



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, OCTOBER 28, 2024
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL TIRZ #2 MEETING TO ORDER TIRZ #2: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Chairman Jordan called the TIRZ #2 meeting to order at 6:02 p.m. Board Members present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Board Members Mike Hunt, and Mike Hembree were absent. Chairman Jordan declared a quorum present.

TIRZ #2 ITEMS

1. Consider and take appropriate action regarding an Agreed Termination, Release and Settlement Agreement for South Pointe (Cedar Crest) Development between the City, Kaufman Reinvestment Zone No. 2 and Cedar Crest Development Company, LLC; and authorizing the Mayor to execute necessary documents.

There was a brief discussion regarding the process staff had gone through to get to this point and the purpose of this item.

Board Member Gillenwater made a motion to approve an Agreed Termination, Release, and Settlement Agreement for South Pointe (Cedar Crest) Development between the City, Kaufman Reinvestment Zone No. 2, and Cedar Crest Development Company, LLC; and authorizing the Mayor to execute necessary documents. The motion was seconded by Board Member Nelson and passed 7/0.

TIRZ #2 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #2 meeting at 6:04 P.M.

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 6:05 p.m. Councilmembers present were Jeff Jordan, Charles Gillenwater, Ashlea Longenecker, Quattro Borders, Matt Phillips, Lisa Parker, and Jason Nelson. 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, Finance Director Mary Wennerstrom, Development Services Director Andrew Bogda, Economic Development Director Stewart McGregor, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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.

2. Presentation and discussion regarding Walmart's addition of Drone Delivery Services to the Kaufman location.

Mr. Holder introduced Stefanie Cooke, Mark Bergmann, and Juan Moreira who gave a presentation regarding the introduction of drone delivery services to Kaufman Walmart. There were discussions regarding elevations of the site plan, logistics and technology of how the drone system works, and the esthetics of how the system will be set up at Walmart.

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

There was a discussion on item 10 on the consent agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:36 p.m.

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 6:38 p.m. Councilmembers present were Jeff Jordan, Charles Gillenwater, Ashlea Longenecker, Quattro Borders, Matt Phillips, Jason Nelson, and Lisa Parker. 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, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Administrative Assistant to the Chief of Police Gloria Perkins, Police Captain Colter Leftwich, 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

4. Business of the Month - Always Accurate Hospice

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented Always Accurate Hospice with the October 2024 Business of the Month recognition.

5. 2024 Community Economic Development Award - KEDC

Mayor Jordan recognized the Kaufman Economic Development Corporation for receiving the 2024 Community economic Development Award from the Texas Economic Development Council.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the September 30, 2024, Work Session and Regular City Council Meeting.
7. Consider and take appropriate action on Resolution R-25-24, 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 Saturday, December 7, 2024, from 9:00 A.M. to 10:00 P.M. for the Kaufman "Christmas On The Square."
8. Consider and take appropriate action on Resolution R-26-24, 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 Saturday, December 7, 2024, from 6:00 p.m. to 8:00 p.m.
9. Consider and take appropriate action on proposals for professional services from Teague Nall & Perkins for an update to the Streets and Water Impact Fee Study services and Wastewater Impact Fee Study and Adoption services; and authorizing the City Manager or his designee to execute necessary documents.
10. Consider and take appropriate action on the ratification of a contract with Texas Materials Group, Inc., to provide materials and services related to 2024 Street Curb & Gutter Reconstruction Improvements for E. First North Street.

Councilmember Borders made a motion to approve consent agenda items 6-10 as presented. The motion was seconded by Councilmember Gillenwater and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

11. Consider and take appropriate action on Resolution R-27-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing the Chief of Police to apply for the Catalytic Converter Grant Program to fund the purchase of flock cameras for the Kaufman Police Department; providing that if the City of Kaufman receives the program grant, the city will match the grant amount for the purchase of flock cameras; providing for the incorporation of premises; and providing an effective date.

Chief Edwards introduced the proposed grant the Police Department would like to utilize to obtain additional Flock Camera Systems. Captain Leftwich made a presentation informing the Council about the benefits of adding FLOCK Cameras around the City of Kaufman.

