



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JANUARY 27, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL TIRZ #1 MEETING TO ORDER TIRZ #1: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Chairman Jordan called the TIRZ #1 meeting to order at 6:00 P.M. Board Members present were Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent. Chairman Jordan declared a quorum present.

TIRZ #1 ITEMS

1. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #1 Annual Report.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-24 Tax Increment Reinvestment Zone #1 annual report.

Board member Phillips made a motion to recommend approval of the FY-24 Tax Increment Reinvestment Zone #1 annual report. The motion was seconded by Board member Gillenwater and passed 3/0.

TIRZ #1 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #1 meeting at 6:05 P.M.

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 6:05 P.M. Board Members present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Board Members Terry Crow, and Bettye Mayfield were absent. Chairman Jordan declared a quorum present.

TIRZ #2 ITEMS

2. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #2 Annual Report.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-24 Tax Increment Reinvestment Zone #2 annual report.

Board member Phillips made a motion to recommend approval of the FY-24 Tax Increment Reinvestment Zone #2 annual report. 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 6:08 P.M.

CALL TIRZ #3 MEETING TO ORDER TIRZ #3: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Chairman Jordan called the TIRZ #3 meeting to order at 6:08 P.M. Board Members present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Jason Nelson, and Ashlea Longenecker. Chairman Jordan declared a quorum present.

TIRZ #3 ITEMS

3. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #3 Annual Report.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-24 Tax Increment Reinvestment Zone #3 annual report.

Board member Phillips made a motion to recommend approval of the FY-24 Tax Increment Reinvestment Zone #3 annual report. The motion was seconded by Board member Parker and passed 7/0.

TIRZ #3 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #3 meeting at 6:10 P.M.

CALL TIRZ #4 MEETING TO ORDER TIRZ #4: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Chairman Jordan called the TIRZ #4 meeting to order at 6:10 P.M. Board Members present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Jason Nelson, and Ashlea Longenecker. Chairman Jordan declared a quorum present.

TIRZ #4 ITEMS

4. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #4 Annual Report.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-24 Tax Increment Reinvestment Zone #4 annual report.

Board member Phillips made a motion to recommend approval of the FY-24 Tax Increment Reinvestment Zone #4 annual report. The motion was seconded by Board member Parker and passed 7/0.

5. Consider and make a recommendation to the City Council the expansion of the boundaries of Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established

pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Four, City of Kaufman, Texas.

David Pettit, Partner at Pettit & Ayala Consulting, informed the Council about the creation process for TIRZ #4, the background of the current TIRZ, and the proposed expanded boundaries. He covered the impact the proposed expansion would have on the TIRZ.

Councilmember Borders made a motion to recommend approval to the City Council for the expansion of the boundaries of Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Four, City of Kaufman, Texas. as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

TIRZ #4 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #4 meeting at 6:17 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 6:17 P.M. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, Jason Nelson. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Cynthia Kirchoff, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, 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.**

David Wooldridge, 905 Royal Drive, Kaufman, TX, 75142, informed the Council about the history of the storage shed located on his property. He inquired about the requirements for a storage shed and permitting process. Mayor Jordan directed him to staff for further conversation.

Ismael Carrera, 1603 S. Washington Street, Kaufman, Texas 75142, inquired to the Council about a Code violation he received from his restaurant in relations to operating an additional BBQ restaurant in his building. Mayor Jordan directed him to staff for further conversation.

RECOGNITION

6. KISD Fall Semester State Qualifiers

Darrin Highlander presented several Kaufman High School Football players in recognition for their contributions to the outstanding fall season for the Kaufman Lions Varsity Football team. He highlighted several other sports teams and players for their accomplishments during the fall semester.

7. Business of the Month - Reese Air Services

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented Reese Air Services with the January 2025 Business of the Month recognition.

8. National League of Cities' Small Cities Council Appointment - Councilmember Jason Nelson

Mayor Jordan recognized Councilmember Jason Nelson on his appointment to the National League of Cities' Small Cities Council.

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from the December 16, 2024, Work Session and Regular City Council Meeting.
10. Consider and take appropriate action to schedule a Special City Council Meeting for Wednesday, May 14, 2025, for the purpose of canvassing the Election Returns.
11. Consider and take appropriate action to reschedule the Regular City Council Meeting from Monday, May 26, 2025, to Monday, May 19, 2025, due to Memorial Day.
12. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #1 Annual Report.
13. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #2 Annual Report.
14. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #3 Annual Report.
15. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #4 Annual Report.
16. Consider and take appropriate action regarding Resolution R-01-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of eleven cents (\$.11) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

Councilmember Borders made a motion to approve Consent Agenda items 9-16 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

17. Conduct a public hearing, consider, and take appropriate action on Ordinance O-01-25, an ordinance of the City Council of the City of Kaufman, Texas, concerning Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Four, City of Kaufman, Texas.

