being no further business, Mayor Jordan adjourned the Work Session at 6:30 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 6:33 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Ashlea Longenecker, Jason Nelson, and Charles Gillenwater. Councilmember Lisa Parker was absent. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Public Works Director Tim Hopwood, Economic

Development Director Stewart McGregor, Development Services Director Andrew Bogda, Police Captain Colter Leftwich, Police Chief Les Edwards, Police Administrative Assistant Gloria Perkins, and Fire Captain Ferris Watson.

**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.

### **PROCLAMATION**

3. Child Abuse Prevention Month - April 2024

Mayor Jordan proclaimed the month of April 2024 as Child Abuse Prevention Month.

4. Economic Development Week - May 6 through May 10

Mayor Jordan proclaimed the week of May 6 through May 10, 2024, as Economic Development Week.

### **RECOGNITION**

8. TEDC Economic Excellence Award - Kaufman EDC

Mayor Jordan recognized Kaufman EDC on receiving the TEDC Economic Excellence Award.

5. Business of the month - Double R Ag Supply

Mayor Jordan, Mr. McGregor, and Anne Glasscock, President of the Kaufman Chamber of Commerce, announced Double R Ag Supply as the April Business of the Month.

6. Inclusive Playground Donation Presentation - Republic Services

Leigh Ferguson and Scott Hempel with Republic Services presented the city with a \$5,000 check for the Inclusive Playground at City Lakes Park.

7. U.S. Citizenship Recognition - Elsa Clark & Rosa Medina

Mayor Jordan recognized Elsa Clark and Rosa Medina on obtaining their United States Citizenship.

**CONSENT AGENDA**

9. Consider and take appropriate action on the minutes from the March 18, 2024, Work Session and Regular City Council meeting.
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.

Councilmember Borders made a motion to approve Consent Agenda items 9 and 11 as presented and pulled item 10 to the regular agenda for discussion. The motion was seconded by Councilmember Nelson and passed 6/0.

**END OF CONSENT AGENDA**

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.

Councilmember Gillenwater made a motion to award the bid and contract for the 2024 Street Curb & Gutter Reconstruction Improvements for E. 1st North Street to Chief Landscaping. The motion was seconded by Councilmember Longenecker and passed 6/0.

**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.

Mr. Bogda presented the Development Agreement for the Enclave at Kings Fort Development. He reviewed the development standards, open spaces, and amenities. There were discussions regarding the financial impact of the Development Agreement.

Robert Miklos, 2500 Dallas Parkway, Suite 600, Plano, Texas 75093, addressed the Council regarding the development and the work that has been put into the agreement.

Mark Papkovic, 1135 Stellar Dr., Newmarket, ON, L3Y 7B8, with Calibrex Developments, gave a presentation reviewing the proposed housing product in the development.

There were discussions regarding the effect this Development Agreement will have on the Tax

Increment Reinvestment Zone.

Councilmember Nelson made a motion to approve the Enclave at Kings Fort Development Agreement as presented. The motion was seconded by Councilmember Gillenwater and passed 6/0.

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.

Mr. Bogda presented the proposed Development Agreement with The Trails Development. He reviewed the framework, development standards, and open spaces/amenities.

Robert Miklos, 2500 Dallas Parkway, Suite 600, Plano, Texas 75093, addressed the Council regarding the development and the work that has been put into the agreement.

Councilmember Borders made a motion to approve The Trails Development Agreement as presented. The motion was seconded by Councilmember Longenecker and passed 6/0.

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.

Mr. McGregor outlined the need for the Quitclaim Deed for the purpose of installing a water line for the B & B Steakhouse and Meat Market.

Councilmember Gillenwater made a motion to approve a Quitclaim Deed for the conveyance of a parcel of land owned by the City of Kaufman to James D. and Terri L. Baumgartner. The motion was seconded by Councilmember Nelson and passed 6/0.

15. Consider and take appropriate action on an amended City Manager Employment Agreement; and authorizing the Mayor to execute necessary documents.

Ms. Adams reviewed the proposed amended City Manager Employment Agreement.

Mayor Jordan made a motion to approve an amended City Manager Employment Agreement and authorize the Mayor to execute necessary documents. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

## **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

Mr. Bogda presented the proposed Specific Use Permit for the purpose of allowing alcohol sales at B & B Steakhouse and Meat Market.

b. Public Hearing

Mayor Jordan opened the public hearing at 8:07 PM. There being no speakers present, Mayor Jordan closed the public hearing at 8:08 PM.

c. Consider and take appropriate action on Ordinance No. O-04-24

Councilmember Longenecker made a motion to approve Ordinance No. O-04-24 as presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

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

Mr. Bogda outlined the deficiencies of the current subdivision ordinance and presented the proposed amendments to the Subdivision Ordinance.

b. Public Hearing

Mayor Jordan opened the public hearing at 8:17 PM. There being no speakers present, Mayor Jordan closed the public hearing at 8:17 PM.

c. Consider and take appropriate action on Ordinance No. O-05-24

Councilmember Borders made a motion to approve Ordinance No. O-05-24 as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

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

The presentation regarding this item was handled previously in the meeting with item 12.

b. Public Hearing

Mayor Jordan opened the public hearing at 8:20 PM.

Robert Miklos, 2500 Dallas Parkway, Suite 600, Plano, Texas 75093, states he is in favor of the creation of the PID for the Enclave Development.

Mark Papkovic, expressed his appreciation for the city staff's support and guidance throughout this process. He also shared his support for the creation of the PID for the Enclave Development.

There being no other speakers present, Mayor Jordan closed the public hearing at 8:22 PM.

c. Consider and take appropriate action on Resolution R-13-24

Councilmember Longenecker made a motion to approve Resolution R-13-24, creating PID No. 6 pursuant to the petition filed by Enclave at Kings Fort, Inc. The motion was seconded by Councilmember Gillenwater and passed 6/0.

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

The presentation regarding this item was handled previously in the meeting with item 13.

b. Public Hearing

Mayor Jordan opened the public hearing at 8:22 PM.

Robert Miklos, 2500 Dallas Parkway, Suite 600, Plano, Texas 75093, states he is in favor of the creation of the PID for the Trails Development.

There being no other speakers present, Mayor Jordan closed the public hearing at 8:23 PM.

- c. Consider and take appropriate action on Resolution R-12-24

Mayor Pro-Tem Phillips made a motion to approve Resolution R-12-24, creating PID No. 5 pursuant to the petition filed by Tejas Wycliff Properties, LLC. The motion was seconded by Councilmember Longenecker and passed 6/0.

### **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

Mr. Holder updated the Council about the above-stated items.

### **ADJOURNMENT**

There being no further business, Mayor Jordan adjourned the meeting at 8:25 PM.

**ATTEST:**

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**JEFF JORDAN**  
**MAYOR**

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**JESSIE HANKS**  
**CITY SECRETARY**