



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, MARCH 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 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 review of the timeline for a Certificate of Obligation issuance for a Wastewater Treatment Plant Project.
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 - Borders and Long Oil, Inc.
4. Certified Government Finance Officer Designation - LaJohnna Wells
5. TEDC's Certificate of Achievement in Economic Excellence - Kaufman Economic Development Corporation

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the February 24, 2025, Tax Increment Reinvestment Zone #4 and Regular City Council meeting.
7. Consider and take appropriate action on Resolution R-03-25, a resolution of the City Council of the City of Kaufman, Texas, approving an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street, State Highway 34 (Washington Street) from SH-243 to E. Fair Street, and E. Fair Street from SH-34 bypass to Washington Street on Saturday, July 5, 2025, from 7:00 a.m. until 12:00 p.m. for the purpose of the 2025 Red, White, & BOOM Event and Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.
8. Consider and take appropriate action on Resolution R-06-25, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution F-08-22, which authorized the award of a professional service provider contract for the Texas Hazard Mitigation Assistance (HMA) project funded through the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB); and authorizing the City to publish an updated Request for Qualifications for the same.
9. Consider and take appropriate action on Resolution R-07-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from No-Digtec, LLC for a sewer line repair on N. Washington St. between E. 1st North St. and E. Elmo St. for an amount not to exceed \$70,000.00; and authorize the City Manager to execute necessary documents.
10. Consider and take appropriate action on Resolution R-08-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from J & K Excavation, LLC, for a sewer line repair on Adams Lane for an amount not to exceed \$100,000.00; and authorize the City Manager to execute necessary documents.

END OF CONSENT AGENDA

PRESENTATION/ACTION ITEM

11. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2023-2024 Financial Audit Report and discussion of the same.
 - a. Consider and take appropriate action on the acceptance of the Fiscal Year 2023-2024 Financial Audit Report.

PUBLIC HEARING

12. Conduct a public hearing, consider and take appropriate action on Ordinance O-07-25, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses with a base zoning district of Light Industrial (LI) District, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, and 178592). (Case No: Z-02-25)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-07-25
13. Conduct a public hearing consider and take appropriate action on Ordinance O-08-25, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-08-25

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action on Resolution R-04-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by the Landowner, Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company, of approximately 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-01-25)
15. Consider and take appropriate action on Resolution R-05-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of approximately 59.02 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being a portion of a certain called 224-acre tract of land conveyed by deed and recorded in Volume 338, Page

324 of the Deed Records of Kaufman County; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-02-25)

16. Consider and take appropriate action on the Final Plat for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)
17. Consider and take appropriate action on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

APPOINTMENT

18. Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire in March 2027.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

19. Receive an update and discussion regarding the following:
 - a. Easter Event - April 5
 - b. Council Retreat - April 14 & 15
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report - February 2025
 - e. Careflite Compliance Report - February 2025
 - f. Fire Department Monthly Report - February 2025
 - g. Police Department Monthly Report - February 2025
 - h. Development Services Monthly Report - February 2025
 - i. Monthly Calendars Attached

EXECUTIVE SESSION

20. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Borders Circle

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

21. 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, MARCH 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](https://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.