



AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, MAY 19, 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 a legislative update on the 89th Texas Legislative Session.
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. Public Works Week - May 18 through May 23

RECOGNITION

4. Superior Water Designation
5. Life-Saving Award and Commendation - Public Safety
6. Business of the Month - Brinson Chevrolet

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the April 28, 2025, Work Session and Regular City Council meeting.
8. Consider and take appropriate action on Resolution R-12-25, a resolution of the City Council of the City of Kaufman, amending 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 \$75,000.00; and authorize the City Manager to execute necessary documents.
9. Consider and take appropriate action on Resolution R-13-25, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-10-24, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.
10. Consider and take appropriate action on an interlocal cooperative purchasing agreement between the City of Hurst and the City of Kaufman for mutual participation in various contracts for the purchase of various goods and services.
11. Consider and take appropriate action on Resolution R-14-25, a resolution of the City Council of the City of Kaufman, Texas, approving authorized signatories in matters pertaining to the Texas General Land Office and the City for the Community Development Block Grant – Disaster Recovery Program Grant No. 23-160-093-F090.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action on a **Site Plan for Kings Fort Retail Site** situated on **13.5068 acres** of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 & 4, City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No: SP-05-25)
13. Consider and take appropriate action on a **Preliminary Plat for Tabor Plaza**, situated on **4.792 acres** of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No: PP-01-25)
14. Consider and take appropriate action regarding Ordinance O-14-25, 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.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

15. Receive an update and discussion regarding the following:
 - a. Discussion Items Report (DIR)
 - b. STAR Transit Ridership Report - April 2025
 - c. Careflite Compliance Report - April 2025
 - d. Fire Department Monthly Report - April 2025
 - e. Police Department Monthly Report - April 2025
 - f. Development Services Monthly Report - April 2025
 - g. Monthly Calendars Attached

EXECUTIVE SESSION

16. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.071(1) and (2). CONSULTATION WITH ATTORNEY. (1) To consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and (2) for the Council to seek the advice of its attorney about pending or contemplated litigation: Oncor Franchise/ Contractual obligations
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. To deliberate the purchase, exchange, lease, or value of real property regarding: Project Pie
 - c. Sec. 551.074. PERSONNEL MATTERS. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager's Duties

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

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

PUBLIC HEARING

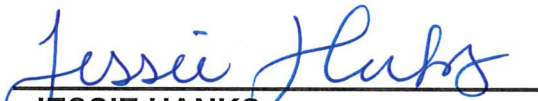
18. First Reading: Conduct a public hearing, consider and take appropriate action on Ordinance O-06-25, an ordinance of the City Council of the City of Kaufman, Texas, granting to Oncor Electric Delivery Company LLC, its successors and assigns, a non-exclusive electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and other public property of the City of Kaufman, Texas; providing conditions of franchise authority; providing for indemnification by the company; providing for compensation therefor; providing for an effective date and a term of said franchise; providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors

and assigns; providing a severability clause; providing for written acceptance of this franchise; and finding that the meeting at which this ordinance is passed is open to the public.

- a. Presentation
- b. Public Hearing
- c. Consider and take appropriate action on Ordinance O-06-25

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, MAY 16, 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.



City of Kaufman

Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Kaufman; and

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the City of Kaufman to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association; and

WHEREAS, the City of Kaufman wishes to recognize National Public Works Week 2025 and to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, and on behalf of the Kaufman City Council, do hereby proclaim May 18, 2025, through May 24, 2025, as:

National Public Works Week

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 19th day of May 2025.

Jeff Jordan, Mayor, City of Kaufman



Meeting
Date: 5/19/2025

Date: 04/29/2025

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the April 28, 2025, Work Session and Regular City Council meeting.

BACKGROUND:

The minutes from the April 28, 2025, Work Session and Regular City Council Meeting are attached for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the April 28, 2025, Work Session and Regular City Council Meeting.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, APRIL 28, 2025 -6:00 P.M.
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 as 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 KISD 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.

PUBLIC HEARING

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.

DISCUSSION/ACTION ITEMS

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)

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 trails system and other amenities.

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.

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 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.

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**



Meeting
Date: 5/19/2025

Date: 05/12/2025

Item #: 8.

Dept.: Public Works

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-12-25, a resolution of the City Council of the City of Kaufman, amending 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 \$75,000.00; and authorize the City Manager to execute necessary documents.

BACKGROUND:

On January 27, 2025, the City of Kaufman was notified of an unforeseen sewer line break on North Washington Street, between East 1st North Street and East Elmo Street. The damage was determined to be an emergency, requiring immediate action to protect public health and safety. On March 24, the City Council found it in the best interest to approve an emergency purchase order for sewer repairs with No-Digtec, LLC, in an amount not to exceed \$70,000. During the course of the work, it was determined that additional repairs were necessary, resulting in the total cost exceeding the original not-to-exceed amount of \$70,000.00. Staff is therefore requesting an amendment to the purchase order to increase the not-to-exceed amount from \$70,000.00 to \$75,000.00.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-12-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION NO. R-12-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING AN EMERGENCY PURCHASE ORDER FROM NO-DIGTEC, LLC FOR A SEWER REPAIR ON NORTH WASHINGTON STREET BETWEEN EAST 1ST NORTH STREET AND EAST ELMO STREET FOR AN AMOUNT NOT TO EXCEED \$75,000.00; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS REGARDING THE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 27, 2025, a sewer line collapse occurred and was found to affect a two-block area of irreparable pipe; and

WHEREAS, Section 252.022(a)(3) of the Texas Local Government Code provides that competitive bidding does not apply to “a procurement necessary because of unforeseen damage to public machinery, equipment, or other property”; and

WHEREAS, the City of Kaufman, Texas (“City”) identified the need for an emergency repair to the sewer line located on N. Washington St. between E. 1st North St. and E. Elmo St. due to damage caused on January 27, 2025; and

WHEREAS, On March 24, 2025, the City Council determined the damage to the sewer line constituted an emergency that was unforeseen and must be addressed immediately to protect the public health, safety, and welfare of the citizens of Kaufman; and

WHEREAS, City issued a purchase order from No-Digtec, LLC for the emergency repair in an amount not to exceed \$70,000.00; and

WHEREAS, the City Council found that, due to the emergency and in compliance with state law, it was in the best interest of the City to approve Resolution R-07-25, authorizing the purchase order from No-Digtec, LLC for the sewer repair; and

WHEREAS, during the completion of the repair, it was determined that additional repairs were needed, leading to a need to increase the not to exceed amount from \$70,000.00 to \$75,000.00.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS THAT:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. The City Council hereby amends an emergency purchase order from No-Digtec, LLC for the emergency sewer repair on N. Washington St. between E. 1st North St. and E. Elmo St. in an amount not to exceed \$75,000.00, as set forth in

Exhibit “A,” attached hereto and incorporated herein.

SECTION 3. The City Manager is authorized to execute the emergency purchase order and take any and all necessary actions to ensure the timely completion of the emergency repair and to fulfill the obligations of this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the19th day of May 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

EXHIBIT “A”



Meeting
Date: 5/19/2025

Date: 05/12/2025

Item #: 9.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-13-25, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-10-24, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.

BACKGROUND:

This resolution will add the City of Hurst to our cooperative purchasing resolution.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-13-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION NO. R-13-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING PARTICIPATION IN VARIOUS COOPERATIVE PURCHASING PROGRAMS AND REPEALING ALL PREVIOUSLY ADOPTED RESOLUTIONS, INCLUDING RESOLUTION R-10-24 AUTHORIZING PARTICIPATION IN VARIOUS COOPERATIVE PURCHASING PROGRAMS IN ACCORDANCE WITH THE CITY'S PROCUREMENT POLICIES AND PROCEDURES; PROVIDING FOR THE INCORPORATION OF PREMISES; IDENTIFYING THOSE COOPERATIVE PURCHASING PROGRAMS APPROVED FOR CITY PARTICIPATION; APPOINTING THE CITY MANAGER OR HIS DESIGNEE AS THE PROGRAM COORDINATOR OF COOPERATIVE PURCHASING PROGRAMS; AUTHORIZING EXECUTION OF ANY AND ALL NECESSARY AGREEMENTS FOR PARTICIPATION IN THE COOPERATIVE PROGRAMS BY THE MAYOR OR HIS DESIGNEE AND APPROVING RELATED CONTRACTS AND THE PAYMENT OF RELATED FEES IN ACCORDANCE WITH THE BUDGET; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 271 of the Texas Local Government Code authorizes a local government to participate in a cooperative purchasing program and provides that purchases made pursuant to an agreement with a local cooperative organization satisfy state laws requiring the local government to seek competitive bids for the purchase of the goods or services; and

WHEREAS, the Procurement Policies and Procedures of the City of Kaufman authorize purchases from a cooperative purchasing program or other approved state program provided that the City Council has approved participation; and

WHEREAS, City's participation in the cooperative purchasing programs and other approved state programs will improve efficiency in the purchasing process by allowing the City to meet competitive bid requirements, to identify and purchase goods and services from qualified vendors, to relieve the burdens of the governmental purchasing function, and to realize the various potential economies, including administrative cost savings that such programs provide; and

WHEREAS, the City Council previously adopted Resolution No. R-10-24 identifying cooperative purchasing programs available and for which the City Council determined that the City's participation therein would be beneficial; and

WHEREAS, the City Council has determined it appropriate to approve additional programs to be added to the list of cooperative purchasing programs available for use by City Staff, and as a result, the City Council hereby repeals Resolution No. R-10-24 and adopts this Resolution identifying a comprehensive list of cooperative purchasing programs in which the City is authorized to participate; and

WHEREAS, upon consideration of the cooperative purchasing programs specified in this Resolution, and all matters attendant and related thereto, the City Council is of the opinion that the City's participation in these programs is beneficial and should be approved, that this Resolution should be adopted, and that the City Manager or his designee is appointed as the Program Coordinator for the City's membership in such cooperative programs; and

WHEREAS, in the event that the participation in any of the cooperative purchasing programs approved by this Resolution requires the execution of an Agreement and/or the payment of a fee, such Agreement and fee are hereby approved and the Mayor or his designee is hereby authorized to execute any necessary Agreements for participation in such program(s) and the Program Coordinator is authorized to approve the payment of applicable fees provided that funds are budgeted and available for such participation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, THAT:

Section 1. Incorporation of Premises/Repeal of Resolution No. R-10-24.

The foregoing premises, which are hereby found to be true and to be in the best interest of the City of Kaufman and its citizens, are hereby adopted. Resolution No. R-10-24 is hereby repealed in its entirety, and this Resolution is hereby adopted.

Section 2. Approved Programs. The City of Kaufman's participation in the following cooperative purchasing programs is hereby authorized and approved in accordance with the terms of this Resolution and the City of Kaufman Procurement Policies and Procedures (hereinafter "Approved Programs"):

Buyboard
Department of Information Resources (DIR)
Houston-Galveston Area Council Cooperative Purchasing Program (H-GAC)
North Central Texas Council of Government Cooperative Purchasing Program (NCTCOG)
Dallas County
City of DeSoto
Texas Building and Procurement Commission (TBPC)
The Local Government Purchasing Cooperative (LGPC)
U.S. Communities Government Purchasing Alliance
National Joint Powers Association (NJPA)
Sourcewell
Texas Multiple Award Schedule (TXMAS) Program
Texas Smart Buy
TXShare Cooperative Purchasing Program
TIPS Purchasing Cooperative
Harrison County Department of Education
Choice Partners National Purchasing Cooperative
Kaufman County
City of Hurst

Section 3. Program Coordinator Designated. The City Manager or his designee is appointed as the Program Coordinator for the City's membership in Approved Programs. The Program Coordinator is authorized to approve the payment of applicable fees for Approved Programs provided that funds are budgeted and available for such participation.

Section 4. Execution of Documents. The Mayor or his designee is hereby authorized to execute any necessary Agreements for participation in such Approved Programs according to the terms and conditions set forth in this Resolution and the City's Procurement Policies and Procedures.

Section 5. Conflicting Resolutions. All resolutions previously adopted by the City that are in conflict with this Resolution, including without limitation Resolution No. R-10-24, are hereby repealed.

Section 6. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas, this the 19th day of May, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 5/19/2025

Date: 05/12/2025

Item #: 10.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on an interlocal cooperative purchasing agreement between the City of Hurst and the City of Kaufman for mutual participation in various contracts for the purchase of various goods and services.

