MINUTES OF THE
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

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 6:00 P.M. Board Members present were Jeff Jordan, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Board Member Matt Phillips was absent. Chairman 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, Fire Captain Ferris Watson, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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)

David Pettit, Project Manager with David Pettit Economic Development, LLC, presented the TIRZ #4 creation process, an overview of the Tax Reinvestment Zone, and the Final Project and Financing Plan. He reviewed the revenue summary for the TIRZ and the proposed project costs.

Board Member Nelson made a motion to approve the Final Amended Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. The motion was seconded by Board Member Gillenwater and passed 6/0.

TIRZ #4 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the meeting at 6:05 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 6:30 P.M. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and 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, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, 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.

PRESENTATION

2. Nash Elementary Robotics

Mayor Jordan, Councilmember Parker, and the City Council introduced and welcomed the Nash Elementary Robotics teams, The Waves and The Crazy Kraken, who each gave a presentation on their projects for this year.

RECOGNITION

3. Business of the Month - The Charter Room

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented The Charter Room with the February 2025 Business of the Month recognition.

4. Texas Municipal Clerks Certification - City Secretary - Jessie Hanks

Mayor Jordan recognized Ms. Hanks on completing her recertification as a Texas Registered Municipal Clerk.

REPORTS

5. Receive an update and discussion regarding the following:

    a. The Annual Report for the Kaufman Fire Department for the Calendar Year 2024.

Chief Davis presented the Kaufman Fire Department's 2024 annual report. He reviewed the various calls for service, and daily activities for the Fire Department in 2024. He compared the call numbers from 2022 to 2024, the calls for service from inside the city and out in the county, and reviewed the department highlights.

    b. The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2024.

Chief Edwards presented the Kaufman Police Department's annual report for 2024. He outlined the Part 1 crime numbers, service activities and enforcement activities for 2024. He reviewed the 7-year comparison for part 1 crimes, CID cases filed with the District Attorney's office, the crime hot spots, and the numbers for both animal control and code enforcement.

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.

Councilmember Parker made a motion to approve Consent Agenda items 6, 7, and 8. The motion was seconded by Councilmember Nelson and passed 7/0.

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

Ms. Balthrop Mendoza presented the proposed Specific Use Permit (SUP) request for an automobile repair shop. She outlined the current zoning for the property and surrounding properties. She reviewed the proposed conditions for the SUP.

   b. Public Hearing

Mayor Jordan opened the public hearing at 7:26 P.M.

Joshua Miller, 2165 Cross Creek Dr., Scurry Texas, 75158, informed the council about the previous business that was operating at the property. He requested a waiver from the conditions to alter the parking lot. He reviewed the reasons why and the history of his experience with the building.

There being no other speakers present, Mayor Jordan closed the public hearing at 7:41 P.M.

   c. Consider and take appropriate action on Ordinance No. O-03-25

Councilmember Longenecker made a motion to approve Ordinance O-03-25 was presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/1.

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

Mr. McGregor outlined the purpose of the participation in the Texas Enterprise Zone Program in regard to Agile Cold Dallas.

    b. Public Hearing

Mayor Jordan opened the public hearing at 7:45 P.M. Council inquired about the tax incentives for an enterprise zone. There being no other speakers present, Mayor Jordan closed the public hearing at 7:46 P.M.

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

Councilmember Nelson made a motion to approve Ordinance No. O-04-25 as presented. The motion was seconded by Councilmember Borders and passed 7/0.

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)

David Pettit, Project Manager with David Pettit Economic Development, LLC, presented the TIRZ #4 creation process, an overview of the Tax Reinvestment Zone, and the Final Project and Financing Plan. He reviewed the revenue summary for the TIRZ and the proposed project costs.

Councilmember Longenecker made a motion to approve Ordinance O-05-25, approving the Final Amended Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. The motion was seconded by Councilmember Nelson and passed 7/0.

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.

Ms. Balthrop Mendoza reviewed the location of the property, and the details of the development as well as the development agreement.

Councilmember Gillenwater made a motion to approve the Risinger Ranch Development Agreement between Risinger Ranch, LLC and the City of Kaufman, Texas, as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

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.

Mr. Holder informed the Council about the City and Developer desire to enter into a reimbursement agreement to reflect the amount of reimbursement due to the Developer for the costs of the authorized improvements pursuant to the proposed Service and Assessment Plan (SAP) and to express the City's intent to reimburse the Developer for certain costs of the authorized improvements for Public Improvement District (PID) No. 6 (Enclave at Kings Fort).

Councilmember Borders made a motion to approve 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. The motion was seconded by Councilmember Nelson and passed 7/0.

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

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 8:02 P.M.

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.

Mayor Jordan reconvened into open session at 8:23 P.M.

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

There was no action required from items in executive session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:24 P.M.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY