



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, APRIL 28, 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 regarding an Operational Strategy Plan for the Kaufman Police Department.
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.**

PROCLAMATION

3. Child Abuse Prevention Month - April 2025
4. Economic Development Week - May 11 through May 17

RECOGNITION

5. Business of the Month - Kaufman Lumber
6. KISD Band State Qualifier - Clarinet - Journey Fuentes

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the March 24, 2025, Work Session and Regular City Council meeting.
8. Consider and take appropriate action on the minutes from the April 14-15, 2024, City Council Planning Retreat Meeting.
9. Consider and take appropriate action regarding the Hazard Mitigation Grant Program Application Certification for Grant #4798 on behalf of the City of Kaufman related to the Love Street Drainage Project; and authorize the Mayor or his designee to execute the necessary documents.
10. Consider and take appropriate action on Resolution R-10-25, a resolution of the City Council of the City of Kaufman, amending the Authorized Representatives for TexPool Investments, a public funds investment pool.
11. Consider and take appropriate action on the authorization for the use of Street Maintenance Funds in an amount not to exceed \$169,253.98 for the mill and overlay of S. Jackson St. from W. 10th St. to Fair Rd. and S. Clay St. from W 4th St. to Fair Rd.
12. Consider and take appropriate action on Resolution R-11-25, a resolution of the City Council of the City of Kaufman, accepting public improvements for Wayne Gent Drive and Prairie Branch Road, and establishing the date for City ownership and maintenance.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on Resolution R-09-25, a resolution of the City Council of the City of Kaufman, Texas, directing publication of notice of intention to issue certificates of obligation; and resolving other matters related to the subject.
14. Consider and take appropriate action regarding Ordinance O-12-25, an ordinance of the City Council of the City of Kaufman, amending Ordinance No. O-18-24, adopting the 2024-2025 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

15. Consider and take appropriate action on the **Conveyance Plat** for JWS Land, LTD situated on **13.5068 acres** of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 and 4, City of Kaufman, Kaufman County, Texas, said property being generally located at 400 Block of Kings Fort Parkway. (Case No: CP-01-25)
16. Consider and take appropriate action on the **Final Plat for Highland Meadows Phase 2**, situated on **44.224 acres** of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)
17. Consider and take appropriate action on the **First Amendment to the First Amended and Restated Development Agreement** between the City of Kaufman, Texas and Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, for development of an approximate **132.10 acres** (Property IDs 2199, 2206, 2207, 187114, 213257, and 213258) situated in the T. Beedy Survey, Abstract No. 21 in the City's Extra-Territorial Jurisdiction (ETJ), Kaufman County, Texas, generally located on the west side of Farm-to-Market Road 2727, approximately 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive; and authorizing the Mayor or designee to execute necessary documents. (The Trails)

PUBLIC HEARING

18. 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, **annexing** the hereinafter described property of approximately **73.09 acres**, generally located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive (Property IDs 2199, 213257, and 213258), situated in the Thomas Beedy Survey, Abstract No. 21, in the City of Kaufman, Kaufman County, Texas, and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-01-25 / The Trails Parcel 1)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-08-25
19. Conduct a public hearing, consider, and take appropriate action on Ordinance O-09-25, an ordinance of the City Council of the City of Kaufman, Texas, **annexing** the hereinafter described property of approximately **59.01 acres**, generally located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive (Property IDs 2206, 2207, and 187114), situated in the Thomas Beedy Survey, Abstract No. 21, in the City of Kaufman, Kaufman County, Texas, and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City,

adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-02-25 / The Trails Parcel 2)

- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-09-25
20. Continue a public hearing consider and take appropriate action on Ordinance O-10-25, an ordinance of the City Council of the City of Kaufman, Texas, amending 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 & A-02-25). 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-10-25
21. Conduct a public hearing, consider and take appropriate action on Ordinance O-11-25, an ordinance of the City Council of the City of Kaufman, Texas, amending 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 **50.31 acre** tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development ("PD-32") with a base zoning of Commercial ("C") District, for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)
- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-11-25

APPOINTMENT

22. Consider and take appropriate action on the appointment of two (2) members to the Parks and Recreation Board for an unexpired term to expire in March 2026.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

23. Receive an update and discussion regarding the following:
- a. Discussion Items Report (DIR)

- b. STAR Transit Ridership Report - March 2025
- c. Careflite Compliance Report - March 2025
- d. Fire Department Monthly Report - March 2025
- e. Police Department Monthly Report - March 2025
- f. Development Services Monthly Report - March 2025
- g. Monthly Calendars Attached

EXECUTIVE SESSION

24. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (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 (1): Project AC/DC

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

25. 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, APRIL 25, 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.