BACKGROUND:

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

INTERLOCAL AGREEMENT

This Interlocal Agreement ("Agreement") is made and entered into, by and between the CITY OF HURST, Texas (hereinafter called "CITY OF HURST"), and the CITY OF KAUFMAN, Texas (hereinafter called "CITY OF KAUFMAN"), each acting by and through its duly authorized officials:

WHEREAS, CITY OF HURST and CITY OF KAUFMAN are both governmental entities engaged in the purchase of goods and services, which is a recognized governmental function;

WHEREAS, CITY OF HURST and CITY OF KAUFMAN wish to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth the terms and conditions upon which CITY OF HURST and CITY OF KAUFMAN may purchase various goods and services commonly utilized by each party;

WHEREAS, participation in an interlocal agreement will be highly beneficial to the taxpayers of CITY OF HURST and CITY OF KAUFMAN through the anticipated savings to be realized and is of mutual concern to the contracting parties;

WHEREAS, CITY OF HURST and CITY OF KAUFMAN have current funds available to satisfy any fees owed pursuant to this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, covenants and obligations as set forth herein; CITY OF HURST and CITY OF KAUFMAN agree as follows:

1. The purpose of this Agreement is to provide CITY OF HURST and CITY OF KAUFMAN with additional purchasing options by satisfying the provisions of Section 271.102 of the Local Government Code. CITY OF HURST and CITY OF KAUFMAN may cooperate in the purchase of various goods and services commonly utilized by the participants, where available and applicable, and may purchase goods and services from vendors under present and future contracts.

CITY OF HURST and CITY OF KAUFMAN agree that each of the parties shall respectively designate a person to act under the direction of, and on behalf of, the designating party (the "Designated Representative"). At the request of the other party, a party that enters into a contract with a vendor for goods or services (the "First Purchasing Party") shall attempt to obtain the vendor's agreement to offer those goods and services to the other party (the "Second Purchasing Party") for the same price and on the same terms and conditions as have been offered to the First Purchasing Party. If the vendor so agrees, and if the Second Purchasing Party is agreeable to such terms and conditions, the Second Purchasing Party may enter into its own separate contract with the vendor for the purchase of such goods or services.

Unless otherwise agreed between the Designated Representatives, payments for a purchase made by the Second Purchasing Party shall be paid directly to the vendor and not to the First Purchasing Party. The Second Purchasing Party shall have the responsibility of determining whether the vendor has complied with any provisions in its contract with the vendor, including but not limited to those relating to the quality of items and terms of delivery, and shall be responsible for enforcement of its contract against the vendor, including all cost of enforcement. This Agreement will be subject to all applicable federal, state and local laws, ordinances, rules and regulations.

2. CITY OF HURST and CITY OF KAUFMAN shall each be individually responsible for payments directly to the vendor and for the vendor's compliance with all conditions of delivery and quality of purchased items under such contracts. CITY OF HURST and CITY OF KAUFMAN shall each make their respective payments from current revenues available to the paying party.

3. Notwithstanding anything herein to the contrary, participation in this Agreement may be terminated by any party upon thirty (30) days written notice to the other participating party(ies).

4. The undersigned officer and/or agents of the party(ies) hereto are duly authorized officials and possess the requisite authority to execute this Agreement on behalf of the parties hereto.

5. This Agreement may be executed separately by the participating entities, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

6. This Agreement shall become effective on the day and year first written above (the "Effective Date"). The primary term of this Agreement shall be for one (1) year, commencing on the Effective Date, and shall thereafter automatically renew for successive one-year terms, unless terminated according to the terms set forth in Paragraph 3.

7. To the extent allowed by law, each party agrees to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages (including loss of use), and any other losses, demands, suits, judgments and costs, including reasonable attorneys' fees and expenses, in any way arising out of, related to, or resulting from its performance under this agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this agreement.

8 The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement.

9. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

10. This Agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.

11. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

12. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

13. The declarations, determinations and findings declared, made and found in the preamble to this Agreement are hereby adopted, restated and made part of the operative provisions hereof.

EXECUTED hereto on the _____ day of _____, 2025.

CITY OF HURST

CITY OF KAUFMAN

By: CLAY CARUTHERS,
City Manager

By: MIKE HOLDER,
City Manager

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on the ____ day of _____, 2025, by CLAY CARUTHERS, City Manager of the **CITY OF HURST, TEXAS**, a home-rule municipal corporation, on behalf of such corporation.

Notary Public in and for the
State of Texas

STATE OF TEXAS §

COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the ____ day of _____, 2025, by MIKE HOLDER, City Manager of the **CITY OF KAUFMAN, TEXAS**, a home-rule municipal corporation, on behalf of such corporation.

Notary Public in and for the
State of Texas



Meeting
Date: 5/19/2025

Date: 05/16/2025

Item #: 11.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-14-25, a resolution of the City Council of the City of Kaufman, Texas, approving authorized signatories in matters pertaining to the Texas General Land Office and the City for the Community Development Block Grant – Disaster Recovery Program Grant No. 23-160-093-F090.

BACKGROUND:

Required to submit for the administration of the CDBG Grant for the new Comprehensive Plan.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-14-25 as presented.

RESOLUTION R-14-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE TEXAS GENERAL LAND OFFICE COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-MIT) INFRASTRUCTURE CONTRACT NUMBER 23-160-093-F090.

WHEREAS, the City of Kaufman, Texas received a Community Development Block Grant –Disaster Recovery Program award to provide infrastructure improvements, and

WHEREAS, it is necessary to appoint persons to execute contractual documents and documents for requesting funds from the Texas General Land Office, and

WHEREAS, an original signed copy of the *Depository/Authorized Signatories Designation Form* is to be submitted with a copy of this Resolution, and

WHEREAS, the City of KAUFMAN, Texas acknowledges that in the event that an authorized signatory of the City changes (elections, illness, resignations, etc.), the City must provide GLO with the following: a resolution stating who the new authorized signatory is (not required if this original resolution names only the title and not the name of the signatory); and a revised *Depository/ Authorized Signatories Designation Form*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF KAUFMAN, TEXAS:

SECTION 1. That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. The Mayor, City Manager, and Assistant City Manager will be authorized to execute contractual documents between the Texas General Land Office and the City for the Community Development Block Grant – Disaster Recovery Program.

The Mayor, City Manager, Assistant City Manager, and Finance Director will be authorized to execute the *State of Texas Purchase Voucher and Request for Payment Form* documents required for requesting funds approved in the Community Development Block Grant – Disaster Recovery Program.

SECTION 3. That this Resolution shall become effective immediately upon its passage.

Passed and approved this 19th day of May, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO LEGAL FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 5/19/2025

Date: 05/12/2025

Item #: 12.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a **Site Plan for Kings Fort Retail Site** situated on **13.5068 acres** of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 & 4, City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No: SP-05-25)

BACKGROUND:

See the attached May 6, 2025 Planning and Zoning Commission report and attachments.

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Planning and Zoning Commission Report

Meeting Date: May 6, 2025

SUBJECT: Consider and make a recommendation to City Council for a **Site Plan for Kings Fort Retail Site** situated on 13.5068 acres of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 & 4, City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No: SP-05-25)

SUMMARY:

The subject properties consist of approximately 24.64 acres located in the 400 Block of Kings Fort Parkway. The preliminary plat for the undeveloped portions of the Kings Fort development (including these properties) was revised in January 2023 and the properties were zoned Planned Development 15–Commercial ("PD-15-C") in 2017.

Last month, the applicant received approval of a Conveyance Plat of Lots 3 and 4, Block A, of Kings Fort Addition, to accommodate the sale of 13.5068 acres out of the 24.64 acres. Once the properties are sold, the new owners will Final Plat each of the lots.

Site Plan

The site plan is for 4 tracts with one Home Improvement / Lumber Yard building and three commercial buildings, all of which will have cross access to each other.

Tract 1 – The lot is 12.73 acres, and the building footprint is approximately 107,136 square feet, with an additional 30,360 square feet of garden area. The parking required for this tract would be 189 parking spaces with 735 being provided.

Tract 2 – The lot is 10.36 acres, and the building footprint is approximately 108,000 square feet. The parking required for this tract would be 441 parking spaces with 441 being provided.

Tract 3 – The lot is 0.78 acres, and the building footprint is approximately 6,000 square feet. The parking required for this tract would be 32 parking spaces with 39 being provided.

Tract 4 – The lot is 0.77 acres, and the building footprint is approximately 6,000 square feet. The parking required for this tract would be 32 parking spaces with 40 being provided.

Except for Tract 1, each of the buildings will be divided as needed, depending on what business occupies the lease space and how much space each of the businesses will need.

The Site Plan for the four buildings is in adherence with the Zoning Ordinance requirements and PD-15 requirements.

Building Elevations

The Lowe’s building includes split-faced CMU stone materials with a beige color with pre-finished metal coping as accents on the building and a metal roof with a mix of slope and flat-roof designs. Abundant storefront roof panels, contractor pickup entrance, and the main entrance to the store are provided on the front of the building. While the garden center also has an entrance, it is enclosed with black vinyl coated chain link fabric and security mesh, which continues to side and rear of the building.

The elevations for the tenant pads, which are located on Tracts 2, 3, and 4 will be similar to each other with textured tilt panel, stacked stone veneers, stucco veneer, and EFIS trim. There will be abundant glass windows and doors to view the merchandise.

All buildings and walls shall have eighty percent (80%) masonry exterior sheathing, exclusive of windows and doors. Glass block, stucco, split block, tilt wall and other products of the same type may be counted as masonry. A forty percent (40%) portion of the eighty percent (80%) requirement may be met with EFIS or Hardy Plank eight (8') feet above the ground or higher.

The elevations for the four buildings are in adherence with the Zoning Ordinance requirements and PD-15 requirements.

Landscaping

The landscaping will include 221 shrubs, 131 trees, and ground cover for all four tracts. Tracts 2, 3, and 4 will place the landscaping around the perimeter of the parking lot, driving aisles, along the roadways, and at the ends of the rows of parking spaces. The trees located on Tract 1 lot for the Home Improvement / Lumber Yard store will be placed around the perimeter of the parking lot.

The City-required landscaping within the interior of the parking lot may be placed around the perimeter of the parking lot, and may include but may not be limited to, landscaping at the terminus of parking rows and street yard landscaping. A reduction in the required landscape area or number of trees below what is required by the Kaufman Zoning Ordinance is not allowed; however, the required landscape area and trees may be placed at the perimeter of the lot rather than within the parking field.

The landscaping, quantity, and spacing are in adherence with the Zoning Ordinance requirements and PD-15 requirements.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Vacant land, Burger King, Konny Carwash
West:	Planned Development	Walmart
South:	Planned Development	Vacant land, Enclave Development with homes
East:	Planned Development	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned "PD-15 Commercial", which allows for commercial uses listed in the Kaufman Zoning Ordinance. The site plan for a Home Improvement / Lumber Yard and commercial buildings is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

Thoroughfare Plan:

Kings Fort Parkway is designated as a major collector (Type C; four lanes), with a right-of-way width of 80 feet. The necessary right-of-way for the thoroughfare already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Site Plan of Kings Fort Retail Site, Tracts 1, 2, 3, and 4, located in the 400 Block of Kings Fort Parkway.

