AGENDA
MONDAY, AUGUST 21, 2023
WORK SESSION – 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

This meeting will be held using videoconferencing/teleconferencing technology with public access via:
WWW.ZOOM.US/JOIN OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304

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. Presentation and discussion regarding an update on the City of Kaufman's website redesign.

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- The Mercantile on Grove

4. Life-Saving Award- Eric Gutierrez

5. Police Department Promotions

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the July 24, 2023, Work Session and Regular City Council Meeting.

7. Consider and take appropriate action on the minutes from the August 7, 2023, Special City Council Meeting and Budget Work Session.

8. Consider and take appropriate action on Resolution R-23-23, 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 2023 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.

9. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for paving, drainage, water, and sanitary sewer line improvements for Royal Drive and Crestview Drive Reconstruction; and authorizing the Mayor or his designee to execute necessary documents.

10. Consider and take appropriate action on an expenditure of $140,000.00 in regard to the construction of an outdoor fitness court as part of the 2023 National Fitness Campaign Grant.

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2023-2024 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-17-23).

12. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2023 property tax rate of $.7600000 per $100 of assessed valuation (Ordinance No. O-18-23).

13. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-19-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-53)** to allow the **sale of alcoholic beverages in conjunction with a restaurant** on an approximate 1.162-acre tract of land (Property ID 191050) located at **1917 S. Washington St.** on Lot 1 of Block 1 of Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas and approving the Site Plan for the property to be zoned Commercial with SUP-53. The property is currently zoned Commercial (C). (Case No. Z-04-23)

    a. Presentation

    b. Public Hearing

    c. Consider and take appropriate action on Ordinance O-19-23

14. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-20-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-54)** to allow **portable buildings sales (outdoor display) and light manufacturing and assembly processes** on an approximate 5.00-acre tract of land (Property ID 375) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas, located at **3458 E. Highway 175** and approving the Site Plan for the Property to be zoned as Highway Commercial with SUP-54. The property is zoned Commercial (C). (Case No. Z-05-23)

    a. Presentation

    b. Public Hearing

    c. Consider and take appropriate action on Ordinance O-20-23

15. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-21-23, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **10.282-acre** tract of land (Property ID 9366 & 9380) out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, from Agricultural/Open District (A-O) and Single-Family Residential District-10 (SF-10) to **Planned Development District-24 (PD-24) for a church and associated uses**, said property being located at **27 Oak Creek Dr.** (Case No. Z-06-23)

    a. Presentation

    b. Public Hearing

    c. Consider and take appropriate action on Ordinance O-21-23

DISCUSSION/ACTION ITEMS

16. Consider and take appropriate action on the **Land Study and Preliminary Plat of Highland Meadows**, which will create 435 single-family residential lots, 1 fire station lot, 21 open space lots, and right-of-way on 106.417 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2268, 2269, 2270, 2278, and 11497). (Case No. PP-04-23)

17. Consider and take appropriate action on the **Site Plan of Steve's Diesel Addition,** being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. (Case No. SP-05-23)

18. Consider and take appropriate action on the **Final Plat of Lot 1, Block 1 of Steve's Diesel Addition,** being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-07-23)

19. Consider and take appropriate action on the **Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2,** being a tract of land containing 4.09 acres (Property ID 49003 & 187999), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 & 3260 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-05-23)

20. Consider and take appropriate action on the **Site Plan of Rent-A-Center,** situated on 1.08 acres (Property ID 49003) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located at 3250 E. U.S. Highway 175. (Case No. SP-03-23)

21. Consider and take appropriate action on the **Final Plat of TLH Business Park, Block 1, Lot 1,** being a tract of land containing 1.08 acres (Property ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 East Highway 175. The Final Plat is for 1 non-residential lot. (Case No. FP-06-23)

22. Consider and take appropriate action on the **Site Plan of Jiffy Lube,** situated on 1.214 acres (Property ID 202752) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. (Case No. SP-07-23)

23. Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4,** being a tract of land containing 1.214 acres (Property ID 202752), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-10-23)

24. Consider and take appropriate action on the **Five Points Facilities Agreement** between the City and Cope Equities, LLC, for the installation of public improvements and facilities within the Five Points development; and authorizing the Mayor or designee to execute necessary documents.