- a. Presentation.

David Pettit, Partner at Pettit & Ayala Consulting, informed the Council about the creation process for TIRZ #4, the background of the current TIRZ, and the proposed expanded boundaries. He covered the impact the proposed expansion would have on the TIRZ.

- b. Public Hearing.

Mayor Jordan opened the public hearing at 6:34 P.M. There being no speakers present, Mayor Jordan closed the public hearing at 6:35 P.M.

- c. Consider and take appropriate action on Ordinance O-01-25.

Councilmember Nelson made a motion to approve Ordinance O-01-25, to expand the boundaries of TIRZ #4 as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

DISCUSSION/ACTION ITEMS

18. Consider and take appropriate action on a Chapter 380 Economic Development and Performance Agreement between the City and Myrish Hospitality, Incorporated, for a Hampton Inn Brand Project; and authorizing the Mayor to execute necessary documents.

Mr. McGregor reviewed the aspects on the Chapter 380 Agreement with Myrish Hospitality, for a Hampton Inn Brand Hotel Project.

Councilmember Gillenwater made a motion to approve a Chapter 380 Economic Development and Performance Agreement between the City and Myrish Hospitality, LLC, for a Hampton Inn Brand Project with the amendment to section 3.01 from 30 days to 120 days and the deletion of the word "alleged" from the indemnity clause and authorize the City Manager to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 7/0.

19. Consider and take appropriate action on a Chapter 380 Economic Development and Performance Agreement between the City and Agile Cold Dallas, LLC for an Industrial Cold Storage Building Project; and authorizing the Mayor to execute necessary documents.

Mr. McGregor presented the background and obligations for the Chapter 380 Agreement with Agile Cold Dallas, LLC.

Mayor Pro-Tem Phillips made a motion to approve a Chapter 380 Economic Development and Performance Agreement between the City and Agile Cold Dallas, LLC for an Industrial Cold Storage Building Project and authorize the Mayor to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 7/0.

20. Consider and take appropriate action on Ordinance O-02-25, an ordinance of the City Council of the City of Kaufman, Texas, ordering and calling the City's General Election to be held on May 3, 2025, for the purpose of electing a mayor and three (3) people to serve as Council members for the City of Kaufman for a term of two (2) years each; providing notice of election; providing for the approval of a joint election and Contract for Election Services with Kaufman County; designating polling dates, times and locations for election day and early voting; and authorizing the Mayor or designee to execute necessary documents.

Councilmember Parker made a motion to approve Ordinance O-02-25, ordering and calling the City's General Election to be held on May 3, 2025, for the purpose of electing a mayor and three (3) people to serve as Council members for the City of Kaufman for a term of two (2) years each; providing notice of election; providing for the approval of a joint election and Contract for Election Services with Kaufman County; designating polling dates, times and locations for election day and early voting; and authorizing the Mayor or designee to execute necessary documents. The motion was seconded by Councilmember Borders and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

21. Receive an update and discussion regarding the following:
- a. Filing period for Application for a Place on the Ballot for the City's General Election is Wednesday, January 15, 2025, through Friday, February 14, 2025.
 - b. Kaufman County Days - February 17 & 18
 - c. Kaufman Chamber of Commerce Banquet - February 25
 - d. Council Retreat - April 14 & 15
 - e. Discussion Items Report (DIR)
 - f. STAR Transit Ridership Report - December 2024
 - g. Careflite Compliance Report - December 2024
 - h. Fire Department Monthly Report - December 2024
 - i. Police Department Monthly Report - December 2024
 - j. Development Services Monthly Report - December 2024

k. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 6:47 P.M.

22. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Texas Government Code § 551.071 (1) and (2): Consultation with Attorney. To consult with the City's 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 conflicts with the Texas Open Meetings Act and for Council to seek the advice of its attorney about pending or contemplated litigation: 105 N. Jackson St.
 - b. Texas Government Code § 551.087. Deliberation regarding economic development negotiations (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: Walmart Zipline

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 7:09 P.M.

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

There was no action required on matters discussed in Executive Session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:10 P.M.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