ATTACHMENTS:

- Location Map
- Exhibit A – Site Plan
- Exhibit B – Elevations/Floor Plan
- Exhibit C – Landscape Plan

Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



Exhibit A – Site Plan

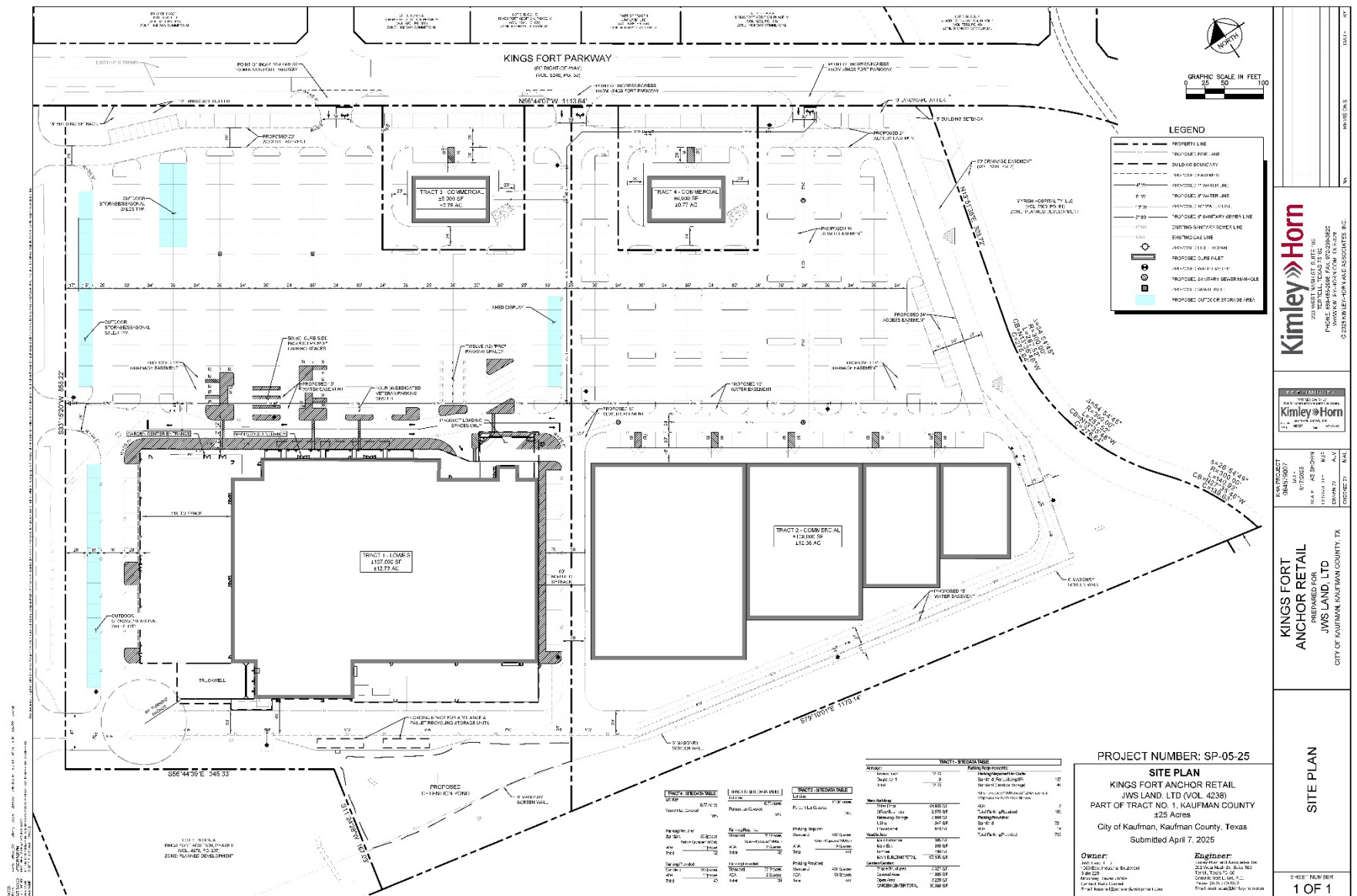
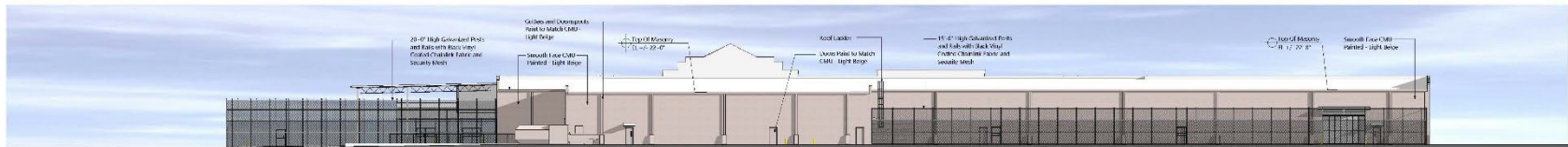


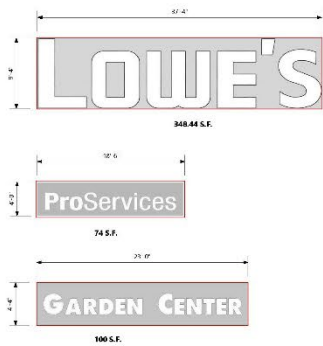
Exhibit B – Elevation Plan For Lowe's

**KAUFMAN, TX**

FRONT ELEVATION



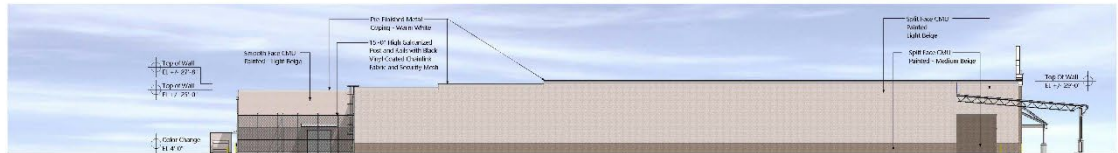
REAR ELEVATION



Note: Box Denote Sign Square Footage Boundaries



RIGHT ELEVATION



LEFT ELEVATION

**BLUE RIDGE
ARCHITECTURE**

**REPRESENTATION ONLY
NOT FOR CONSTRUCTION**

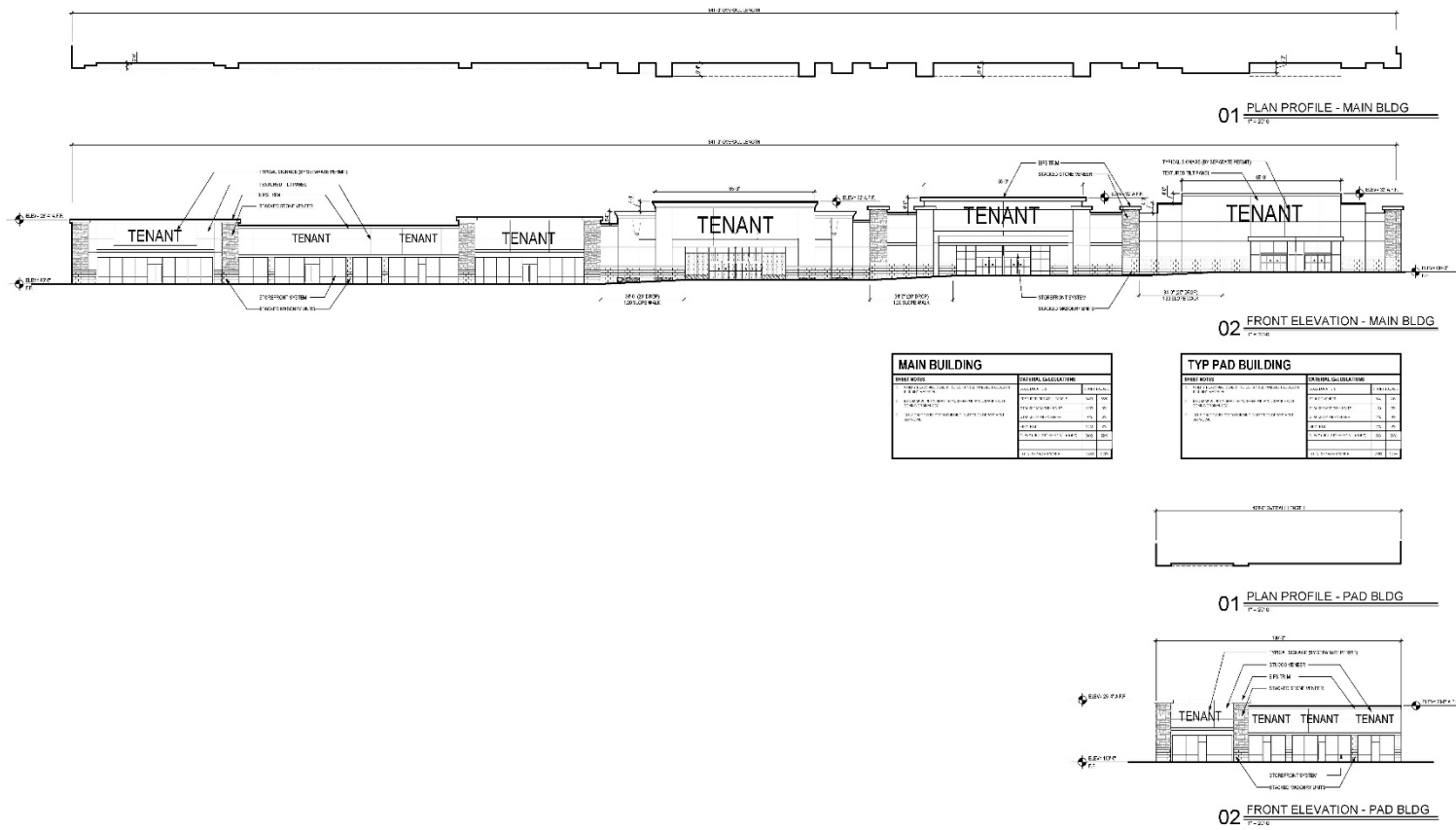


BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES AND FINAL DESIGN DETAILING.

KAUFMAN, TX

RH 94 DEEP	01-2025
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Exhibit B – Elevation Plan for Junior Anchor Sites



NCA | Partners
A R C H I T E C T U R E

3045 MILTON ST.
SUITE 100
ALLAM, TX 78008
284.501.9801
14.381 9808 FAX
3002875075.60M

KING'S FORT RETAIL CENTER
KAUFMAN, TX

241 -	13-SEX DESCRIPTION
7 2025	PAGE FOUR, INITIAL

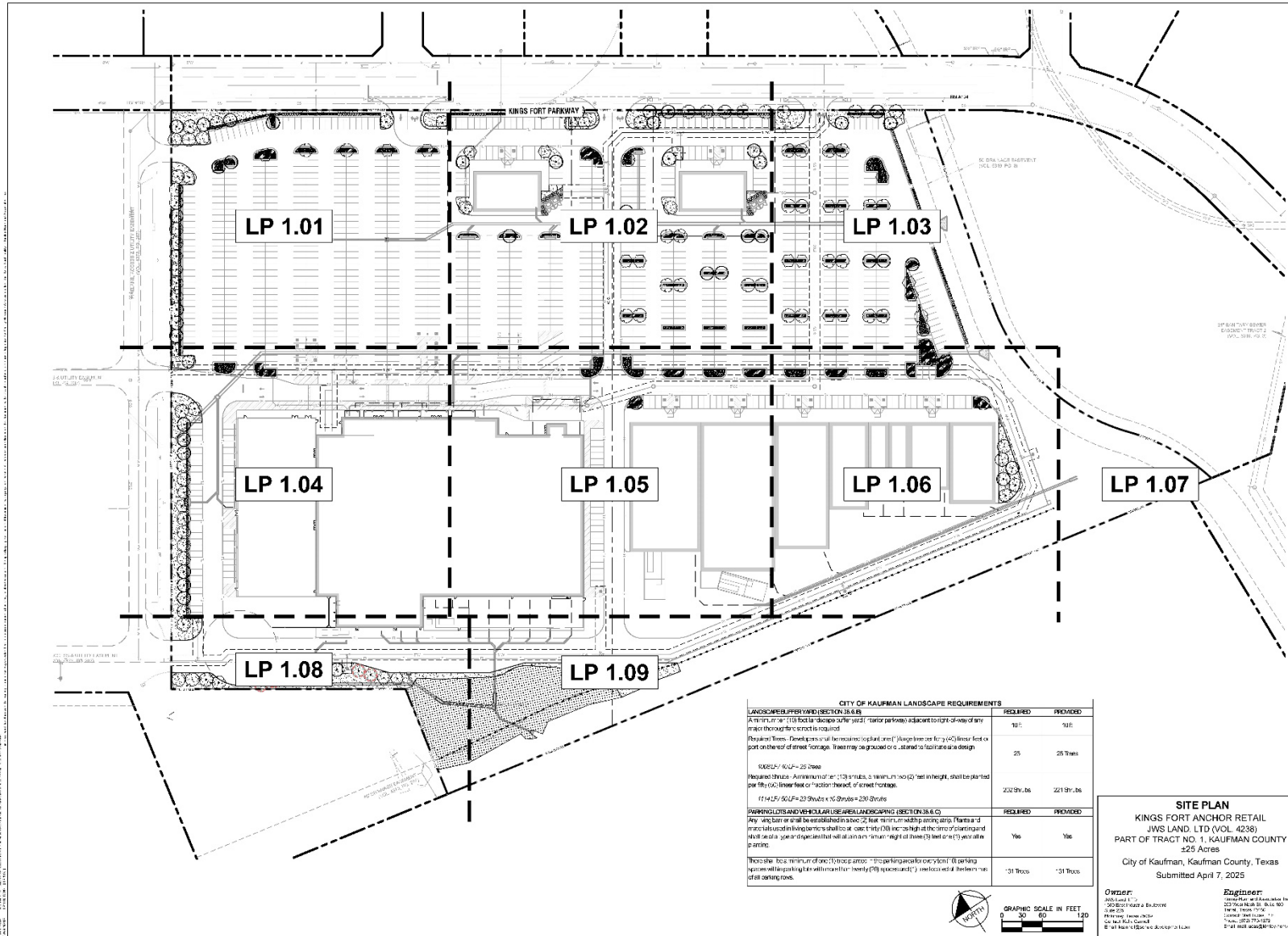


A.C.S.J.	21052
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FACADE
SUBMITTAL

A1.01

Exhibit C – Landscape Plan



Kimley-Horn

Kimley-Horn

KINGS FORT ANCHOR RETAIL
PREPARED FOR
JWS LAND, LTD.
 CITY OF KAUFMAN, KAUFMAN COUNTY, TX

OVERALL LANDSCAPE PLAN

LP 1.00



Meeting
Date: 5/19/2025

Date: 05/12/2025

Item #: 13.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a **Preliminary Plat for Tabor Plaza**, situated on **4.792 acres** of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No: PP-01-25)

BACKGROUND:

See the attached May 6, 2025 Planning and Zoning Commission report and attachments.

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



Planning and Zoning Commission Report

Meeting Date: May 6, 2025

SUBJECT: Consider and make a recommendation to City Council for a **Preliminary Plat for Tabor Plaza**, situated on 4.792 acres of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No: PP-01-25)

SUMMARY:

The applicant is requesting a preliminary plat to create four separate lots for **Tabor Plaza, Block A, Lots 1, 2, 3 and 4** which collectively contain approximately 208,759 square feet or 4.792 acres. The subject property is located at the northeast corner of Tabor Parkway and State Highway 34 and was zoned Retail ("PD-14 R") in July 2014.

Lot 1 is 1.576 acres and will be located at the corner of Tabor Parkway and Highway 34 Bypass. This lot will be final platted at the next Planning and Zoning meeting and site planned when the property is developed.

Lot 2 is 0.431 acres and will be located on Highway 34 Bypass. The Final Plat for this lot will be on the next Planning and Zoning Commission agenda; and the site plan will be submitted upon development. In addition to having direct frontage on Highway 34 Bypass, Lot 2 can also be accessed from Tabor Parkway via a 24'-wide access easement through Lots 1, 3 and 4. Lot 2 will not be developed at this time.

Lot 3 is 2.145 acres and will be located on Highway 34 Bypass. The Final Plat for this lot will be on the next Planning and Zoning Commission agenda; and the site plan will be submitted upon development. In addition to having direct frontage on Highway 34 Bypass, Lot 3 can also be accessed from Tabor Parkway via a 24'-wide access easement through Lot 1.

Lot 4 is 0.640 acres and will be located on Highway 34 Bypass. The Final Plat for this lot will be on the next Planning and Zoning Commission agenda; and the site plan will be submitted upon development. In addition to having direct frontage on Highway 34 Bypass, Lot 4 can also be accessed from Tabor Parkway via a 24'-wide access easement through Lots 3 and 4. Lot 4 will not be developed at this time.

Each lot meets the minimum width of 100', minimum depth of 100', and minimum square footage (10,000) requirements for the Retail (R) zoning district.

There is a 24' fire lane, access and utility easement located on the north side and east side. The 20' utility easement will be located on Lot 3 and Lot 4.

Lots 1, 3, and 4 will require a solid masonry screening wall of not less than six feet (6') and not more than eight feet (8') in height. It shall be erected on the property line separating this district from the residential district. The developer is responsible for the screening between the nonresidential and residential uses, which includes the construction and maintenance of the screening wall. Alternative equivalent screening may be approved through the site plan approval process.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Residential Homes
West:	Planned Development	Vacant land
South:	Planned Development	Vacant land
East:	Planned Development	Residential Homes



THOROUGHFARE PLAN:

The Thoroughfare Plan designates Highway 34 Bypass as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. TxDOT controls all driveway access on Highway 34 Bypass.

The Thoroughfare Plan designates Tabor Parkway as a "Type B", Minor Arterial, requiring a future right-of-way width of 100 feet. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Tabor Plaza, Block A, Lots 1, 2, 3 and 4 with the following condition:

1. Revise Lots 3 and 4's building setback, on the east side, from 60' to 72'.
2. Provide a diagram showing the fire hose coverage.

ATTACHMENTS:

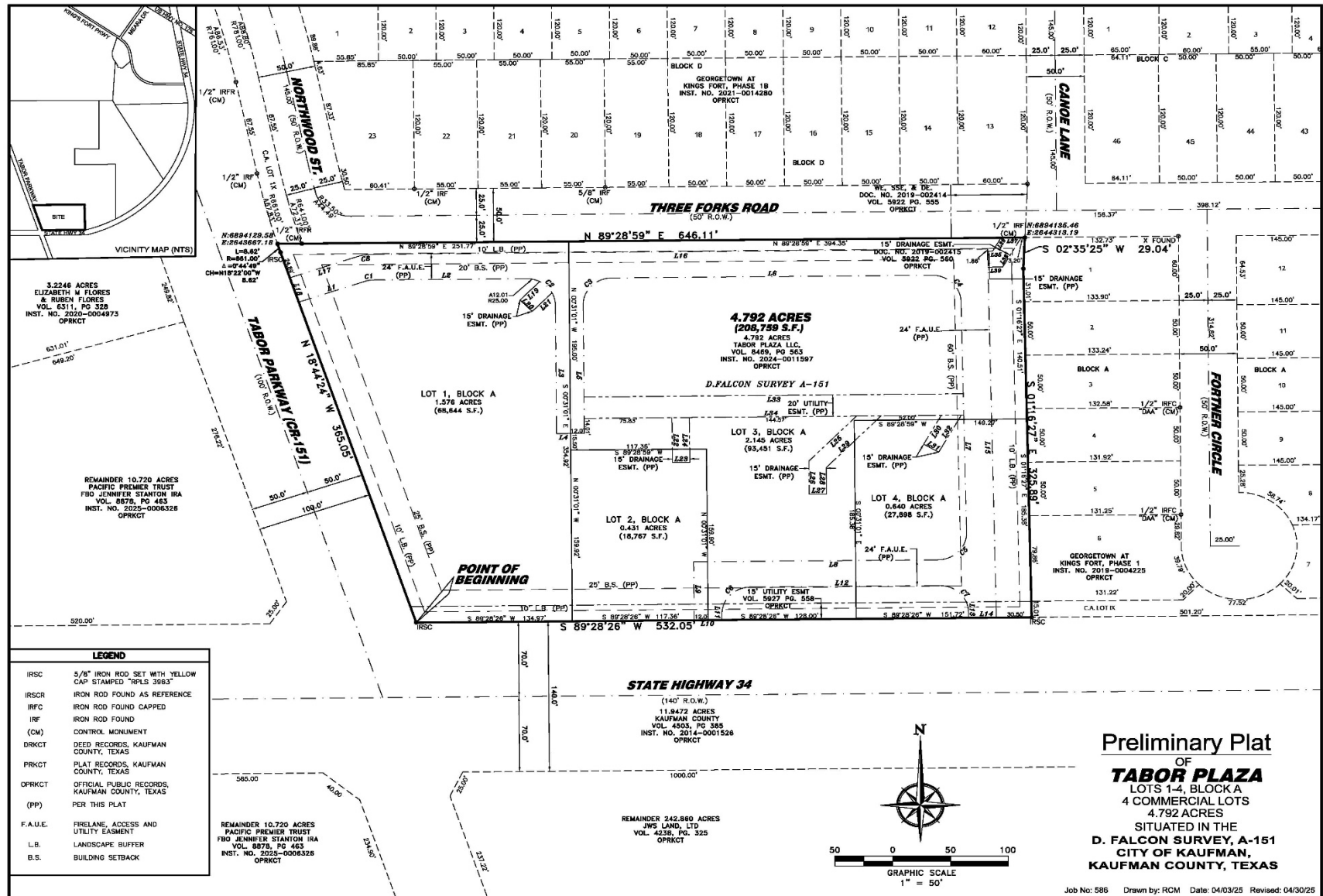
- Location Map
- Exhibit A – Preliminary Plat

Joy Henderson
Planner
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Location Map



Exhibit A – Preliminary Plat





Meeting
Date: 5/19/2025

Date: 05/12/2025

Item #: 14.

**Dept.: Economic
Development
Corporation**

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-14-25, 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.

BACKGROUND:

On March 11, 2025, the KEDC Board approved the following mid-year budget amendment. All items are moved internally within the budget. Per EDC law, the City Council must ratify any budget changes. The KEDC recommends the following amendment:

- Meetings (5213) – Increase \$2,000 (\$17,000)
- Minor Tools/Software (5220) – Increase \$1,500 (\$8,550)
- Travel (5330) – Increase \$1,900 (\$11,350)
- Office Supplies (5203) – Increase \$600 (\$2,000)
- Professional Services (5362) – Decrease \$6,000 (\$84,457.43)

Author:
Stewart McGregor , Executive Director

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-14-25 as presented.

**CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-14-25**

**AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS
AMENDING ORDINANCE NO. O-18-24, ADOPTING THE 2024-
2025 FISCAL YEAR BUDGET, TO BALANCE REVENUE
SURPLUS, EXPENSE SURPLUS, AND SHORTFALL;
PROVIDING FOR THE INCORPORATION OF PREMISES;
PROVIDING FOR AMENDMENT TO THE 2024-2025 FISCAL
YEAR BUDGET IN ACCORDANCE WITH EXHIBIT “A” HERETO;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 7.09 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to amend or change the budget for any additional expense; and

WHEREAS, Section 7.07 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to transfer unused appropriations to any item for the same general purpose; and

WHEREAS, the City Council adopted Ordinance No. O-18-24 adopting the 2024-2025 Fiscal Year Budget of the City of Kaufman, Texas (the “2024-2025 Budget”) and the City has been making expenditures and operating under the 2024-2025 Budget as required by law; and

WHEREAS, City Staff has submitted various amendments to the 2024-2025 Budget set forth in **Exhibit “A”**, “FY 2025 KEDC Budget Amendments”, a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2025 Budget Amendments and has determined that the proposed amendments are necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the 2024-2025 Budget adopted by Ordinance No. O-18-24 is hereby amended as set forth more specifically in **Exhibit “A”** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit “A” shall remain in full force and effect without amendment.

SECTION 3. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 19th day of May 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

Exhibit "A"
FY 2025 Mid-Year
Budget Amendments

KEDC

- Meetings (5213) – Increase \$2,000 (\$17,000)
- Minor Tools/Software (5220) – Increase \$1,500 (\$8,550)
- Travel (5330) – Increase \$1,900 (\$11,350)
- Office Supplies (5203) – Increase \$600 (\$2,000)
- Professional Services (5362) – Decrease \$6,000 (\$84,457.43)

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Pusing Grant Opportunities	2,3,4,5
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Kings Fort Park	PW/Admin		7/27/2022	On hold	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Crestview/Royal Reconstruction	Public Works		9/1/2023	NTP January 27, 2025	5
Phillip's Drainage	Public Works		9/1/2023	NTP January 27, 2025	5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	Scope and Fee Proposal from TNP	2,4,5
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	Possible City Park	2,3

Discussion Item Report (DIR)
Completed

DISCUSSION ITEMS REPORT (DIR)
COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	Development Serv	01/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finalized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2

Discussion Item Report (DIR
Completed

Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks &Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4



DATE: May 2, 2025

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: April 2025 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,480	2,893	2,361	2,211	2,072	2,187	2,510	2,225					18,939
Days of Service	20	23	19	20	19	19	21	21					162
Avg. Daily Trips	124	126	124	111	109	115	120	106					117
Elderly & Disabled Trips	2,038	2,457	1,979	1,867	1,776	1,787	2,102	1,823					15,829
E&D Percentage	82%	85%	84%	84%	86%	82%	84%	82%					84%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	56	102	96	57	49	59	81	68					568
Forney	832	994	769	694	647	721	742	660					6,059
Kaufman	325	392	269	315	302	300	360	384					2,647
Kemp	51	47	30	37	50	59	70	93					437
Mabank	17	35	14	18	14	12	15	16					141
Scurry	15	7	14	5	10	12	24	16					103
Terrell	1,184	1,316	1,169	1,085	1,001	1,024	1,218	988					8,985

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	1,611	1,755	2,001	1,901	1,908	1,939	2,128	2,590					15,833
Days of Service	20	23	19	20	21	19	21	21					164
Avg. Daily Trips	81	76	105	95	91	102	101	123					97
Median Wait Time (mins)	17.96	16.33	13.35	15.83	17.12	17.58	16.64	17.63					16.56