25. Consider and take appropriate action regarding a standard **Professional Services Agreement** form to be used with development projects to require the developer/property owner to pay the fees for professional services provided by the City of Kaufman and its third-party consultants for negotiating and processing development agreements and related applications; and authorizing the City Manager to execute such document as needed for projects.

26. Consider and take appropriate action regarding Ordinance O-17-23, 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 2023-2024 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.

27. Consider and take appropriate action regarding Ordinance O-18-23, 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 2023 at the rate of $0.7600000 per one hundred dollars ($100.00) assessed value on all taxable property within the corporate limits of the City of Kaufman, Texas as of January 1, 2024; 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.

28. Consider and take appropriate action on Ordinance O-22-23, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-35-22 and amending Section A8.002, "Water Rates", 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.

29. Consider and take appropriate action on Resolution R-26-23, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Four within the City of Kaufman, Texas, on an approximate 106.417 acres of land generally located within the city limits of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing; and providing an effective date. (Highland Meadows)

APPOINTMENT

30. 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 2025.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

31. Receive an update and discussion regarding the following:

a. Discussion Items Report (DIR)

b. STAR Transit Ridership Report- July 2023

c. Careflite Compliance Report- July 2023

d. Fire Department Monthly Report- July 2023

e. Police Department Monthly Report- July 2023

f. Development Services Monthly Report- July 2023

g. 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 5:30 P.M. ON FRIDAY, AUGUST 18, 2023, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

Jessie Hanks

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).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE**

VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING WWW.ZOOM.US/JOIN OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 883 6927 8412 PASSWORD: 562304

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.

Meeting Date: 8/21/2023 | **Date: 08/02/2023** | **Item #: 6.** | **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the July 24, 2023, Work Session and Regular City Council Meeting.

BACKGROUND:

See the attached minutes.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of the minutes from the July 24, 2023, Work Session and Regular City Council Meeting.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JULY 24, 2023
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 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Lisa Parker, 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 Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Human Resources Coordinator Sharna Ellis, Fire Chief Ronnie Davis, and Police Chief Les Edwards.

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. Discuss the Proposed Fiscal Year 2023-2024 City of Kaufman Budget, valuations, and impact on tax rate and provide directions to Staff.

Mr. Holder outlined the proposed health insurance plans for the city and the effect of the increased rates on the budget for fiscal year 2023- 2024. There were discussions about the proposed adjustments to the city's contributions to employee health insurance, the city's health insurance provider, the employee retention aspect of providing full covered health insurance for city employees.

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

Mr. Holder briefly reviewed items on the consent agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:17 PM.

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 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Lisa Parker, 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 Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Human Resources Coordinator Sharna Ellis, Fire Chief Ronnie Davis, and Police Chief Les Edwards.

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.**

David Wooldridge, 905 Royal Dr., Kaufman, Texas, 75142, stated he owns a building at 34 and 243. He requested the council address the number of trees located in front of his buildings. He claimed they blocked the line of sight to the building located at the corner.

RECOGNITION

3. Business of the Month - CareVide

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Kaufman Chamber of Commerce CEO, presented and recognized CareVide as the July Business of the Month.

4. Proclamation - National Health Center Week - August 6-12

Mayor Jordan proclaimed the week of August 6 through 12 as National Health Center Week.

5. Assistant City Manager - Rachel Balthrop Mendoza

Mr. Holder introduced Rachel Balthrop Mendoza as the City of Kaufman's new Assistant City Manager. He gave a brief background on her work history and expressed his excitement for the skills and knowledge she brings to the team.

6. ICMA Credentialed Manager Recognition - City Manager

Mayor Jordan recognized Mr. Holder for achieving the ICMA Credentialed Manager Recognition.

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the June 26, 2023, Work Session and Regular City Council Meeting.

8. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, August 28, 2023, to Monday, August 21, 2023.

9. Consider and take appropriate action to reschedule the Regular City Council Meeting set for

Monday, November 27, 2023, to Monday, November 20, 2023, and the Regular City Council Meeting set for Monday, December 25, 2023, to Monday, December 18, 2023.

10. Consider and take appropriate action on Resolution R-19-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Shannon Park; and establishing the warranty period for the public improvements.

11. Consider and take appropriate action on Resolution R-20-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Melody Circle; and establishing the warranty period for the public improvements.

