



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, MARCH 24, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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.**

Mayor Pro-Tem Phillips called the work session to order at 6:00 p.m. Councilmembers present were Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Jordan was absent. Mayor Pro-Tem Phillips 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, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Utilities Superintendent Jordan Elder, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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.

Mr. Holder presented and discussed the plan for upgrades to the Waste Water Treatment Plant. He reviewed the estimated cost and proposed funding sources for the upgrades. He also informed the Council about additional water and sewer lines around the city that need repair.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items.

Mr. Holder briefly reviewed items 8, 9, 10, and 13 on the Regular Session Agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Pro-Tem Phillips adjourned the work session at 6:16 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 Jef 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, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Utilities Superintendent Jordan Elder, 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.

RECOGNITION

3. Business of the Month - Borders and Long Oil, Inc.

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented Borders and Long Oil, Inc. with the March 2025 Business of the Month recognition.

4. Certified Government Finance Officer Designation - LaJohnna Wells

Mayor Jordan, Ms. Wennerstrom, and Mr. Holder recognized LaJohnna Wells for achieving her Certified Government Finance Officer Designation.

5. TEDC's Certificate of Achievement in Economic Excellence - Kaufman Economic Development Corporation

Mayor Jordan, and Mr. Holder recognized the Kaufman Economic Development Corporation for receiving the TEDC's Certificate of Achievement in Economic Excellence.

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.

Councilmember Nelson made a motion to approve Consent Agenda Items 6 through 10 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

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.

Danny Strunc, Certified Public Accountant with YWRD, presented the City of Kaufman Fiscal 2023-2024 Financial Audit to the Council.

- a. Consider and take appropriate action on the acceptance of the Fiscal Year 2023-2024 Financial Audit Report.

Councilmember Nelson made a motion to accept the Fiscal Year 2023-2024 Financial Audit Report as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

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

Mr. Balthrop Mendoza presented the proposed zoning request for the Kaufman Economic Development Corporation-owned Commerce Park. She reviewed the current zoning, the concept plan and development standards, and other aspects of the proposed planned development zoning.

b. Public Hearing

Mayor Jordan opened the public hearing at 6:58 p.m.

Stewart McGregor informed the Council about the thought process behind developing this planned development zoning and elaborated on the type of businesses the KEDC would like to see on this property.

There were discussions regarding the possibility of including retail/restaurant development, and the potential industrial businesses inquiring on the property.

There being no other speaker present, Mayor Jordan closed the public hearing at 7:01 p.m.

c. Consider and take appropriate action on Ordinance O-07-25

Councilmember Borders made a motion to approve Ordinance O-07-25 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

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

Ms. Balthrop Mendoza informed the Council that this item should be tabled until the April 28th Regular City Council Meeting because the property's zoning needs to run in conjunction with the annexation.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:04 p.m.

Larry Hampton, 2470 FM 2727, Kaufman, Texas 75142, expressed his concern and frustration regarding the traffic that already exists in the area, as well as the potential increase in crime.

Skye Twilighen, 3719 FM 2727, Kaufman, Texas 75142, stated her main concern is regarding lack of infrastructure in the area in regard to streets. She expressed concerns regarding the quality of people who would move into this development, the potential increase in crime, and concerns regarding public safety staffing.

Lisa Nalls, 504 S. Monroe St., Kaufman, Texas, 75142, stated her various requests for the development, including but not limited to, screening fences, section 8 housing, and entrance and exit concerns. She expressed her concerns regarding insurance that the development will not impact her quality of life at her property.

Patsy Branscam, 5574 N. Highway 34, Oak Ridge, Texas 75142, expressed her concerns regarding the traffic, water, and electricity shortages, and the impact on property taxes.

Dennis Anthony, 1040 County Road 167, expressed his concerns regarding changing the country lifestyle, the traffic, and the growth.

Robert Chalk, 3210 FM 2727, Kaufman, Texas, 75142, stated he is unhappy with the urbanization of the rural area.

Kathy Cooper, 6779 Breezy Lane, Kaufman, Texas, 75142, informed the Council regarding the growth that has occurred in Kaufman. She stated her concerns are the road and traffic impacts on the area, and her major concern is the impact on the school district.

Mayor Jordan addressed the concerns stated by the residents of the area.

There being no other speakers present, Mayor Jordan recessed the public hearing at 7:23 p.m.

- c. Consider and take appropriate action on Ordinance O-08-25

Councilmember Gillenwater made a motion to table this item until the April 28, 2025, Regular City Council Meeting. The motion was seconded by Councilmember Longenecker and passed 7/0.

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)

Ms. Balthrop Mendoza informed the Council regarding the process for annexing the property.

Councilmember Borders made a motion to approve Resolution R-04-25, 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) The motion was seconded by Councilmember Nelson and passed 7/0.

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)

Mayor Pro-Tem Phillips made a motion to approve Resolution R-05-25, 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) The motion was seconded by Councilmember Longenecker and passed 7/0.

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)

Ms. Balthrop Mendoza presented the final plat for Agile Cold Storage.

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

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)

Ms. Balthrop Mendoza presented the proposed Site Plan for Agile Cold Storage.

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

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.

Mayor Jordan made a motion to appoint Robert Williams, Tori Hitzfeld, and JoAnn Ford for a two (2) year term to expire in March 2027. The motion was seconded by Councilmember Borders and passed 7/0.

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

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

EXECUTIVE SESSION

Mayor Jordan recessed into Executive Session at 8:00 p.m.

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. -
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.

Mayor Jordan reconvened into open session at 8:27 p.m.

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

There was no action to take on items discussed in executive session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:27 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