Total Requested Boardings 3525 Completed Boardings 2590 Avg. Boardings Per Service Hr. 1.41 Boarding Cancellations 929 Boarding Cancellations (No-Show) 87 Cancellation Percentage 26.4 % Cancellation Percentage (No Show) 2.47 %

Total Requests 3258 Completed Requests 2385 No Drivers Available Requests 6 Request Cancellations 867 Request Cancellations (No Show) 82 Avg. # of Requests per Rider 9.52 Avg. Travel Duration 15.16 min Avg. Travel Distance 5.25 mi

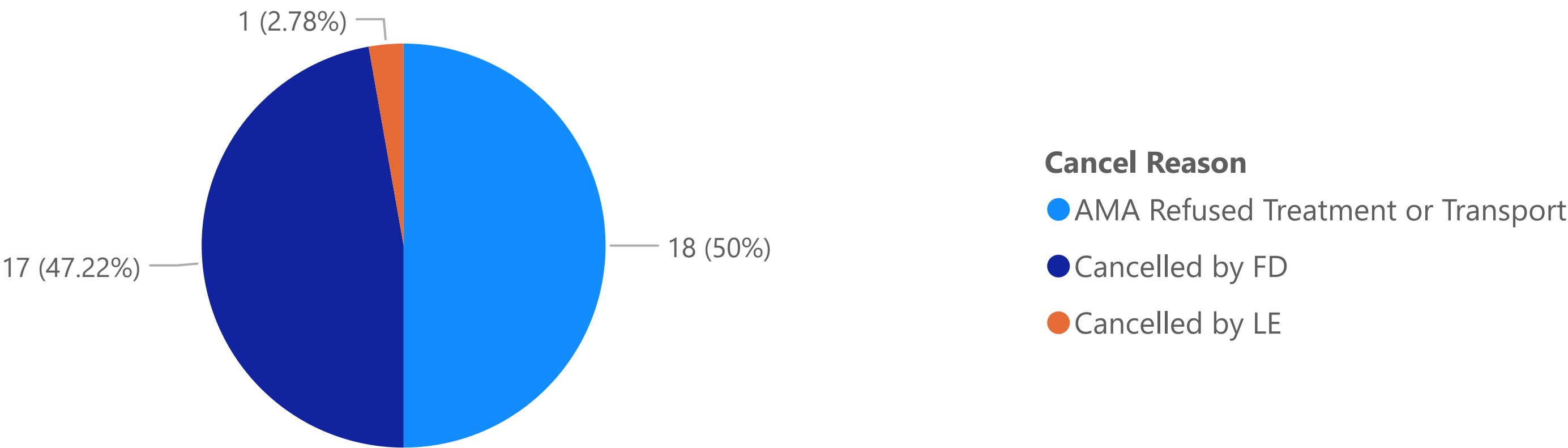
Mean Wait Time 29.56 min Median Wait Time 17.63 min Bookings from Admin Panel 40.89 % Bookings from Rider Mobile App 59.11 % Bookings from Rider Web 0 % Flag Down Bookings 0 % Bookings from IVR 0 % Bookings from AI Voice 0 %

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	67	72	57	116	82	81	116	191					782
Forney	773	993	1,120	1,145	1,094	1,132	1,131	1,233					8,621
Terrell	670	690	620	624	732	726	881	1,166					6,109

City of Kaufman Compliance

Priority	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P2	91	52	4	96%	57%
City of Kaufman P1	24	16		100%	67%
City of Kaufman P3	35	27		100%	77%
Total	150	95	4	97%	63%

Cancel Reason



Dropoff Facilities

Dropoff Fac	Count of Transport	% of Destination
Baylor Scott & White - Dallas (DBMC)	6	6%
Baylor Scott & White - Sunnyvale (SUNV)	1	1%
Dallas Regional Medical Center (MDR1)	1	1%
Medical City Dallas (DMCD)	3	3%
Parkland Hospital (DPKD)	1	1%
Texas Health Dallas (DPMC)	1	1%
Texas Health Kaufman (KAUF)	79	83%
Texas Health Rockwall (RKPH)	1	1%
VA Dallas (DVAM)	1	1%
William P. Clements University Hospital (DWPC)	1	1%
Total	95	100%

Fractile

Fractile Bin	Count of Transport
	22
1) <5 minutes	70
2) 5 to 10 Minutes	43
3) 10 to 20 minutes	13
4) 20 to 30 minutes	2
Total	150

Average Response Time

Average Response Time

00:06:21



TransferID	Date of Service	Resource	911 response plan (groups)
1504558	Monday, November 06, 2023		City of Forney NA
1506890	Tuesday, November 07, 2023	M20	City of Forney NA
1509098	Wednesday, November 08, 2023	M20	City of Forney NA
1509453	Wednesday, November 08, 2023	M10	City of Forney NA
1511468	Thursday, November 09, 2023	M20	City of Forney NA
1511550	Thursday, November 09, 2023	M20	City of Forney NA
1513822	Friday, November 10, 2023	M20	City of Forney NA
1521638	Tuesday, November 14, 2023	M20	City of Forney NA
1525382	Thursday, November 16, 2023		City of Forney NA
1526366	Thursday, November 16, 2023	M20	City of Forney NA
1528952	Friday, November 17, 2023	M12	City of Forney NA
1530838	Sunday, November 19, 2023		City of Forney NA
1531071	Sunday, November 19, 2023		City of Forney NA
1531910	Sunday, November 19, 2023	M14	City of Forney NA
1532492	Monday, November 20, 2023		City of Forney NA
1532719	Monday, November 20, 2023		City of Forney NA
1534340	Monday, November 20, 2023		City of Forney NA
1534647	Tuesday, November 21, 2023		City of Forney NA
1538619	Wednesday, November 22, 2023	M20	City of Forney NA
1538634	Wednesday, November 22, 2023		City of Forney NA
1544463	Sunday, November 26, 2023		City of Forney NA
1549016	Tuesday, November 28, 2023		City of Forney NA
1552698	Thursday, November 30, 2023		City of Forney NA
1561614	Monday, December 04, 2023	M20	City of Forney NA
1562621	Tuesday, December 05, 2023	M20	City of Forney NA
1563571	Tuesday, December 05, 2023		City of Forney NA
1564134	Tuesday, December 05, 2023		City of Forney NA
1564599	Tuesday, December 05, 2023		City of Forney NA
1566658	Wednesday, December 06, 2023	A216	City of Forney NA
1571749	Friday, December 08, 2023		City of Forney NA
1574531	Sunday, December 10, 2023		City of Forney NA

KAUFMAN FIRE DEPARTMENT Monthly Report

April 2025



FIRE PREVENTION



2

Development
Plans Reviewed



48

Fire Safety
Inspections



5:50

Average
Response Time



125

KIDS AND CITIZENS
FIRE PREVENTION PRESENTATIONS

TRAINING

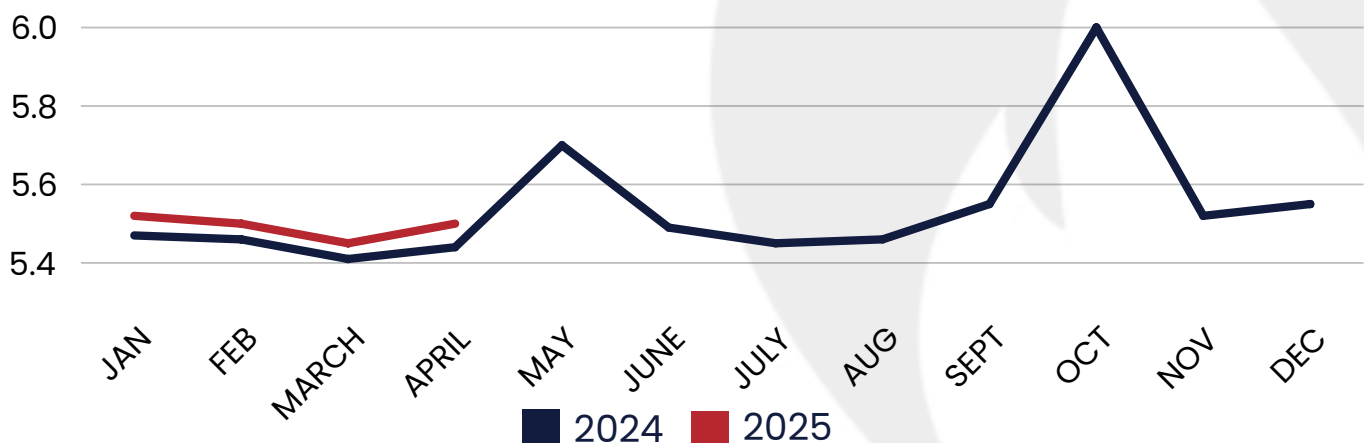
Fire

- Electric Vehicle Fire and Extrication

EMS

- Burns and Proper Care

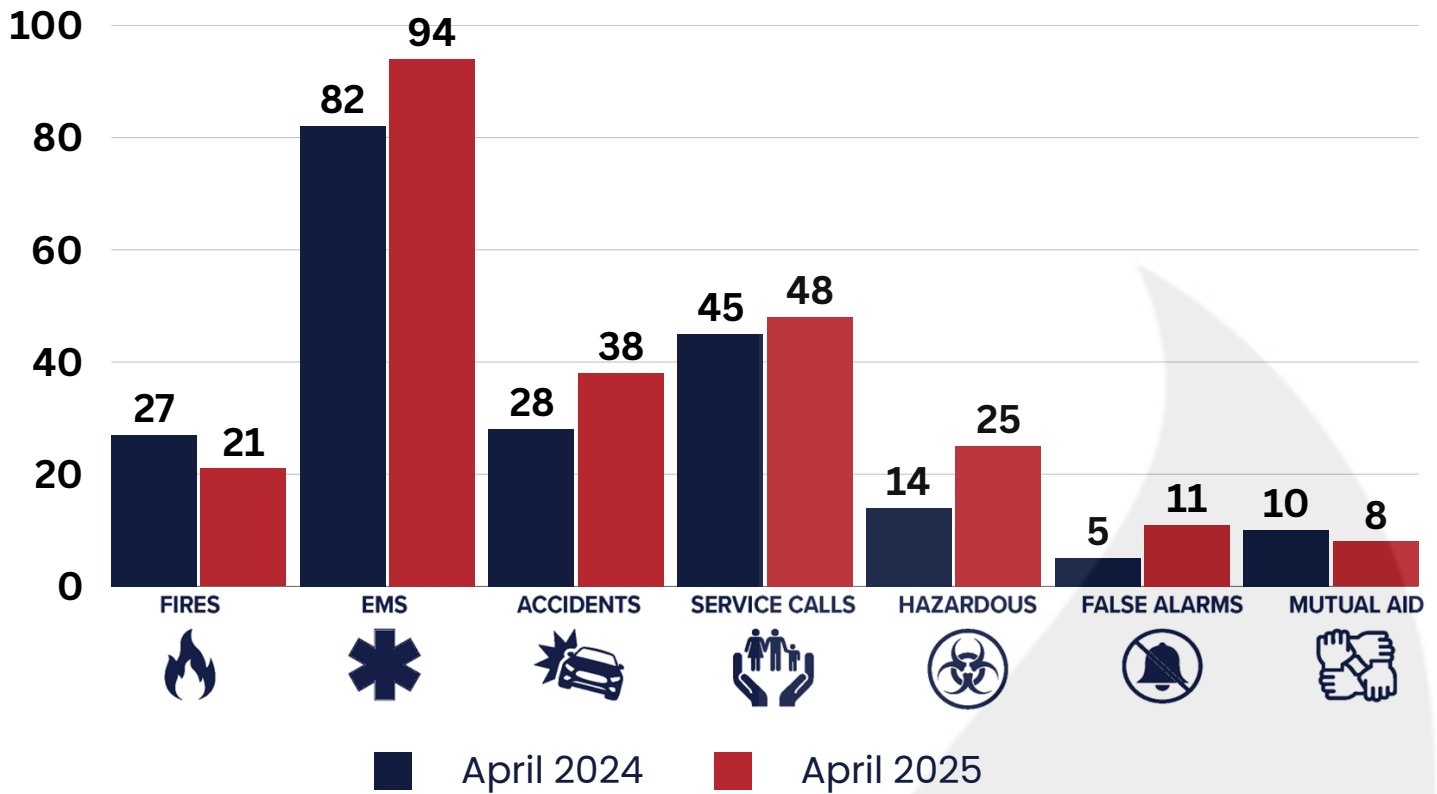
RESPONSE TIME TREND



Monthly Report



Call Volume by Major Category



KAUFMAN POLICE DEPARTMENT MONTHLY REPORT



APRIL 2025



EVENTS ATTENDED

- School Safety Meeting
- Crime Victims Luncheon
- Lions Club
- Leadership Kaufman County
- Flock Camera Grant Implementation
- Bee Happy Golf Tournament
- Chamber Board Meeting

