



**AGENDA FOR  
WORK SESSION - 6:00 PM  
REGULAR CITY COUNCIL MEETING – 6:30 PM  
MONDAY, NOVEMBER 17, 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.\*\*

**EXECUTIVE SESSION**

1. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
  - a. Section 551.071. Consultation with Attorney (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; or (2) 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: development agreements, contractual obligations, and ordinances; Enclave development

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

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

**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.

3. 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.**

## **RECOGNITION**

4. Business of the Month – Lone Star Credit Union

## **CONSENT AGENDA**

5. Consider and take appropriate action on the minutes from the October 27, 2025, Work Session and Regular City Council Meeting.
6. Consider and take appropriate action on amendment no. 1 and task order #DR-DR-4485-0098-01 for the grant administrative services contract between the City of Kaufman and Grantworks, Inc. for the 2022 Texas Hazard Mitigation Assistance Grant application and project implementation; and providing an effective date.
7. Consider and take appropriate action on Resolution R-39-25, a resolution of the City Council of the City of Kaufman, Texas, regarding Civil Rights Policies for the City of Kaufman, as Related to the Texas General Land Office Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Community Program Under Contract Number 23-160-093-F090, and reaffirming the following policies:
  - a. Citizens Participation Plan
  - b. Excessive Force Policy
  - c. Section 504 Policy and Grievance Procedures
  - d. Section 3 Policy
  - e. Fair Housing Policy Form
  - f. Limited English Proficiency Plan
  - g. Code of Conduct Policy

## **END OF CONSENT AGENDA**

## **PUBLIC HEARING**

8. Conduct a public hearing, consider and take appropriate action on Ordinance O-36-25, an ordinance of the City Council of the City of Kaufman, Texas, an amendment to Exhibit 9A, "Zoning Ordinance" of Chapter 9, Planning and Development Regulations" of the Code of Ordinances (the "Zoning Ordinance"), to amend Section 9A-11, "Certificates of Occupancy, Life Safety Inspections and Compliance" of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City's adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance; providing a penalty of a fine not to exceed \$2,000.00 for each violation of this Ordinance, and each and every day such offense continues shall be deemed to constitute a separate offense; and providing for publication and an effective date. (Case No. Z-10-25)
  - a. Presentation

- b. Public Hearing
  - c. Consider and take appropriate action on Ordinance O-36-25
9. Conduct a public hearing, consider, and take appropriate action on Ordinance O-37-25, an ordinance of the City of Kaufman, Texas, amending Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map approving a Specific Use Permit authorizing a kiosk to provide ice/water on an approximate 1.162 acre tract of land, located at 1801 South Washington Street, being Lot 1, Block 1 of the Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas ("SUP-60") (Parcel ID 191050). (Case No. Z-09-25)
- a. Presentation
  - b. Public Hearing
  - c. Consider and take appropriate action on Ordinance O-37-25

### **DISCUSSION/ACTION ITEMS**

10. Consider and take appropriate action on Resolution R-35-25, a resolution of the City of Kaufman, accepting Public Improvements for Phase I of the Enclave at Kings Fort Development; establishing the date for a two (2) year warranty period for all Phase I Improvements; approving the Enclave at Kings Fort Phase I Maintenance Agreement between the City and The Enclave at Kings Fort Inc., LLC, for the maintenance of sewer public improvements and facilities serving Phase I but located within future Phase II of the development; and authorizing the Mayor or designee to execute necessary documents. (Enclave at Kings Fort)
11. Consider and take appropriate action on Resolution R-36-25, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 6; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Enclave at Kings Fort)
12. Consider and take appropriate action on Resolution R-37-25, a resolution of the City Council of the City of Kaufman, Texas, approving a tax abatement for Agile Cold Dallas, LLC, for a project in a reinvestment zone in the City of Kaufman, Texas, located at 269 SH 34 Bypass, and authorizing the City Manager to sign the Tax Abatement Agreement.
13. Consider and take appropriate action on Resolution R-40-25, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for Agile Cold Storage and establishing the date for a two (2) year warranty period.
14. Consider and take appropriate action to accept a Special Warranty and Dedication Deed from Georgetown KF, Ltd., conveying Block G, Lot 2X of Georgetown at Kings Fort, Phase Two A, subdivision to the City for use as a public park; and authorize the Mayor to execute necessary documents.
15. Consider and take appropriate action on Resolution R-38-25, a resolution of the City Council of the City of Kaufman, Texas, casting its vote for a member of the Board of Directors of the Kaufman Central Appraisal District; and providing an effective date.

16. Discuss and provide direction to Staff regarding waiving late fees related to utility billing and delaying water service disconnections due to non-payment through the end of the calendar year.

### ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

17. Receive an update and discussion regarding the following:
- a. Employee Thanksgiving Luncheon - November 19
  - b. Christmas on the Square - December 6
  - c. Employee Christmas Luncheon - December 17
  - d. Kaufman Volunteer Fire Banquet - December 18
  - e. Discussion Items Report (DIR)
  - f. STAR Transit Ridership Report - October 2025
  - g. Careflite Compliance Report - October 2025
  - h. Fire Department Monthly Report - October 2025
  - i. Police Department Monthly Report - October 2025
  - j. Development Services Monthly Report - October 2025
  - k. Monthly Calendars Attached

### 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 5:00 P.M. ON MONDAY, NOVEMBER 10, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS 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).

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.