



**AGENDA**  
**MONDAY, NOVEMBER 25, 2024**  
**CITY COUNCIL 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](https://www.zoom.us/join) OR  
(888)788-0099 (TOLL-FREE)  
MEETING/WEBINAR ID: 833 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 provide direction to staff regarding a conceptual site plan for a future City of Kaufman Public Works Facility.
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.**

## **RECOGNITION**

3. Business of the Month - Galleher Industries
4. Certificate of Achievement for Excellence in Financial Reporting - Finance Department

## **CONSENT AGENDA**

5. Consider and take appropriate action on the minutes from the October 28, 2024, TIRZ #2, Work Session and Regular City Council Meeting.
6. Consider and take appropriate action on the **Final Plat of Five Points Addition, Block B, Lot 3**, situated on approximately 1.24 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located at the southwest corner of S. Washington St. & Roundup Dr. (Property ID 235266). The property is zoned Planned Development-22, Sub-District A ("PD-22-A") for "C" Commercial uses. The final plat is for 1 non-residential lot. (Case No. FP-09-24)
7. Consider and take appropriate action on Resolution R-33-24, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-10-24, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.
8. Consider and take appropriate action on an Interlocal Cooperative Agreement between Ellis County, Texas, and the City of Kaufman, Texas, for the purpose of establishing a cooperative purchasing program, which will allow each party to purchase goods and services under each other's competitively bid contracts; and authorizing the Mayor or his designee to execute necessary documents.
9. Consider and take appropriate action on a Contract between Texas Materials Group, Inc., and the City of Kaufman, Texas, for the purpose of utilizing the vendor's awarded contract with Ellis County for Pavement Rehabilitation and Resurfacing Services under RFB No 2024-010; and authorizing the Mayor or his designee to execute necessary documents.
10. Consider and take appropriate action on Resolution R-34-24, a resolution of the City Council of the City of Kaufman, Texas, adopting a City of Kaufman Procurement Policy; and providing an effective date.
11. Consider and take appropriate action on Resolution R-35-24, a resolution of the City of Kaufman, accepting the Public Improvements for Five Points Phase 1 and establishing the date for a two (2) year warranty period.

## **END OF CONSENT AGENDA**

## **DISCUSSION/ACTION ITEMS**

12. Receive an update and discussion regarding the Delinquent Tax Collection report by Linebarger Goggan Blair & Sampson LLP.
13. Consider and take appropriate action on Resolution R-30-24, a resolution of the City Council of the City of Kaufman, Texas, casting its vote for a member of the Board of Directors of the Kaufman Central Appraisal District; and providing an effective date.

14. Consider and take appropriate action on the **Revised Site Plan of Walmart (to accommodate drone delivery services)**, situated on approximately 17.92 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, being Lot 2, Block A of Kings Fort Addition Phase 2, said property located at 300 Kings Fort Parkway (Property ID 190030). The property is zoned Planned Development-7-C ("PD-7-C") for "C" Commercial uses. (Case No. SP-03-24)
15. Consider and take appropriate action on **The Trails First Amended and Restated Development Agreement** between the City of Kaufman, Texas and Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, for development of an approximate 132.10 acres (Property IDs 2199, 2206, 2207, 187114, 213257, and 213258) situated in the T. Beedy Survey, Abstract No. 21 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 1,100 feet north of Summerville Drive; and authorizing the Mayor or designee to execute necessary documents.

### **PUBLIC HEARING**

16. Conduct a public hearing, consider, and take appropriate action on Resolution R-31-24, a resolution of the City Council of the City of Kaufman, Texas, 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)
  - a. Presentation
  - b. Public Hearing
  - c. Consider and take appropriate action on Resolution R-31-24
17. Conduct a public hearing, consider, and take appropriate action on Resolution R-32-24, a resolution of the City Council of the City of Kaufman, Texas, 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)
  - a. Presentation
  - b. Public Hearing
  - c. Consider and take appropriate action on Resolution R-32-24

18. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-27-24, 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-57)** for alcoholic beverage sales in conjunction with a restaurant (Eleanor's Coffee Shop) on approximately 0.19 acres out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, being Lots 1 and 2 and part of Lot 3 of Block 19 of Kaufman Original, said property being located at 303 W. Mulberry St. (Property ID 28506). The property is zoned "C" Commercial District. (Case No. Z-09-24)
  - a. Presentation
  - b. Public Hearing
  - c. Consider and take appropriate action on Ordinance No. O-27-24

### **APPOINTMENT**

19. Consider and take appropriate action on the appointment of two (2) members to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2026.
20. Consider and take appropriate action on the appointment of four (4) members to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2026.

### **ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER**

21. Receive an update and discussion regarding the following:
  - a. Small Business Summit - December 5th
  - b. Christmas on the Square - December 7th
  - c. Kaufman Volunteer Fire Banquet - December 10th
  - d. Public Meeting regarding Crestview & Royal Construction - December 12th
  - e. Employee Christmas Luncheon - December 18th
  - f. Discussion Items Report (DIR)
  - g. STAR Transit Ridership Report - October 2024
  - h. Careflite Compliance Report - October 2024
  - i. Fire Department Monthly Report - October 2024
  - j. Police Department Monthly Report - October 2024
  - k. Development Services Monthly Report - October 2024
  - l. Monthly Calendars Attached

## **EXECUTIVE SESSION**

22. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. 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 Pie
  - b. Sec. 551.076. DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS; CLOSED MEETING. (1) the deployment, or specific occasions for implementation, of security personnel or devices; or (2) a security audit: Security Protocol

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

23. 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 22, 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 OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 833 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.