TRAINING

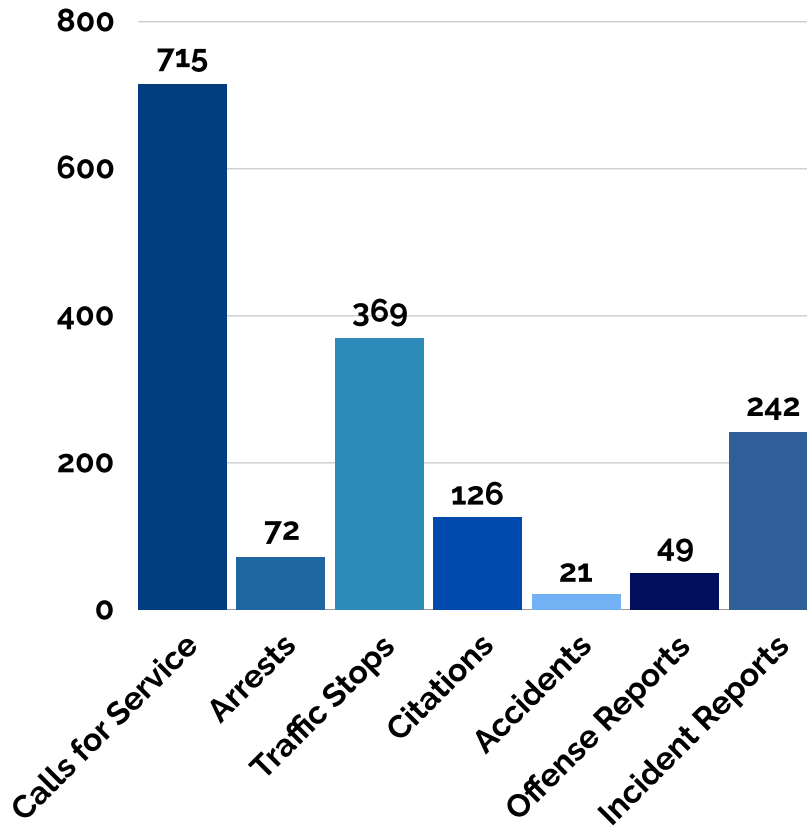
- Captain Leftwich assisted in ALERRT Training
- Sergeant Black attended ALERRT training
- Officer Reed attended Patrol Rifle training
- Sgt Huddle completed his Intermediate Peace Officer Certification
- Officer Wall attended CIT training
- Sgt Wagner and Sgt Rice attended Stop Stick Instructor training





MONTHLY REPORT

PATROL DIVISION



Response Time

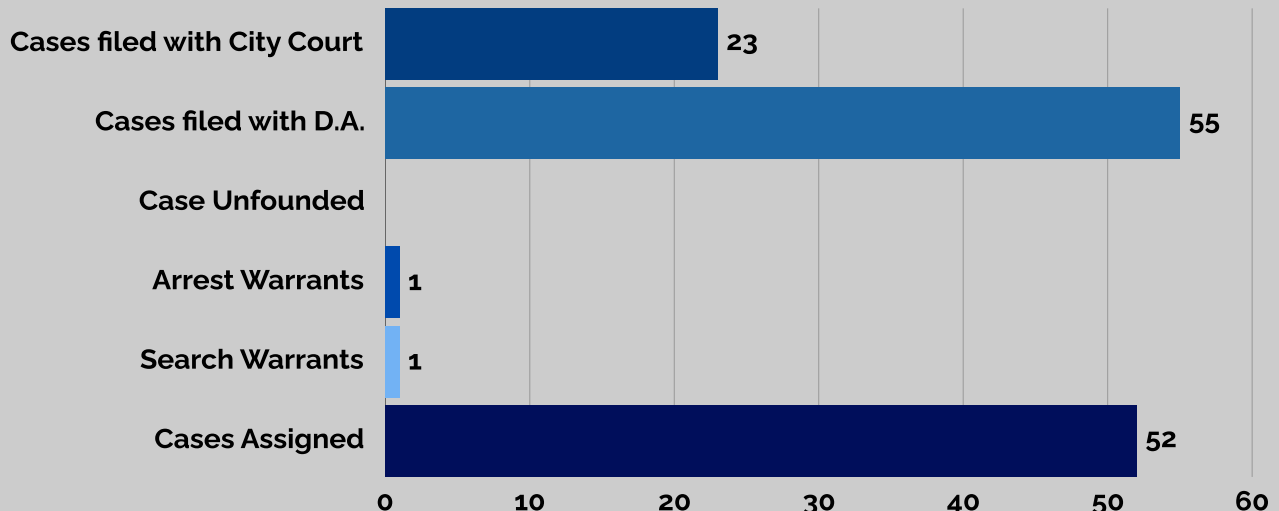
5:01

CAD issues

Security Checks

1,898

CRIMINAL INVESTIGATION DIVISION



MONTHLY REPORT



CODE COMPLIANCE



89
Total
Violations



69
Cases
Opened/
First Notice
Sent



4
Second
Notice
Sent



0
Cases
Sent to
Court



42
Cases
Closed

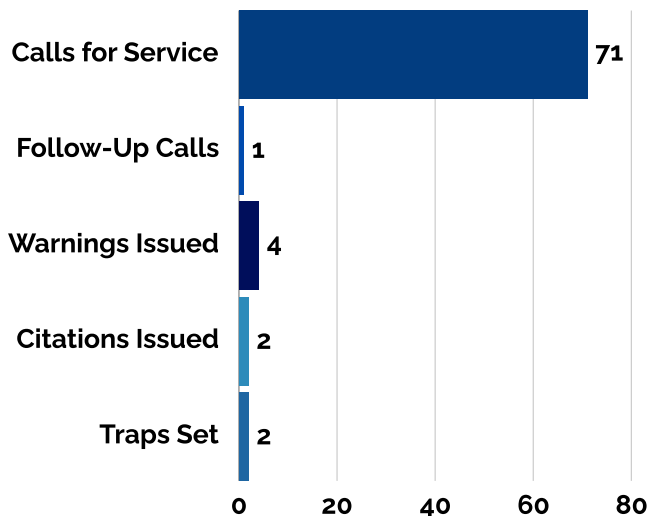


62
Active
Cases



ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 13
- On View - 0
- Non-Domestic - 2

Animals Turned Over



- To Owner - 0
- To Humane Society - 7



Deceased Animals
Recovered - 3



MONTHLY REPORT

Year to Date Comparison Report

01/01/2025 - 04/30/2025

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	13	12	1.31	26	-50.00%
Aggravated Assault	2	2	0.20	3	-33.33%
Intimidation	2	2	0.20	0	-
Simple Assault	9	8	0.91	23	-60.87%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	1	0	0.10	6	-83.33%
Counterfeiting/Forgery, Total	2	1	0.20	2	0.00%
Destruction/Damage/Vandalism of Property, Total	19	4	1.92	11	72.73%
Drug/Narcotic Offenses, Total	51	48	5.15	106	-51.89%
Drug Equipment Violations	19	19	1.92	25	-24.00%
Drug/Narcotic Violations	32	29	3.23	81	-60.49%
Embezzlement, Total	1	0	0.10	0	-
Extortion/Blackmail, Total	1	1	0.10	0	-
Fraud Offenses, Total	4	2	0.40	6	-33.33%
False Pretense/Swindle/Confidence Game	0	0	0.00	2	-100.00%
Credit Card/Automatic Teller Machine Fraud	1	0	0.10	1	0.00%
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	3	2	0.30	3	0.00%
Gambling Offenses, Total	0	0	0.00	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	0	-
Sports Tampering	0	0	0.00	0	-
Gambling Equipment Violations	0	0	0.00	0	-
Homicide Offenses, Total	0	0	0.00	0	-
Murder and Nonnegligent Manslaughter	0	0	0.00	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	0	-
Larceny/Theft Offenses, Total	14	8	1.41	51	-72.55%
Motor Vehicle Theft, Total	1	0	0.10	4	-75.00%
Pornography/Obscene Material, Total	0	0	0.00	0	-



MONTHLY REPORT

Year to Date Comparison Report

01/01/2025 - 04/30/2025



Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	1	1	0.10	0	-
Sex Offenses, Total	0	0	0.00	1	-100.00%
Fondling	0	0	0.00	0	-
Rape	0	0	0.00	1	-100.00%
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	2	-100.00%
Weapons Law Violations, Total	4	4	0.40	11	-63.64%
Group A Offense, Total	112	81	11.32	226	-50.44%
Crimes Against Person, Total	13	12	1.31	27	-51.85%
Crimes Against Property, Total	44	17	4.45	82	-46.34%
Crimes Against Society, Total	55	52	5.56	117	-52.99%
Officers Killed or Assaulted YTD	0			0	-





**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
APRIL 2025**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling	3	\$6,206.40	\$1,061,000.00
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	8	\$800.00	\$59,217.10
Residential Addition			
Electrical	3	\$300.00	\$2,701.00
Mechanical	3	\$300.00	\$21,748.45
Plumbing	4	\$400.00	\$28,900.00
Irrigation	4	\$400.00	\$12,000.00
Fence	5	\$500.00	\$26,520.00
Swimming Pool			
Accessory Structures			
Demolition			
<u>NEW COMMERCIAL</u>			
New Commercial Building	2	\$90,456.05	\$27,200,000.00
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	5	\$2,248.28	\$76,200.00
Commercial Addition	1	\$946.79	\$68,000.00
Signs	5	\$1,559.42	\$98,900.00
Electrical	1	\$100.00	\$23,170.00
Mechanical			
Plumbing	2	\$200.00	\$2,500.00
Irrigation			
Demolition			
Swimming Pool			
Fence/Screening Wall			
Certificate Of Occupancy	1	\$200.00	
Temporary Use Permit			
TOTALS	47	\$104,616.94	\$28,680,856.55

May 2025						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Chamber Golf Tournament	6 Planning & Zoning Meeting	7	8	9	10
11	12	13 KEDC	14 Special City Council Meeting – Canvas Election	15 Parks & Rec Meeting	16	17 Shred Day Event
18	19 Regular City Council Meeting	20	21	22	23	24
25	26 City Hall Closed- Memorial Day	27	28	29 Chief Davis Retirement Celebration	30	31

June 2025						
◀ May						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10 KEDC	11	12 Planning & Zoning Meeting	13	14
15	16	17	18	19 Parks & Rec Meeting	20	21
22	23 Regular City Council Meeting	24	25	26	27	28
29	30					

July 2025						
◀ June					August ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Meeting	2	3	4 City Hall Closed- Independence Day	5 Red, White, & BOOM
6	7	8 KEDC	9	10	11	12
13	14	15	16	17 Parks & Rec Meeting	18	19
20	21	22	23	24	25	26
27	28 Regular City Council Meeting	29	30	31		

August 2025						
◀ July						September ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Special City Council Meeting – Budget	5 Planning & Zoning Meeting	6	7	8	9
10	11	12 KEDC	13	14	15	16
17	18	19	20	21 Parks & Rec Meeting	22	23
24	25 Regular City Council Meeting	26	27	28	29	30
31						



Meeting
Date: 5/19/2025

Date: 03/11/2025

Item #: 18.

Dept.: Administration

Ordinance

SUBJECT:

First Reading: Conduct a public hearing, consider and take appropriate action on Ordinance O-06-25, an ordinance of the City Council of the City of Kaufman, Texas, granting to Oncor Electric Delivery Company LLC, its successors and assigns, a non-exclusive electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and other public property of the City of Kaufman, Texas; providing conditions of franchise authority; providing for indemnification by the company; providing for compensation therefor; providing for an effective date and a term of said franchise; providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns; providing a severability clause; providing for written acceptance of this franchise; and finding that the meeting at which this ordinance is passed is open to the public.

