



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, APRIL 28, 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 Jordan called the work session to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Ashlea Longenecker, and Jason Nelson. Councilmember Charles Gillenwater arrived at 6:04 p.m. Councilmember Quattro Borders was absent. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Fire Chief Ronnie Davis, 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 regarding an Operational Strategy Plan for the Kaufman Police Department.

Chief Edwards informed the Council about the updated operational strategy plan. He highlighted the purpose and causes of the revised plan. Captain Leftwich outlined the plan to the Council, including its strategic priorities, guiding principles, and goals. The Council applauded the Police Department for taking a proactive approach and inquired about how it could better support them in achieving these goals.

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

Mr. Holder briefly reviewed item 11 on the Regular Session Agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:31 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 6:34 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Ashlea Longenecker, and Jason Nelson.

Councilmember Quattro Borders was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Marketing & Community Relations Emily Golden, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Fire Chief Ronnie Davis, 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.**

John Taylor, 3 Borders Circle, Kaufman, Texas, 75142, addressed the Council regarding a request to extend a water line and install a fire hydrant on Borders Circle.

PROCLAMATION

3. Child Abuse Prevention Month - April 2025

Mayor Jordan proclaimed April 2025 as Child Abuse Prevention Month in the City of Kaufman.

4. Economic Development Week - May 11 through May 17

Mayor Jordan proclaimed May 11, 2025, through May 17, 2025, as Economic Development Week in the City of Kaufman.

RECOGNITION

5. Business of the Month - Kaufman Lumber

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, announced Kaufman Lumber with the April 2025 Business of the Month recognition.

6. KISD Band State Qualifier - Clarinet - Journey Fuentes

Mayor Jordan recognized Journey Fuentes for qualifying for the State Competition in clarinet for the KIDS band.

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.

Councilmember Parker made a motion to approve consent agenda items 7 through 12 as presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

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.

Mr. Holder informed the Council about the City's plans to issue \$5 million in Certificates of Obligation to fund critical wastewater treatment, water, sewer, and infrastructure upgrades recommended by Schneider Electric, with a full construction contract expected by the end of 2025. He highlighted the key improvements including a new filtration system and enhanced water pressure controls to boost reliability and efficiency.

Councilmember Gillenwater made a motion to approve 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. The motion was seconded by Councilmember Nelson and passed 6/0.

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.

Ms. Wennerstrom outlined the proposed budget amendments for the 2024-2025 fiscal year budget.

Councilmember Longenecker made a motion to approve 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. The motion was seconded by Councilmember Nelson and passed 6/0.

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)

Ms. Balthrop Mendoza reviewed the conveyance plat for a parcel located in the Kings Fort Addition.

Councilmember Nelson made a motion to approve 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) The motion was seconded by Councilmember Longenecker and passed 6/0.

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)

Ms. Balthrop Mendoza briefly reviewed the site plan, preliminary plat, and final plat for the property. She gave a summary of the traffic impact analysis for the development and an update from TxDOT regarding streets in the area. There was a discussion regarding the TxDOT Level of Service scale.

Mayor Pro-Tem Phillips made a motion to approve 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) The motion was seconded by Councilmember Parker and passed 6/0.

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)

Ms. Balthrop Mendoza outlined the developer's requests to amend the First Amended and Restated Development Agreement for the Trails. There were discussions about the proposed revisions, elevations, and the timeline for completing the trails and amenities.

Mayor Jordan moved on to items 21 and 22 before continuing discussions regarding this item.

There was a discussion regarding the porch requirements.

Mayor Jordan made a motion to approve 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** with the amendment to have a minimum of 10% porch requirement. The motion died from lack of a second.

There was additional discussion regarding the porch requirements.

Mayor Jordan made a motion to approve 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** with the amendment to have a minimum of 20% porch requirement. The motion was seconded by Councilmember Longenecker and passed 5/1.

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

Ms. Balthrop Mendoza informed the Council about the annexation petition for the first portion of The Trails development.

- b. Public Hearing

Mayor Jordan opened the public hearing at 8:04 p.m.

Robert Chalk, explained to the Council his concerns regarding the development of this property. He expressed his concern about the expansion of the city limits and how it would continue to affect the surrounding properties, potentially decreasing the current country lifestyle in the area.

Lisa Nalls, 504 S. Monroe St., Kaufman, Texas, 75142, informed the Council that the development surrounds her property, and she has met with the developer and the city regarding this project. She

expressed concerns regarding the deadline for the trail and amenity system.

Mayor Jordan addressed some of the concerns expressed.

There being no other speakers present, Mayor Jordan closed the public hearing at 8:16 p.m.

- c. Consider and take appropriate action on Ordinance No. O-08-25

Councilmember Parker made a motion to approve Ordinance No. O-08-25 as presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

- 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

Ms. Balthrop Mendoza informed the Council this is the second parcel of the Trails development.

- b. Public Hearing

Mayor Jordan opened the public hearing at 8:17 p.m. There being no other speakers present, Mayor Jordan closed the public hearing at 8:17 p.m.

- c. Consider and take appropriate action on Ordinance No. O-09-25

Councilmember Longenecker made a motion to approve Ordinance No. O-09-25 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

- 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

Ms. Balthrop Mendoza outlined the proposed zoning for The Trails Development. She presented the concept plan, development standards, and open spaces and amenities.

b. Public Hearing

Mayor Jordan opened the public hearing at 8:22 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 8:22 p.m.

c. Consider and take appropriate action on Ordinance O-10-25

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-10-25 with the amendment to add 'A minimum of 20% of the houses shall have a front porch with at least 60 sq. ft. of usable space excluding the entryway (defined as the 4-foot wide section of porch in front of the door). Front porches are allowed to encroach up to 10 feet into the front yard setback' to Exhibit A, Section 14 Architectural Requirements. The motion was seconded by Councilmember Longenecker and passed 6/0.

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

Ms. Balthrop Mendoza presented the proposed zoning for the KISD Property for the development of a new middle school facility.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:32 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 7:33 p.m.

c. Consider and take appropriate action on Ordinance O-11-25

Councilmember Parker made a motion to approve Ordinance O-11-25 as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

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.

Councilmember Nelson made a motion to appoint Anthony Dunn to the Parks and Recreation Board for an unexpired term to expire in March 2026. The motion was seconded by Councilmember Longenecker and passed 6/0.

Mayor Pro-Tem Phillips made a motion to appoint Cheyanne Baker to the Parks and Recreation Board for an unexpired term to expire in March 2026. The motion was seconded by Councilmember Parker and passed 6/0.

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

Mr. Holder updated the Council on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 8:25 p.m.

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 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.

Mayor Jordan reconvened into open session at 8:48 p.m.

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

There was no action required on matters discussed in Executive Session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:48 p.m.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**

