



**AGENDA FOR  
WORK SESSION - 6:00 PM  
REGULAR CITY COUNCIL MEETING – 6:30 PM  
MONDAY, JULY 28, 2025  
CITY HALL COUNCIL CHAMBERS  
209 S. WASHINGTON STREET  
KAUFMAN, TEXAS 75142**

**CALL WORK SESSION TO ORDER** Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.\*\*

**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. Presentation and discussion of the proposed adoption of Land Use Assumptions and a Capital Improvements Plan under which wastewater impact fees may be imposed.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

**EXECUTIVE SESSION**

3. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
  - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Borders Circle
  - b. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY: (1) To consult with 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 Council to seek the advice of its attorney about pending or contemplated litigation: Impact Fees

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

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

**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**

5. Parks and Recreation Month - July 2025

## **RECOGNITION**

6. Business of the Month - Snap Fitness
7. Court Clerk Level I Certification - Autumn McBee
8. Certified Government Finance Officer Designation - Michelle McClain

## **CONSENT AGENDA**

9. Consider and take appropriate action on the minutes from the June 23, 2025, Work Session and Regular City Council meeting.
10. Consider and take appropriate action on the minutes from the July 14, 2025, Special City Council meeting.
11. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, August 25, 2025, to Monday, August 18, 2025.
12. Consider and take appropriate action on Resolution R-20-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) on Saturday, October 11, 2025, from 7:30 a.m. until 11:00 a.m. for the purpose of the 2025 Kaufman Harvest Fest Parade; and providing for an effective date.
13. Consider and take appropriate action on Resolution R-21-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street on Saturday, October 11, 2025, from 5:00 a.m. until 7:00 p.m. for the 2025 Kaufman Harvest Fest Event; and providing an effective date.
14. Consider and take appropriate action on Resolution R-22-25, a resolution of the City of Kaufman, accepting Public Improvements for Freeman Farm and establishing the date for a two (2) year warranty period.

## **END OF CONSENT AGENDA**

### **PUBLIC HEARING**

15. Conduct a Public Hearing and consider and take appropriate action on Ordinance No. O-18-25, an ordinance of the City Council of the City of Kaufman, adopting the “Land Use Assumptions”, and the “Capital Improvements Plan – Wastewater Facilities 2025-2045” for wastewater, each being a component of the “Capital Improvements Plan for Wastewater 2025-2045” for the City of Kaufman; Providing Amendments to Section 9.05.001, “Adoption of Land Use Assumptions and Capital Improvements Plan” of Division 1, “Generally” of Article 5, “Impact Fees” of Chapter 9, “Planning and Development Regulations” of the Code of Ordinances to adopt Land Use Assumptions and the Wastewater Capital Improvements Plan for 2025-2045 as set forth in the Capital Improvements Plan for Wastewater 2025-2045; and providing an effective date.
  - a. Presentation
  - b. Public Hearing
  - c. Consider and take appropriate action on Ordinance O-18-25
16. Conduct a public hearing and take appropriate action on a Replat of French & Wilson Addition, Block 37, being a partial replat of Block 37 of the Wilson Addition, to create one single-family residential lot. The subject property consists of approximately 0.208 acres, situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, and is generally located at 608 S. Wilson Street (Parcel IDs 24188 and 24189). (Case No. RP-01-25)
  - a. Presentation.
  - b. Public Hearing
  - c. Consider and take appropriate action on a Replat for French & Wilson Addition, Block 37

### **DISCUSSION/ACTION ITEMS**

17. Consider and take appropriate action on the **Land Study and Preliminary Plat of The Trails**, on 132.44 acres out of the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located on the east side of FM 2727 (Property IDs 2199, 2206, 2207, 187114, 213257, 213258). (Case No: PP-02-25)
18. Consider and take appropriate action on Ordinance O-19-25, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2025-2026 for the Kaufman Public Improvement District No. 1, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, and including applicable TIRZ Credit Calculation, as set forth in Exhibit “A” to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. (“Georgetown”)

19. Consider and take appropriate action on Ordinance O-20-25, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2025-2026 for the Kaufman Public Improvement District No. 2, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 2 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Prairie Creek")
20. Consider and take appropriate action on Ordinance O-21-25, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2025-2026 for the Kaufman Public Improvement District No. 3, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 3 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Freeman Farms")
21. Consider and take appropriate action on an interlocal cooperative agreement for Kaufman Public Improvement District No. 3 Assessment Collection between the City of Kaufman, Texas, and Kaufman County, Texas; and authorizing the Mayor or his designee to execute necessary documents.
22. Consider and take appropriate action on Chapter 380 Economic Development and Performance Agreement between the City of Kaufman, Texas and Lowe's Companies, Inc.; and authorizing the Mayor to execute necessary documents.
23. Consider and take appropriate action on Ordinance O-22-25, an Ordinance of the City of Kaufman, Texas, amending Chapter 5 "Business Regulations" of the City's Code of Ordinances by adopting Article 5.11 "Film and Media Production" providing for the regulation of filming activities affecting city-owned and controlled and related property, equipment and personnel for motion picture production; delegating authority to City Manager for administering regulations adopted hereby; amending Appendix A "Fee Schedule" of the City of Kaufman's Code of Ordinance, Article A1.00 "Miscellaneous Fees" to adopt a new section A1.005 "Film Friendly Fees"; providing for the incorporation of premises; providing cumulative repealer, savings and severability clauses; providing for a penalty; determining compliance with the Texas Open Meetings Act; providing for publication; and; and providing an effective date.
24. Consider and take appropriate action on an amendment to the Investment Grade Audit Agreement with Schneider Electric Buildings Americas, Inc.; and authorize the Mayor or his designee to execute necessary documents.
25. Consider and take appropriate action on a contract for Fiscal Year 2026 health benefits plans, and authorizing the Mayor or his designee to execute necessary documents.
26. Consider and take appropriate action on Resolution R-23-25, a resolution of the City Council of the City of Kaufman, Texas, setting a public hearing for September 8, 2025, to receive

public input on the advisability of proposed updates to the City of Kaufman Land Use Assumptions and the Water and Roadway Capital Improvements Plans, and amendments to the Water Impact Fee within the corporate limits and ETJ of the City and the Roadway Impact Fee within the corporate limits of the City; and providing an effective date.

27. Consider and take appropriate action on Resolution R-24-25, a resolution of the City Council of the City of Kaufman, Texas, setting a public hearing for September 8, 2025, to receive public input on the advisability of the adoption of a Wastewater Impact Fee within the corporate limits and ETJ of the City and providing an effective date.

#### **ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER**

28. Receive an update and discussion regarding the following:
- a. Budget Work Session Meetings - August 4 & August 11 (if needed)
  - b. Special City Council Meeting - September 8
  - c. National Night Out - October 7
  - d. 2025 TML Conference - Fort Worth - October 29-31, 2025
  - e. Discussion Items Report (DIR)
  - f. STAR Transit Ridership Report - June 2025
  - g. Careflite Compliance Report - June 2025
  - h. Fire Department Monthly Report - June 2025
  - i. Police Department Monthly Report - June 2025
  - j. Development Services Monthly Report - June 2025
  - k. Monthly Calendars Attached

#### **ADJOURNMENT**

I, RACHEL BALTHROP MENDOZA, ASSISTANT CITY MANAGER, 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 5:00 P.M. ON JULY 25, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



**RACHEL BALTHROP MENDOZA**  
**ASSISTANT CITY MANAGER**

**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).**

**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.**