BACKGROUND:

The City's current franchise agreement with Oncor Electric expires in June 2025. In accordance with the City Charter, any franchise ordinance must be read twice by the City Council, with a public notice posted within 15 days following the first reading. The proposed agreement with Oncor reflects no substantial changes from the existing terms and primarily renews the City's long-standing partnership with the utility provider.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of the first reading of Ordinance O-06-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

ORDINANCE NO. O-06-25

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND OTHER PUBLIC PROPERTY OF THE CITY OF KAUFMAN, TEXAS TO CONSTRUCT, MAINTAIN, AND OPERATE ELECTRIC DISTRIBUTION AND TRANSMISSION FACILITIES; PROVIDING CONDITIONS OF FRANCHISE AUTHORITY; PROVIDING FOR INDEMNIFICATION BY THE COMPANY AND INSURANCE; PROVIDING FOR COMPENSATION THEREFOR; PROVIDING FOR A 20 YEAR TERM OF SAID FRANCHISE; PROVIDING CITY ACCESS TO RECORDS AND ACCOUNTS FOR AUDIT PURPOSES; PROVIDING FOR DEFAULT, REMEDIES, AND TERMINATION; PROVIDING FOR NOTICES; INCORPORATING RECITALS; PROVIDING THIS ORDINANCE SUPERSEDES OF ALL EXISTING FRANCHISE ORDINANCES TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS PREDECESSORS AND ASSIGNS; PROVIDING A SEVERABILITY CLAUSE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR WRITTEN ACCEPTANCE OF THIS FRANCHISE.

WHEREAS, the City of Kaufman, Texas ("the City") is a home rule municipality pursuant to Section 5, Article XI of the Texas Constitution and exercises powers granted by the Texas Constitution and the City's Charter; and

WHEREAS, pursuant to Section 33.008(a) of the Texas Utilities Code or the Public Utilities Regulatory Act ("PURA"), the City may impose on a transmission and distribution utility that provides distribution service within the City limits a reasonable charge for the use of the streets, alleys, or public ways to deliver electricity to a retail customer; and

WHEREAS, to impose such reasonable charges and conditions on the use of the Public Rights-of-Way, the City may enter into non-exclusive franchise agreements with a transmission and distribution utility by ordinance; and

WHEREAS, Oncor Electric Delivery Company LLC ("Company"), is now and has been engaged in the business of electric utility delivery in the State of Texas and, in furtherance thereof, has erected and maintained electric distribution and transmission facilities in the City, pursuant to such rights as may have been granted it by and under the laws of the State of Texas, and subject to the reasonable exercise of the police powers granted by and under the said laws to the City; and

WHEREAS, it is hereby found and determined by the City Council of the City that it is in the best interest of the City that a franchise be granted to Company setting forth the agreement between Company and the City under which the Company may use the streets, alleys, highways, and other Public Rights-of-Way to maintain and construct its Facilities (as defined in Section 1 herein) in the City limits; and

WHEREAS, the City Council deems it appropriate and in the best interest of the City and its citizens that a franchise be granted to Company under the terms of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, THAT:

Section 1. GRANT OF AUTHORITY

That there is hereby granted to Company, its successors and assigns, the non-exclusive right, privilege and franchise to construct, extend, maintain and operate in, along, under and across the present and future streets, alleys, highways, easements held by the City to which the City holds the property rights in regard to use for utilities, public ways and other public property ("Public Rights- of-Way" or "Rights-of-Way") of the City electric power lines, with all necessary or desirable appurtenances (including underground conduits, poles, towers, wires, transmission lines, telephone and communication lines, and other structures for Company's own use), (the "Facilities") for the purpose of delivering electricity to the City, the inhabitants thereof, and persons, firms and corporations beyond the corporate limits thereof, for the 20 year term in Section 7 (the "Franchise").

Section 2. LOCATION OF FACILITIES

Company shall install, maintain, construct, operate and replace its Facilities in accordance with any applicable federal, state and local laws, rules, and regulations. Facilities shall be so erected as not to unreasonably interfere with traffic over streets, alleys, and highways or with the existing facilities of other authorized users of the Public Rights-of-Way. In determining the location of Company's facilities within the City, Company shall not interfere with then existing or planned (assuming City notifies Company in writing of the planned structures prior to Company installing its facilities in the applicable area) above-ground and underground structures, equipment and facilities of the City, other utility franchisees (which have received a franchise from the City) and other persons (whether a natural person or business entity of any kind) who have received the City's consent to place and locate equipment or facilities within the Public Rights-of-Way.

Section 3. CONDITIONS OF FRANCHISE AUTHORITY

The City reserves the right to lay, and permit to be laid, storm, sewer, gas, water, wastewater and other pipe lines, cables, and conduits, or other improvements and to do and permit to be done any underground or overhead work that may be necessary or proper in, across, along, over, or under Public Rights- of-Way occupied by Company. The City also reserves the right to change in any manner any curb, sidewalk, highway, alley, public way, street, utility lines (or in the case of utility line owned by Company, to require that change by Company), storm sewers, drainage basins, drainage ditches, and the like. The City shall provide Company with at least thirty (30) days' notice when requesting Company to relocate facilities at Company's expense, and shall specify a new location for such facilities along the Public Rights-of-Way, in accordance with Section 37.101(c) of PURA, which statutory provision currently states, the governing body of a municipality may require an electric utility to relocate the utility's facility at the utility's expense to permit the widening or straightening of a street. City and Company further agree that widening and straightening of a street includes the addition of any acceleration, deceleration, center or side turn lanes, and

sidewalks (meaning sidewalks done in conjunction with widening or straightening of a street and including modifications to sidewalks required by the Americans with Disabilities Act for wheelchair ramps).

Work done in connection with the construction, reconstruction, maintenance, repair or operation of Company's Facilities shall be subject to and governed by all valid and enforceable ordinances, laws, rules, and regulations of the City and the State of Texas and the federal government. Company shall, except in cases of emergency conditions or work incidental in nature, obtain a permit, if required by City ordinance, prior to performing work in the Public Rights-of-Way, except in no instance shall Company be required to pay fees or bonds related to its use of the Public Rights-of-Way, despite the City's enactment of any ordinance providing the contrary. City-requested relocations of Company facilities in the Public Rights-of-Way shall be at the Company's expense; provided however, if the City is the end use Retail Customer (customer who purchases electric power or energy and ultimately consumes it) requesting the removal or relocation of Company Facilities for its own benefit, or the project requiring the relocation is solely aesthetic and beautification in nature, it will be at the total expense of the City. Provided further, if the relocation request includes, or is for, Company to relocate existing above-ground facilities to an underground location, the City shall be fully responsible for the additional cost of placing the facilities underground.

Company shall cooperate with the City by providing complete information regarding the location of current and future overhead and underground wires and poles within the Public Rights-of-Way of the City. Reproducible copies of available maps showing the location of all overhead and underground wires and poles within the Public Rights-of-Way shall be furnished to the City upon request. The maps shall be provided in electronic digital format, if available.

If any other corporation or person (other than City) requests Company to relocate Company facilities located in the Rights-of-Ways, Company shall not be bound to make such changes until such other corporation or person shall have undertaken, with good and sufficient bond, to reimburse the Company for any costs, loss, or expense which will be caused by, or arises out of such change, alteration, or relocation of Company's Facilities. The City may not request Company to pay for any relocation that has already been requested, and paid for, by any entity other than City.

If the City abandons any Public Rights-of-Way in which Company has its Facilities, such abandonment shall be conditioned on Company's right to maintain its use of the former Public Rights-of-Way and on the obligation of the party to whom the Public Rights-of-Way is abandoned to reimburse Company for all removal or relocation expenses if Company agrees to the removal or relocation of its Facilities following abandonment of the Public Rights-of-Way. If the party to whom the Public Rights-of-Way is abandoned requests Company to remove or relocate its facilities and Company agrees to such removal or relocation, such removal or relocation shall be done within a reasonable time at the expense of the party requesting the removal or relocation. If relocation cannot practically be made to another Public Rights-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.

Company shall restore at Company's expense, all work within the Public Rights-of-Way, to a condition equally as good as it was immediately prior to being disturbed by Company's construction, excavation, repair or removal or to a condition agreed upon by City

and Company. If the City or Company believe that there are extenuating circumstances that do not allow for restoration of all work within the Rights-of-Way to a condition equally as good as it was immediately prior to being disturbed by Company, the City and Company will negotiate an alternative restoration plan (in writing) to remedy the situation. Absent an agreement to an alternative restoration plan, either party has a right to request review of the matter by any court or regulatory agency having jurisdiction.

Section 4. INDEMNIFICATION AND INSURANCE

- A. In consideration of the granting of this Franchise, Company shall, at its sole cost and expense, indemnify and hold the City, and its past and present officers, agents and employees harmless against any and all liability arising from suits, actions or claims regarding injury or death to any person or persons, or damages to any property arising out of or occasioned by the intentional and/or negligent acts or omissions of Company or any of its officers, agents, or employees in connection with Company's construction, maintenance and operation of Company's Facilities in the City Public Rights-of-Way, including any court costs, reasonable expenses and reasonable defenses thereof.
- B. This indemnity shall only apply to the extent that the loss, damage, death or injury is attributable to the negligence or wrongful act or omission of the Company or its officers, agents or employees, and does not apply to the extent such loss, damage, death or injury is attributable to the negligence or wrongful act or omission of the City or the City's officers, agents, or employees or any other person or entity. This provision is not intended to create a cause of action or liability for the benefit of third parties but is solely for the benefit of Company and the City.
- C. In the event of joint and concurrent negligence or fault of both Company and the City, responsibility and indemnity, if any, shall be apportioned comparatively between the City and Company in accordance with the laws of the State of Texas without, however, waiving any governmental immunity available to the City under Texas law and without waiving any of the defenses of the parties under Texas law. Further, in the event of joint and concurrent negligence or fault of both Company and the City, responsibility for all costs of defense shall be apportioned between the City and Company based upon the comparative fault of each.
- D. In fulfilling its obligation to defend and indemnify the City, Company shall have the right to select defense counsel, subject to the City's approval, which will not be unreasonably withheld. Company shall retain defense counsel within seven (7) business days of the City's written notice that the City is invoking its right to indemnification under this franchise. If Company fails to retain counsel within such time period, the City shall have the right to retain defense counsel on its own behalf, and Company shall be liable for all reasonable defense costs incurred by the City, except as otherwise provided in section 4.B. and 4.C.
- E. Company shall, at its sole cost and expense, obtain, maintain, or cause to be maintained and provide throughout the term of this Franchise, insurance in the amounts, types and coverages in accordance with the following requirements. Such insurance coverages may be in the form of a self-insurance plan to the extent permitted by law or by obtaining insurance which meets the following:

1. Commercial General or excess liability on an occurrence or claims made form with minimum limits of five million dollars (\$5,000,000) per occurrence and ten million dollars (\$10,000,000) aggregate. This coverage shall include the following:
 - (a) Products/completed operations to be maintained for the warranty period.
 - (b) Personal and advertising injury.
 - (c) Contractual liability.
 - (d) Explosion, collapse, or underground (XCU) hazards.
2. Automobile liability coverage with a minimum policy limit of one million dollars (\$1,000,000) combined single limit each accident. This coverage shall include all owned, hired and non-owned automobiles.
3. Workers compensation and employers liability coverage. Statutory coverage limits for Coverage A and five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred thousand dollars (\$500,000) each employee bodily injury by disease, and five hundred thousand dollars (\$500,000) policy limit bodily injury by disease Coverage B employers' liability are required. Company must provide the City with a waiver of subrogation for worker's compensation claims.
4. Company must name the City, which includes all authorities, commissions, divisions and departments, as well as elected and appointed officials, agents, and volunteers, as an additional insureds under the coverage required herein, except Worker's Compensation Coverage. The certificate of insurance must state that the City is an additional insured.
5. Company will require its contractors and subcontractors to maintain, at their sole cost and expense, a minimum of three million dollars (\$3,000,000) each occurrence or each accident general liability and automobile liability throughout the course of work performed. Also, contractors and subcontractors will be required to maintain statutory workers' compensation benefits in accordance with the regulations of the State of Texas or state of jurisdiction as applicable. The minimum limits for employers' liability insurance will be five hundred thousand dollars (\$500,000) bodily injury each accident, five hundred thousand dollars (\$500,000) each employee bodily injury by disease, five hundred thousand dollars (\$500,000) policy limit bodily injury by disease.
6. Company shall provide the City with proof of its insurance in accordance with this Franchise within thirty (30) days of the effective date of this franchise ordinance, and annually thereafter. Company will not be required to furnish separate proof when applying for permits.

Section 5. NON-EXCLUSIVE GRANT

This Franchise is not exclusive, and nothing herein contained shall be construed so as to prevent the City from granting other like or similar rights, privileges and franchises to any other person, firm, or corporation. Any Franchise granted by the City to any other person, firm, or corporation shall not unreasonably interfere with this Franchise.