12. Consider and take appropriate action on Resolution R-21-23, 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 14, 2023, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2023 Kaufman Harvest Fest Parade; and providing for an effective date.

13. Consider and take appropriate action on Resolution R-22-23, 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 14, 2023, from 5:00 a.m. until 11:59 p.m. for the 2023 Kaufman Harvest Fest Event; and providing an effective date.

14. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for NE Utilities – Water Line Improvements; and authorizing the Mayor or his designee to execute necessary documents.

15. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for Drainage Improvements near Phillips Elementary School.; and authorizing the Mayor or his designee to execute necessary documents.

Mayo Pro-Tem Phillips made a motion to approve consent agenda items 7 through 15 as presented. The motion was seconded by Councilmember Borders and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARINGS

16. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-12-23, an ordinance of the City Council of the City of Kaufman, Texas, annexing the hereinafter described property of approximately 0.491 acres, generally located on the south side of SH 243 at Ola Road (portions of Property IDs 2268, 2278, and 11497), situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, into the City of Kaufman, Kaufman County, Texas and extending the boundary limits of said City so as

to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-02-23)

a. Presentation

Mr. Bogda informed the Council that in March 2023,105.923 acres adjacent to the subject property was annexed and zoned to accommodate the Highland Meadows development. He explained the subject property, consisting of 0.491 acres, was not under the developer's control at the time of annexation and zoning, but was necessary in order to accommodate the primary access to the development, as well as entryway features and utilities. He stated that now that the subject property has been acquired by the developer and the developer is moving forward with a preliminary plat for the development, the developer requests annexation of the subject 0.491 acres into the City. He added that the preliminary plat is expected to be considered in August 2023. He recommended that prior to or concurrent with the final plat of Phase 1 of the development, staff will recommend the expansion of PD-23 to include the subject property.

b. Public Hearing

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

c. Consider and take appropriate action on Ordinance No. O-12-23

Councilmember Borders made a motion to approve Ordinance No. O-12-23, Case No. A-02-23, a petition requesting annexation by the landowner, Bill Wait of Kaufman One WW LLC, for approximately 0.491 acres, generally located on the south side of SH 243 at Ola Road (portions of Property IDs 2268, 2278, and 11497), and the Written Services Agreement. The motion was seconded by Councilmember Parker and passed 7/0.

DISCUSSION/ACTION ITEMS

17. Presentation and discussion regarding an update on South Pointe development, City Lakes Park Improvement project, and Kings Fort Park Improvement Project and provide any necessary direction to Staff.

Mr. Slye gave a presentation and update to the Council regarding the South Pointe Development, City Lakes Park Improvements, and Kings Fort Park Improvements. He reviewed the various public improvement projects that will occur at South Pointe. He outlined the schedules for City Lake Park and Kings Fort Park Improvements. He informed the Council about the TPWD grant funding updates.

18. Presentation and discussion regarding an overview of Section 3 in relation to the TxCDBG Grant No. CDV21-0088 and provide any necessary direction to Staff.

Ms. Mendoza gave a presentation regarding an overview of Section 3 in relation to the TxCDBG Grant No. CDV21-0088.

19. Consider and take appropriate action on Ordinance O-13-23, an Ordinance of the City Council

of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2023-2024 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 providing the 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")

Josh Arendt, Senior Vice President with Municap, Inc., presented the Annual Service Plan Update and Assessment Roll for 2023-2024 for Kaufman PID #1 (Georgetown at Kings Fort).

Councilmember Borders made a motion to approve Ordinance O-13-23, accepting and approving an Annual Service Plan Update and Assessment Roll 2023-2024 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 providing the 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. The motion was seconded by Councilmember Parker and passed 7/0.

20. Consider and take appropriate action on Ordinance O-14-23, an ordinance of the City Council of the City of Kaufman, Texas, approving a Service and Assessment Plan and assessment roll for authorized improvements for the Kaufman Public Improvement District No. 2 for an approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III; making a finding of special benefit to certain property in the District; levying assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments; providing penalties and interest on delinquent assessments; providing for severability and providing an effective date. ("Prairie Creek Phase 3")

Josh Arendt, Senior Vice President with Municap, Inc., presented the Annual Service Plan Update and Assessment Roll for 2023-2024 for Kaufman PID #2 (Prairie Creek Phase 3).

