



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, AUGUST 18, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

Mayor Jordan called the work session to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Fire Chief Rhea Cooper, and Police Officer Adam Wall.

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 a Land Use Assumption, Capital Improvement Plan, and impact fees for water, wastewater, and street facilities.

Philip Varughese, PE, and Chris Edwards, PE, with TNP, presented and reviewed the proposed Land Use Assumptions and Capital Improvement Plan for water, streets, and wastewater 2025-2045. He outlined the proposed timeline for the process of adopting the Land Use Assumption, Capital Improvement Plan, and impact fees for water, streets, and wastewater.

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

Mr. Holder discussed item 6 from the regular session agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:27 p.m.

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:30 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, City

Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Fire Chief Rhea Cooper, and Police Officer Adam Wall.

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, expressed his frustration and concern regarding the city's lack of desire to acquire Borders Circle as a city street. He reiterated his request for the city to consider taking possession of Borders Circle. He stated this would be his last request prior to obtaining an attorney to attempt to resolve this issue through the court system.

CONSENT AGENDA

3. Consider and take appropriate action on the minutes from the July 28, 2025, Work Session and Regular City Council Meeting.
4. Consider and take appropriate action on the minutes from the August 4, 2025, Budget Work Session and Special City Council Meeting.
5. Consider and take appropriate action on Resolution R-27-25, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.
6. Consider and take appropriate action on a proposed Consumer Price Index Rate adjustment by Republic Services as outlined in the Contract for Collection of Solid Waste Services between the City and Republic Services of Texas, LLC.

Councilmember Borders made a motion to approve consent agenda items 3 to 6 as presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

7. Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2025-2026 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-24-25).

Mr. Holder gave a summary of the proposed FY26 budget, including the revenue projections, infrastructure projects, capital equipment, and employee retention initiatives, for both the City of Kaufman and the Kaufman Economic Development Corporation.

Mayor Jordan opened the public hearing at 6:47 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 6:47 p.m.

8. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2025 property tax rate of \$.7595000 per \$100 of assessed valuation (Ordinance No. O-25-25).

Mr. Holder outlined the proposed tax rate and the changes to the rate from the 'not to exceed' rate previously set by the council.

Mayor Jordan opened the public hearing at 6:52 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 6:53 p.m.

DISCUSSION/ACTION ITEMS

9. Consider and take appropriate action regarding Ordinance O-24-25, an ordinance of the City Council of the City of Kaufman, Texas, making appropriations for the support of the City; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; approving and adopting the annual budget of the City of Kaufman, Texas for the 2025-2026 Fiscal Year, including the Budget for the City of Kaufman Economic Development Corporation; providing for emergency expenditures and expenditures as otherwise allowed by law; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.

Councilmember Nelson made a motion to approve Ordinance O-24-25 adopting the FY26 budget for the City of Kaufman. The motion was seconded by Councilmember Longenecker. Ms. Hanks called for a record vote, at which point Mayor Jeff Jordan, Mayor Pro-Tem Matt Phillips, Councilmember Lisa Parker, Councilmember Charles Gillenwater, Councilmember Ashlea Longenecker, Councilmember Quattro Borders, and Councilmember Jason Nelson voted AYE, None voted NAY, and passed 7/0.

10. Consider and take appropriate action regarding Ordinance O-25-25, an ordinance of the City Council of the City of Kaufman, Texas, levying taxes and fixing and adopting the tax rate on all taxable property for the year 2025 within the corporate limits of the City of Kaufman, Texas as of January 1, 2026; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.

Councilmember Nelson made a motion that the property tax rate be increased by the adoption of a tax rate of \$0.7590000, which is effectively a -3.42 percent increase in the tax rate and approve Ordinance Number O-25-25 fixing and levying municipal ad valorem taxes for the fiscal year beginning October 1, 2025, and ending on September 30, 2026, and for each fiscal year thereafter until otherwise provided. The motion was seconded by Councilmember Gillenwater. Ms. Hanks called for a record vote, at which point Mayor Jeff Jordan, Mayor Pro-Tem Matt Phillips, Councilmember Lisa Parker, Councilmember Charles Gillenwater, Councilmember Ashlea Longenecker, Councilmember Quattro Borders, and Councilmember Jason Nelson voted AYE, None voted NAY, and passed 7/0.

11. Consider and take appropriate action on Resolution R-26-25, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2025-2026 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.

Councilmember Parker made a motion to ratify the property tax increase reflected in the 2025-2026 (FY26) budget. The motion was seconded by Councilmember Borders. Ms. Hanks called for a record vote, at which point Mayor Jeff Jordan, Mayor Pro-Tem Matt Phillips, Councilmember Lisa Parker, Councilmember Charles Gillenwater, Councilmember Ashlea Longenecker, Councilmember Quattro Borders, and Councilmember Jason Nelson voted AYE, None voted NAY, and passed 7/0.

12. Consider and take appropriate action on Ordinance O-26-25, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-21-24 and amending Section A8.002, "Water Rates", and Section A8.003, "Sewer Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt increased rates for water and sewer services; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for enforcement; and providing for publication and an effective date.

Ms. Wennerstrom presented the proposed water and sewer rates for FY26. She outlined the purpose of the increase is due to the increase from the North Texas Municipal Water District, which the city purchases its water from, and shared a comparison of the city's rates to surrounding communities.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-26-25 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

APPOINTMENT

13. Consider and take appropriate action on the appointment of two (2) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2027.

Mayor Jordan made a motion to reappoint Jane Lucas and Ben Brashear to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2027. The motion was seconded by Councilmember Nelson and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. Special City Council Meeting - September 8
 - b. National Night Out - October 7
 - c. 2025 TML Conference - Fort Worth - October 29-31, 2025
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report - July 2025
 - f. Careflite Compliance Report - July 2025
 - g. Fire Department Monthly Report - July 2025
 - h. Police Department Monthly Report - July 2025
 - i. Development Services Monthly Report - July 2025
 - j. Monthly Calendars Attached

Mr. Holder reviewed the above-stated items.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:08 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

