

MINUTES

Regular City Council
Meeting City of Post
Oak Bend, Texas

Date/Time: Tuesday, September 9, 2025, at 7:00 p.m.
Location: City Hall – 1175 CR 278, Kaufman, Texas 75142

Mayor – Billy McMahan

Council Member – Tom Rogers

Council Member – Mike Parker

Council Member – Chris Cox

Council Member – Kara Johnson

Council Member – Jason Oliver

City Administrator/City Secretary – Jana Shelton

AGENDA ITEMS

1. Call to Order, Invocation, & Pledges of Allegiance-

Mayor McMahan opened the meeting at 7:00 p.m. Mayor McMahan led the Pledges and offered the invitation.

2. Roll Call-

All Council Members were present at the meeting.

3. Citizen Comments:

No Citizens appeared to speak to the Council.

4. Approval of Minutes

• Regular Meeting, August 12, 2025-

Council Member Cox made a motion to approve the Minutes of August 12, 2025. Council Member Parker seconded the motion. The motion carried with a unanimous vote of the Council.

5. Mayor's Report-

Mayor McMahan referred to the City Administration Report.

6. City Administrator Report-

Permits Issued:

-5654 Klassic K Farm (Lot #3) Rueben Pacheco, Owner, Building Plans have been approved and Building permit issued.

-2283 CR 280 Susan Hardaway, owner, Building Plans have been approved and Building Permit issued.

--1632 CR 278, Michelle Frazier, owner, Culvert Permit issued.

-1604 CR 280, Thomas Andrew permit issued to build shed.

-Post Oak Grocery Store, I had a meeting with the owners and gave her paperwork for a remodel on the building next to the store.

-Budget work completed.

-Work completed on amending Ordinance 22 and 25.

-New Impact Fees added to Building Packets.

-COVID Grant Money Reporting:

-Complete. Waiting for a decision from the State regarding the use of Grant money

Road Projects:

-Currently we have the Drainage Project on CR 279 in progress

-Council Member Mike Parker reported "Commissioner Crowe stated he will help with Meadow Lane for \$9,000.00. That is the city purchasing the material. The labor will be Free. The is to grind up and put down new Seal Coat."

-Repairing Potholes Contract with Kaufman is also current.

-Received Building permit from Telephone Solutions, Ryan Steinbrook, 17350 State HWY 249, Houston, Texas. 972-346-8220. I sent a ROW Permit form for them to complete. They are going to do repairs for Open Infra.

7. Financial Report:

- **August 2025-**
-

The City Administrator reviewed the financial report with the Council.

8. Presentation by Scott Campbell, City Engineer, Velvin, and Weeks, of proposed new City Maps-

Mr. Campbell, City Engineer, presented new maps for the Council to review. The Council asked for revisions of the maps to include pipelines and gas lines if possible. Other revisions will be made to the maps and sent to the Council for review.

9. Public Hearing: to consider public input on the proposed Fiscal Year 2025-2026 Budget for the City of Post Oak Bend-

The Public Hearing was opened at 7:16 p.m. The budget was reviewed. The Public Hearing was closed at 7:21 p.m.

10. Discuss and consider adopting the Fiscal Year 2025-2026 Budget for the City of Post Oak Bend-

Council Member Oliver made a motion to amend the budget by adding \$4,000.00 to Revenue Impact Fees and increasing Road Projects expense by \$4,000.00. Council Member Oliver also increased the salary of the City Administrator by 3.5 percent. Council Parker seconded the motion. The motion carried with a full vote of the Council.

11. Public Hearing: on amending Ordinance No. 22 an Ordinance of the City of Post Oak Bend adopting Zoning Regulations-

The Public Hearing was opened at 7:22 p.m. Discussion was held on the changes presented. The Public hearing was closed at 7:25 p.m.

12. Discuss and consider adopting Ordinance Number 43, an Ordinance of the City of Post Oak Bend, Texas, amending Ordinance Number 22 adopting the City's Comprehensive Zoning Ordinance to amend Section 11 regarding the lot area of Residential Single Family lots; providing for a penalty; providing for the repeal of all ordinances in conflict; providing a severability clause; providing a savings clause; and providing for publication and an effective date-

Council Member Oliver made a motion to adopt Ordinance Number 43. Council Member Cox seconded the motion. The Council voted unanimously to adopt Ordinance Number 43.

13. Public Hearing: on amending Ordinance No. 25, an ordinance of the City of Post Oak Bend adopting Subdivision Regulations-

The Public Hearing was opened at 7:30 p.m. Amendments to the Ordinance were discussed. The Public Hearing was closed at 7:39 p.m.

14. Discuss and consider adopting Ordinance Number 44, an Ordinance of the City of Post Oak Bend, Texas, amending Ordinance Number 25 adopting the City's Subdivision Regulations to amend Article Four to add a Traffic Study requirement and to amend article six regarding density as related to onsite public sewage; providing for a penalty; providing for the repeal of all Ordinances in conflict; providing a severability clause; providing a savings clause; and providing for publication and an effective date-

Council Member Rogers made a motion to adopt Ordinance Number 44. Council Member Parker seconded the motion. The motion carried with a unanimous vote of the Council.

15. Review and consider amendments to the Interlocal Agreement with Kaufman County on Extraterritorial Jurisdiction Regulations (ETJ)-

Council Member Oliver requested the City Administrator communicate with Kaufman County Development Services regarding whether the County would consider amending the ETJ Agreement to reflect the stricter regulations when it comes to the City's ETJ.

16. Discuss and consider appointing a committee to develop a City of Post Oak-Bend Comprehensive Plan-

The Council would like to create a Comprehensive Plan and appoint a citizen/Council committee. A notice will be placed on Facebook to ask for participation.

17. Update road repairs include Klassic K Farm Road, Angelina Drive, and Kandy Lane. -

The Council discussed repairs needed and obtaining cost estimates.

18. Discuss and consider repairs for Meadow Lane-

Council Member made a motion to approve \$9,000.00 in cost to repair Meadow Lane. Council Member Rogers seconded the motion. The motion carried with a unanimous vote of the Council.

19. Update on the repairs needed by Open Infra LLC-

Council Member Rogers reported that Atmos. has approved changes A new application has been submitted to renew permit, but it was not in Open Infra's name.

20. Discuss City of Post Oak Bend Fall Festival-

Johnson stated that a date will be set and will contact Stephanie Hill and schedule a date for committee to meet.

21. Discuss and consider Agenda Items for the next Council meeting-

- Kaufman ETJ
- Road Repair Updates
- Appoint a Comprehensive Plan Committee
- Open Infra Update
- Fall Festival Update

22. Adjourn-

Council Member Oliver made a motion to adjourn the meeting at 8:12 p.m. Council Member Cox seconded the motion. The motion carried with a unanimous vote of the Council.

Approved by:

Billy McMahan

Billy McMahan, Mayor

Attest:

Jana Dee Shelton

Jana Shelton, City Secretary