Councilmember Parker made a motion to approve Resolution R-27-24 as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

12. Consider and take appropriate action on Resolution R-28-24, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.011 of the Texas Local Government Code for the dissolution of the City of Kaufman Public Improvement District Number Five within the extraterritorial jurisdiction of the City of Kaufman, Texas, on an approximate 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas and as more particularly described by a metes and bounds description available at Kaufman City Hall; setting a date for and authorizing the issuance of notice of Public Hearing by the City Secretary of Kaufman, Texas. (The Trails Development)

Mayor Jordan opened items 12 and 13 for discussion.

Mr. Holder informed the Council about the petitions received to dissolve the current PID #5 and create a new PID #5 due to the purchase of additional land.

Councilmember Borders made a motion to approve Resolution R-28-24, setting a Public Hearing for the dissolution of the City of Kaufman Public Improvement District Number Five for November 25, 2024, at 6:30 p.m. at the Kaufman City Hall Council Chambers. The motion was seconded by Councilmember Gillenwater and passed 7/0.

13. Consider and take appropriate action on Resolution R-29-24, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Five within the extraterritorial jurisdiction of the City of Kaufman, Texas, on an approximate 132.10 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, comprised of two tracts of land more particularly described by metes and bounds descriptions available at Kaufman City Hall; setting a date for and authorizing the issuance of notice of Public Hearing by the City Secretary of Kaufman, Texas. (The Trails Development)

Councilmember Nelson made a motion to approve Resolution R-29-24, setting a Public Hearing for the creation of the City of Kaufman Public Improvement District Number Five for November 24, 2024, at 6:30 p.m. at the Kaufman City Hall Council Chambers. The motion was seconded by Councilmember Longenecker and passed 7/0.

14. Consider and take appropriate action on a community partnership agreement between the City of Kaufman and the Kaufman Chamber of Commerce for Community Based Services; and authorizing the City Manager or his designee to execute necessary documents.

Ms. Balthrop Mendoza presented the Community Partnership Agreement with the Kaufman Chamber of Commerce. She informed the Council about the need to execute this document about the need to put in for a grant to assist in getting funding for the improvements needed at the Wastewater Treatment Plant.

Councilmember Gillenwater made a motion to approve a community partnership agreement between the City of Kaufman and the Kaufman Chamber of Commerce for Community Based Services. The motion was seconded by Councilmember Borders and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

15. Receive an update and discussion regarding the following:
 - a. Discussion Items Report (DIR)
 - b. STAR Transit Ridership Report - September 2024
 - c. Careflite Compliance Report - September 2024
 - d. Fire Department Monthly Report - September 2024
 - e. Police Department Monthly Report - September 2024
 - f. Development Services Monthly Report - September 2024
 - g. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into Executive Session at 7:16 p.m.

16. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY: (1) To consult with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with the Texas Open Meetings Act and (2) for Council to seek the advice of its attorney about pending or contemplated litigation: South Pointe/ Cedar Crest Development
 - b. Section 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 Olaf and Project Pie

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

Mayor Jordan reconvened into open session at 7:57 p.m.

17. Consider and take appropriate action regarding an Agreed Termination, Release and Settlement Agreement for South Pointe (Cedar Crest) Development between the City of Kaufman, Kaufman Reinvestment Zone No. 2 and Cedar Crest Development Company, LLC; and authorizing the Mayor to execute necessary documents.

Councilmember Nelson made a motion to approve an Agreed Termination, Release, and Settlement Agreement for South Pointe (Cedar Crest) Development between the City of Kaufman, Kaufman Reinvestment Zone No. 2, and Cedar Crest Development Company, LLC; and authorizing the Mayor to execute necessary documents. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

18. Consider and take appropriate action to accept the deed documenting the reversion of fee simple title ownership to an approximate 51.953 acre tract of land located in the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas from Cedar Crest Development Company, LLC to the City of Kaufman; and authorizing the Mayor to execute necessary documents.

Councilmember Longenecker made a motion to accept the deed documenting the reversion of fee simple title ownership to an approximate 51.953 acre tract of land located in the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas from Cedar Crest Development Company, LLC to the City of Kaufman; and authorizing the Mayor to execute necessary documents. The motion was seconded by Councilmember Borders and passed 7/0.

19. Consider and take appropriate action, if any, on matters discussed in Executive Session.

There was no actions required from the remaining matters discussed in Executive Session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:59 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

