



**AGENDA FOR
TAX INCREMENT REINVESTMENT ZONE #4 (TIRZ #4) - 6:00 PM
AND REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, FEBRUARY 24, 2025
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 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.**

TIRZ #4 ITEMS

1. Consider and take appropriate action on the Final Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. (The Trails)

TIRZ #4 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.**

PRESENTATION

2. Nash Elementary Robotics

RECOGNITION

3. Business of the Month - The Charter Room
4. Texas Municipal Clerks Certification - City Secretary - Jessie Hanks

REPORTS

5. Receive an update and discussion regarding the following:
 - a. The Annual Report for the Kaufman Fire Department for the Calendar Year 2024.
 - b. The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2024.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the January 27, 2025, TIRZ #1, TIRZ #2, TIRZ #3, TIRZ #4, and Regular City Council Meeting.
7. Consider and take appropriate action on a Service Contract with 4M Trucking, Inc. for aggregate construction material in an amount not to exceed \$6,200.00; and authorize the Mayor or designee to execute necessary documents.
8. Consider and take appropriate action regarding Resolution R-02-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents (\$.05) per capita to the steering committee to fund regulatory and activities related to Atmos Energy Corporation.

END OF CONSENT AGENDA

PUBLIC HEARING

9. Conduct a public hearing and consider and take appropriate action on Ordinance O-03-25, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning," of the Code of Ordinances, collectively "The Comprehensive Zoning Ordinance and the official Zoning Map" of the City, to approve Specific Use Permit No. Fifty-Eight (SUP-58) and site plan to permit an Automobile Repair Shop, Major, subject to conditions on approximately 3.577 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at 3175 US Highway 175 (Property ID 5305). The property is zoned Highway Commercial (HC). (Case Z-01-25)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-03-25
10. Conduct a public hearing, and consider and take appropriate action on Ordinance No. O-04-25, an ordinance of the City Council of the City of Kaufman, Texas, ordaining the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, providing tax incentives, designating a liaison for communication with interested parties, and nominating Agile Cold Dallas, LLC to the Office of the Governor Economic Development and Tourism through the Economic Development Bank as an enterprise project.
 - a. Presentation

- b. Public Hearing
- c. Consider and take appropriate action on Ordinance No. O-04-25

DISCUSSION/ACTION ITEMS

- 11. Consider and take appropriate action on Ordinance O-05-25, an ordinance of the City Council of the City of Kaufman, Texas, approving the Final Amended Project and Financing Plan of Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, and providing an effective date. (The Trails)
- 12. Consider and take appropriate action on Risinger Ranch Development Agreement between Risinger Ranch, LLC and the City of Kaufman, Texas, for a development of the approximate 128.394 acre tract of land (Property ID 2236) situated in the in the Thomas Breedy Survey, Abstract Number 21, situated in the City's Extra Territorial Jurisdiction (ETJ), Kaufman County, Texas, generally located south of the intersection of S.H. 243 and C.R. 2727; and authorizing the Mayor or designee to execute necessary documents.
- 13. Consider and take appropriate action regarding a Reimbursement Agreement between the City and the Enclave at Kings Fort Inc. providing reimbursement of certain costs associated with Kaufman Public Improvement District No. 6, the Enclave at Kings Fort development, and authorizing the Mayor or designee to execute necessary documents.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

- 14. Receive an update and discussion regarding the following:
 - a. 2025 TxDOT Transportation Alternatives (TA) Call for Projects Update
 - b. Kaufman Chamber of Commerce Business Expo and Banquet - February 25
 - c. Council Retreat - April 14 & 15
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report – January 2025
 - f. Careflite Compliance Report – January 2025
 - g. Fire Department Monthly Report – January 2025
 - h. Police Department Monthly Report – January 2025
 - i. Development Services Monthly Report – January 2025
 - j. Monthly Calendars Attached

EXECUTIVE SESSION

- 15. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:

- a. Sec. 551.074. PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Performance Evaluation - City Manager; Development Services Director; Fire Chief

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

16. 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, FEBRUARY 21, 2025, 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: 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.