Section 6. COMPENSATION

In consideration of the grant of said right, privilege and Franchise by the City and as full payment for the right, privilege and Franchise of using and occupying the said Public Rights-of-Way, and in lieu of any and all occupation taxes, assessments, municipal charges, fees, easement taxes, franchise taxes, license, permit and inspection fees or charges, street taxes, bonds, street or alley rentals, and all other taxes, charges, levies, fees and rentals of whatsoever kind and character which the City may impose or hereafter be authorized or empowered to levy and collect, excepting only the usual general or special ad valorem taxes which the City is authorized to levy and impose upon real and personal property, sales and use taxes, and special assessments for public improvements, Company shall pay to the City the following:

- A. A final quarterly payment will be made on or before April 1, 2025 for the basis period of July 1, 2024 through September 30, 2024 and the privilege period of January 1, 2025 through March 31, 2025 in accordance with the provisions in the previous franchise.
- B. As authorized by Section 33.008(b) of PURA, the original franchise fee factor calculated for the City in 2002 was 0.003029 (the "Base Factor"), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility's point of delivery is located within the City's municipal boundaries for determining franchise payments going forward.

Due to a 2010 agreement between Company and the City the franchise fee factor was increased to a franchise fee factor of 0.003180 (the "Current Factor"), multiplied by each kilowatt hour of electricity delivered by Company to each retail customer whose consuming facility's point of delivery is located within the City's municipal boundaries on a quarterly basis.

However, consistent with the 2010 agreement, should the Public Utility Commission of Texas at any time disallow Company's recovery through rates of the higher franchise payments made under the Current Factor as compared to the Base Factor, then the franchise fee factor shall immediately revert to the Base Factor of 0.003029 and all future payments, irrespective of the time period that is covered by the payment, will be made using the Base Factor.

Company shall make quarterly payments to the City as follows:

<u>Payment Due Date</u>	<u>Basis Period</u>	<u>Privilege Period</u>
July 1	Oct. 1 - Dec. 31	Apr. 1 - Jun. 30
October 1	Jan. 1 - Mar. 31	Jul. 1 - Sept. 30
January 1	Apr. 1 - Jun. 30	Oct. 1 - Dec. 31
April 1	Jul. 1 - Sept. 30	Jan. 1 - Mar. 31

1. The first payment hereunder shall be due and payable on or before July 1, 2025, and will cover the basis period of October 1, 2024 through December 31, 2024,

and the privilege period of April 1, 2025 through June 30, 2025. If this Franchise is not effective prior to the first quarterly payment date, Company will pay any payments due within 30 days of the effective date of this agreement. The final payment under this Franchise is due on or before July 1, 2045, and covers the basis period of October 1, 2044 through December 31, 2044, and the privilege period of April 1, 2045 through June 30, 2045; and

2. After the final payment date of July 1, 2045, Company may continue to make additional quarterly payments in accordance with the above schedule. The City acknowledges that such continued payments will correspond to privilege periods that extend beyond the term of this Franchise and that such continued payments will be recognized in any subsequent franchise as full payment for the relevant quarterly periods.
- C. A sum equal to four percent (4%) of gross revenues received by Company from services identified as DD1 through DD24 in Section 6.1.2 "Discretionary Service Charges," in Oncor's Tariff for Retail Delivery Service (Tariff), effective 1/1/2002, that are for the account and benefit of an end-use retail electric consumer. Company will, upon request by City, provide a cross reference to Discretionary Service Charge numbering changes that are contained in Company's current approved Tariff.
1. The franchise fee amounts based on "Discretionary Service Charges" shall be calculated on an annual calendar year basis, i.e., from January 1 through December 31 of each calendar year.
 2. The franchise fee amounts that are due based on "Discretionary Service Charges" shall be paid at least once annually to the City on or before April 30 each year based on the total "Discretionary Service Charges," as set out in Section 6.C., received during the preceding calendar year. The initial Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2026, and will be based on the calendar year January 1 through December 31, 2025. The final Discretionary Service Charge franchise fee amount will be paid on or before April 30, 2046, and will be based on the calendar months of January 1, 2045 through June 30, 2045.
 3. Company may file a tariff or tariff amendment(s) to provide for the recovery of the franchise fee on Discretionary Service Charges.
 4. The City agrees (i) to the extent the City acts as regulatory authority, to adopt and approve that portion of any tariff which provides for 100% recovery of the franchise fee on Discretionary Service Charges; (ii) in the event the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of the franchise fees on such Discretionary Service Charges is an issue, the City will take an affirmative position supporting the 100% recovery of such franchise fees by Company and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by Company.

5. The City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by Company.
6. In the event of a regulatory disallowance of the recovery of the franchise fees on the Discretionary Service Charges, Company will not be required to continue payment of such franchise fees.

Section 7. TERM

The right, privilege and Franchise granted hereby shall expire in twenty (20) years or on June 30, 2045; provided that, unless written notice of cancelation is given by either party hereto to the other not less than sixty (60) days before the expiration of this franchise agreement, it shall be automatically renewed for an additional period of six (6) months from such expiration date and shall be automatically renewed thereafter for like periods until canceled by written notice given not less than sixty (60) days before the expiration of any such renewal period.

Section 8. RECORDS AND ACCOUNTS

- A. Company shall keep accurate books of account at its principal office for the purpose of determining the amount due to the City under this Franchise.
- B. Pursuant to Section 33.008(e) of PURA, the City may conduct an audit or other inquiry in relation to a payment made by Company less than two (2) years before the commencement of such audit or inquiry. The City may, if it sees fit, and upon reasonable notice to the Company, have the books and records of the Company examined by a representative of the City to ascertain the correctness of the reports agreed to be filed herein.
- C. Company shall make available to the auditor during Company's regular business hours and upon reasonable notice, such personnel and records as the City may, in its reasonable discretion, request in order to complete such audit, and shall make no charge to the City therefore.
- D. If Company provides confidential or proprietary information to the City, Company shall be solely responsible for identifying such information with markings calculated to bring the City's attention to the proprietary or confidential nature of the information. The City agrees to maintain the confidentiality of any non-public information obtained from Company so designated to the extent allowed by law. The City shall not be liable to Company for the release of any information the City is required to release by law. The City shall provide notice to Company of any request for release of information marked by Company as proprietary or confidential prior to releasing the information so as to allow Company adequate time to pursue available remedies for protection. If the City receives a request under the Texas Public Information Act that includes Company's proprietary or confidential information, the City will notify the Texas Attorney General of the proprietary or confidential nature of the document(s). The City also will provide Company with a copy of this notification, and thereafter Company is responsible for establishing that an exception under the Texas Public Information Act allows the City to withhold the information.

Section 9. DEFAULT, REMEDIES, AND TERMINATION.

- A. Events of Default. The occurrence, at any time during the term of the Franchise Agreement, of any one or more of the following events, shall constitute an “Event of Default” by Company under this Franchise:
1. The failure of Company to pay the Franchise fee to the City on or before the due dates specified herein.
 2. Company's material breach or material violation of any of terms, covenants, representations or warranties contained herein or Company's failure to perform any material obligation contained herein.
- B. Uncured Events of Default.
1. Upon the occurrence of an Event of Default which can be cured by the immediate payment of money to City, Company shall have thirty (30) calendar days from receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies provided for in this Section.
 2. Upon the occurrence of an Event of Default by Company which cannot be cured by the immediate payment of money to City or a third party, Company shall have sixty (60) calendar days (or such additional time as may be agreed to by the City) from receipt of written notice from City of an occurrence of such Event of Default to cure same before City may exercise any of its rights or remedies provided for in this Section.
 3. If the Event of Default is not cured within the time period allowed for curing the Event of Default as provided for herein, such Event of Default shall, without additional notice, become an Uncured Event of Default, which shall entitle City to exercise the remedies provided for in this Section.
- C. Remedies. The City shall notify the Company in writing of an alleged Uncured Event of Default as described in this Section, which notice shall specify the alleged failure with reasonable particularity. Company shall, within thirty (30) calendar days after receipt of such notice or such longer period of time as the City may specify in such notice, either cure such alleged failure or in a written response to the City either present facts and arguments in refuting or defending such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure. In the event that such cure is not forthcoming, the City shall be entitled to exercise any and all of the following cumulative remedies:
1. The commencement of an action against Company at law for monetary damages.
 2. The commencement of an action in equity seeking injunctive relief or the specific performance of any of the provisions that as a matter of equity, are specifically enforceable.
 3. The termination of this Franchise.
- D. The rights and remedies of the City and Company set forth in this Franchise shall be in addition to, and not in limitation of, any other rights and remedies provided by law or in equity. The City and Company understand and intend that such remedies shall be cumulative to the maximum extent permitted by law and the exercise by the City of any one or more of such remedies shall not preclude the exercise by the City, at the

same or different times, of any other such remedies for the same failure to cure. Company retains all of its lawful authority and rights under the PURA and any other applicable laws, rules, or regulations.

- E. Termination. In accordance with the provisions of this Section, this Franchise may be terminated upon thirty (30) business day's prior written notice to Company. The City shall notify Company in writing at least fifteen (15) business days in advance of the City Council meeting at which the question of forfeiture or termination shall be considered, and Company shall have the right to appear before the City Council in person or by counsel and raise any objections or defenses Company may have that are relevant to the proposed forfeiture or termination. This Franchise will not be terminated if Company commences work or other efforts to cure such violations and completes such curative work according to a plan and timeline mutually agreed upon by Company and City. The final decision of the City Council may be appealed to any court or regulatory authority having jurisdiction. Upon timely appeal by Company of the City Council's decision terminating the Franchise, the effective date of such termination shall be either when such appeal is withdrawn or an order upholding the termination becomes final and unappealable. Until the termination becomes effective the provisions of this Franchise shall remain in effect for all purposes. The City recognizes Company's right and obligation to provide service in accordance with the Certificate of Convenience and Necessity authorized by the Public Utility Commission of Texas in accordance with the Texas Utilities Code.
- F. The failure of either party to insist in any one or more instances upon the strict performance of any one or more of the terms or provisions of this Franchise shall not be construed as a waiver or relinquishment for the future of any such term or provision, and the same shall continue in full force and effect, subject to applicable statute of limitations. No waiver or relinquishment shall be deemed to have been made by either party unless said waiver or relinquishment is in writing and signed by that party.

Section 10. NOTICES

Notices, reports, or demands required to be given under this Franchise shall be deemed to be given when delivered in writing, personally to the person designated below, or when five days have passed after it is deposited in the United States mail with registered and certified mail postage prepaid to the person designated below:

If to the City: City of Kaufman
 Attn: City Manger
 209 S. Washington Street
 P.O. Box 1168
 Kaufman, Texas 75142

With copy to: Kaufman City Attorney
 Messer Fort, PLLC
 6371 Preston Road, Suite 200
 Frisco, Texas 75034

If to Company: Oncor Electric Delivery Company LLC

Attn: Regulatory Affairs
1616 Woodall Rodgers Fwy. 6th floor
Dallas, TX 75202-1234

Section 11. INCORPORATION OF RECITALS

The recitals set forth above are incorporated into the body of the Ordinance as if fully set forth herein.

Section 12. SUPERSEDES PREVIOUS FRANCHISE WITH COMPANY

When this Franchise becomes effective, this Ordinance shall supersede any and all other franchises granted by the City to Company, its predecessors and assigns.

Section 13. SEVERABILITY CLAUSE

The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any portion of this Ordinance is declared illegal or unconstitutional by the valid final non-appealable judgment or decree of any court of competent jurisdiction, such illegality or unconstitutionality shall not affect the legality and enforceability of any of the remaining portions of this Ordinance.

Section 14. COMPLIANCE WITH OPEN MEETINGS LAW

It is hereby officially found that the meeting at which this Ordinance is passed is open to the public and that due notice of this meeting was posted by City, all as required by law.

Section 15. EFFECTIVE DATE

This Ordinance shall become effective upon Company's written acceptance hereof, said written acceptance to be filed by Company with the City within sixty (60) days after final passage and approval hereof by City.

Section 16. ACCEPTANCE OF FRANCHISE BY COMPANY

In order to accept this Franchise, Company must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) days after its final passage and approval by City.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, on the 1st reading at a regular meeting of the City Council of Kaufman, Texas, on this the 19th day of May, 2025.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, on the 2nd and final reading at a regular meeting of the City Council of Kaufman, Texas, on this the 23rd day of June, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY