



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, AUGUST 17, 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 Kings Fort Villas.
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.**

RECOGNITION

3. Business of the Month - Eleanor's Coffee Shop

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the July 27, 2026, Work Session and Regular City Council Meeting.
5. Consider and take appropriate action on the minutes from the August 3, 2026, City Council Budget Work Session.

6. Consider and take appropriate action regarding rescheduling the November 23, 2026, Regular City Council Meeting to Monday, November 16, 2026, due to Thanksgiving, and the December 28, 2026, Regular City Council Meeting to Monday, December 14, 2026, due to Christmas.
7. Consider and take appropriate action on an engagement letter with YWRD, P.C. to conduct audit services for the City of Kaufman for the year ended September 30, 2026; and authorize the Mayor or his designee to execute the necessary documents.
8. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the surveying, landscape architecture, and engineering services for the design of Kings Fort Park Improvements at Kings Fort Park; and authorizing the Mayor or his designee to execute necessary documents.
9. Consider and take appropriate action on Resolution R-14-26, 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 2026 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.

END OF CONSENT AGENDA

PUBLIC HEARING

10. Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2026-2027 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-17-26).
11. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2026 property tax rate of \$.7590000 per \$100 of assessed valuation (Ordinance No. O-18-26).

DISCUSSION/ACTION ITEMS

12. 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)
13. 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)

14. Consider and take appropriate action on a Site Plan for the Kings Fort Villas, a property 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)
15. Consider and take appropriate action on a Replat for the Harmony Bank, a property located at 815 Kings Fort Parkway, on Lot 3R of Block F of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 24066) (Case No: RP-02-26)
16. Consider and take appropriate action on a Replat of the K.I.S.D Early Childhood Center Addition, a property located at 1605 Rand Road, on Lot 1 of Block 1 of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County, Texas. (Property ID 16827) (Case No: RP-03-26)
17. Consider and take appropriate action regarding Ordinance O-17-26, 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 2026-2027 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.
18. Consider and take appropriate action regarding Ordinance O-18-26, 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 2026 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.
19. Consider and take appropriate action on Resolution R-13-26, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2026-2027 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.
20. Consider and take appropriate action on Ordinance O-19-26, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-26-25 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.

APPOINTMENT

21. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2028.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:
 - a. Discussion Items Report (DIR)
 - b. STAR Transit Ridership Report - July 2026
 - c. Careflite Compliance Report - July 2026
 - d. Fire Department Monthly Report - July 2026
 - e. Police Department Monthly Report - July 2026
 - f. Development Services Monthly Report - July 2026
 - g. 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

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.
25. Receive an update regarding the Enclave infrastructure and provide input to the City Staff.

ADJOURNMENT

TAXPAYER IMPACT STATEMENT

Property Tax Fee on Median Valued Homestead			
2025 Adopted Rate vs 2025 No New Revenue Rate vs 2026 Proposed Rate vs 2026 No New Revenue Rate			
	Rate per \$100 of Value	Median-Value Homestead Property	Tax Due
2025 Adopted Rate	\$0.7590000 per \$100	\$236,563.00	\$1,795.51
2025 No New Revenue Rate	\$0.7858543 per \$100	\$236,563.00	\$1,859.04
2026 Proposed Rate	\$0.7590000 per \$100	\$235,967.00	\$1,790.99
2026 No New Revenue Rate	\$0.7179567 per \$100	\$235,967.00	\$1,694.14

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, AUGUST 11, 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.