



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, JULY 27, 2026
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. Discussion and provide direction to staff regarding the Proposed Fiscal Year 2026-2027 City of Kaufman Budget.
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. Parks and Recreation Month - July 2026

RECOGNITION

4. Business of the Month - SJ's Shaved Ice Co.
5. Introduction of Procurement & Budget Analyst - Allison Golla

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the June 22, 2026, Work Session and Regular City Council meeting.
7. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, August 24, 2026, to Monday, August 17, 2026.
8. Consider and take appropriate action on Resolution R-11-26, 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 17, 2026, from 7:30 a.m. until 11:00 a.m. for the purpose of the 2026 Kaufman Harvest Fest Parade; and providing for an effective date.
9. Consider and take appropriate action on Resolution R-12-26, 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 17, 2026, from 6:00 a.m. until 6:00 p.m. for the 2026 Kaufman Harvest Fest Event; and providing an effective date.

END OF CONSENT AGENDA

PUBLIC HEARING

10. Conduct a public hearing, consider, and take appropriate action on Ordinance O-11-26, an ordinance of the City Council 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 to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C) on a property located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Property ID 3871) (Case No. Z-02-26)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-11-26
11. Conduct a public hearing, consider and take appropriate action on Ordinance O-12-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance O-32-23, Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map to amend Planned Development-26 (PD-26), an approximate 10.00-acre tract of land (Property ID 225369) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)
 - a. Presentation

- b. Public Hearing
- c. Consider and take appropriate action on Ordinance O-12-26

DISCUSSION/ACTION ITEMS

- 12. Consider and take appropriate action on a Site Plan for Kings Fort Villas. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)
- 13. Consider and take appropriate action on an Economic Development Performance Agreement between the Kaufman Economic Development Corporation and Myrish Hospitality, LLC, for site improvements related to the Hampton Inn hotel project.
- 14. Consider and take appropriate action on Ordinance O-13-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 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")
- 15. Consider and take appropriate action on Ordinance O-14-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 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")
- 16. Consider and take appropriate action on Ordinance O-15-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 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")
- 17. Consider and take appropriate action on Ordinance O-16-26, an ordinance of the City Council of the City of Kaufman, approving the 2026 Certified Property Tax Values for the City of Kaufman, Texas.

18. Consider and take appropriate action on a proposed, not to exceed Property Tax Rate of **\$0.7590000**, calling for a public hearing on the proposed tax rate for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.
19. Consider and take appropriate action on setting the date, time, and place for a public hearing regarding the City's Fiscal Year 2026-2027 Budget, for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2026-2027 Budget for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.
20. Consider and take appropriate action regarding an interlocal cooperation contract with the Texas Department of Public Safety for the new web-based Texas Conviction Reporting system, enabling the municipal court to electronically report convictions, and authorize the Mayor or his designee to execute the necessary documents.
21. Consider and take appropriate action on a Memorandum of Understanding with Trinity Valley Community College for an educational partnership between entities and providing a tuition discount towards a specified associate's degree for eligible City employees.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:
 - a. Holiday City Council Meeting Schedule - November & December
 - b. Budget Work Session Meetings - August 3 & August 10 (if needed)
 - c. Economic Summit - August 6
 - d. Lowe's Grand Opening - August 7
 - e. Regular City Council Meeting - August 17
 - f. 2026 TML Conference - San Antonio - November 11-13, 2026
 - g. Discussion Items Report (DIR)
 - h. STAR Transit Ridership Report - June 2026
 - i. Careflite Compliance Report - June 2026
 - j. Fire Department Monthly Report - June 2026
 - k. Police Department Monthly Report - June 2026
 - l. Development Services Monthly Report - June 2026
 - m. Monthly Calendars Attached

EXECUTIVE SESSION

23. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 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: Cause No. 124905-86; Enclave at Kings Fort, Inc. v. City of Kaufman, et al; 105 N. Jackson property owned by Coco Properties, LLC; Docket No. 2026-0567-DIS, Kaufman County Municipal Utility District 16 (Bullhead Development)
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. To deliberate the purchase, exchange, lease, or value of real property and Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. (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: Project Pie

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

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

ADJOURNMENT

TAXPAYER IMPACT STATEMENT

Property Tax Fee on Median Valued Homestead			
2024 Rate vs 2025 Proposed Rate vs 2025 Adopted Rate vs 2025 No New Revenue Rate			
	Rate per \$100 of Value	Median-Value Homestead Property	Tax Due
2024 Adopted Rate	0.7595000 per \$100	\$207,084.00	\$1,572.80
2025 Proposed Rate**	0.7595000 per \$100	\$222,093.00	\$1,686.80
2025 Adopted Rate	0.7590000 per \$100	\$222,093.00	\$1,685.69
2025 No New Revenue Rate	0.7858543 per \$100	\$222,093.00	\$1,745.33

*****The 2025 tax year property tax rate listed above as the "2025 Proposed Rate" was adopted on August 18, 2025, and is currently in effect. The information provided above is required by State law. The agenda discussion posted for this meeting is a preliminary discussion regarding projected revenues and expenses necessary to begin and proceed with the***

preparation of a budget for Fiscal Year 2026-2027 as required by law. In accordance with State law, information necessary for the City to provide a proposed 2026 tax rate will be available from Kaufman County Appraisal District (KCAD) on or before July 25, 2026; however, when a proposed budget has been prepared and the City has received the KCAD information necessary to provide a proposed 2026 tax year rate, the table above will be updated with information regarding the 2026 tax year proposed rate, and a proposed budget will be posted online and accessible from the City of Kaufman homepage at www.kaufmantx.org.

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 TUESDAY, JULY 21, 2026, 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.