Councilmember Parker made a motion to approve Ordinance O-14-23, accepting and approving a Service and Assessment Plan and assessment roll for authorized improvements for the Kaufman Public Improvement District No. 2 for an approximate 17.48 acres of real property identified as Prairie Creek Estates Phase III; making a finding of special benefit to certain property in the District; levying assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments; providing penalties and interest on delinquent assessments; providing for severability and providing an effective date. The motion was seconded by Councilmember Nelson and passed 7/0.

21. Consider and take appropriate action on an interlocal cooperative agreement for Kaufman

Public Improvement District No. 2 Assessment Collection between the City of Kaufman, Texas, and Kaufman County, Texas; and authorizing the Mayor or his designee to execute necessary documents.

Mr. Holder outlined the purpose of the proposed interlocal agreement for the collection of assessments for Kaufman PID #2.

Mayor Pro-Tem Phillips made a motion to approve an interlocal cooperative agreement for Kaufman Public Improvement District No. 2 Assessment Collection between the City of Kaufman, Texas, and Kaufman County, Texas; and authorizing the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 7/0.

22. Consider and take appropriate action on Ordinance O-15-23, an ordinance of the City Council of the City of Kaufman, Texas, providing for the issuance and sale of the City of Kaufman, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023 in the amount of $9,500,000.00 to fund all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iii) acquiring, constructing, installing and equipping improvements to the City's stormwater and drainage system; and (iv) legal, fiscal and engineering fees in connection with such projects; and ordaining other matters relating to the subject.

Nick Bulaich, Managing Director of Hilltop Securities Inc., informed the Council about the rating reports and financial obligations for the issuance of these combination tax a revenue certificates of obligations.

Councilmember Gillenwater made a motion to approve Ordinance O-15-23, Combination Tax and Revenue Certificates of Obligation, Series 2023 in the amount of $9,500,000.00 to fund all or a portion of the City's contractual obligations incurred in connection with (i) acquiring, constructing, and equipping additions, improvements, extensions, and equipment for the City's waterworks and sewer system; (ii) constructing, reconstructing and improving streets, roads, and sidewalks, including related drainage, utility relocation, signalization, landscaping, lighting and signage; (iii) acquiring, constructing, installing and equipping improvements to the City's stormwater and drainage system; and (iv) legal, fiscal and engineering fees in connection with such projects; and ordaining other matters relating to the subject. The motion was seconded by Councilmember Borders and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

23. Receive an update and discussion regarding the following:

    a. Budget Workshop- August 7th at 6 pm

    b. Discussion Items Report (DIR)

    c. STAR Transit Ridership Report- June 2023

    d. Careflite Compliance Report- June 2023

e. Fire Department Monthly Report - June 2023

f. Police Department Monthly Report- June 2023

g. Development Services Monthly Report- June 2023

h. Monthly Calendars Attached

Mr. Holder gave the Council an update on the above-stated items.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:49 PM.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

Meeting Date: 8/21/2023 | **Date: 08/02/2023** | **Item #: 7.** | **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the August 7, 2023, Special City Council Meeting and Budget Work Session.

BACKGROUND:

See the attached minutes.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of the minutes from the August 7, 2023, Special City Council Meeting and Budget Work Session.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, AUGUST 7, 2023
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

SPECIAL CITY COUNCIL MEETING

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 Special City Council meeting to order at 6:03 PM. Councilmembers present were Jeff Jordan, Lisa Parker, Quattro Borders, Charles Gillenwater, Ashlea Longenecker, Matt Phillips, and Jason Nelson. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Supervisor Lajohnna Wells, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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.**

No comments were given.

DISCUSSION/ACTION ITEMS

1. Consider and take appropriate action on Ordinance O-16-23, an ordinance of the City Council of the City of Kaufman, approving the 2023 Certified Property Tax Values for the City of Kaufman, Texas.

Councilmember Gillenwater made a motion to approve Ordinance O-16-23, an ordinance of the City Council of the City of Kaufman, approving the 2023 Certified Property Tax Values for the City of Kaufman, Texas as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

2. Consider and take appropriate action on a proposed, not to exceed Property Tax Rate of **$0.767960,** calling for a public hearing on the proposed tax rate for Monday, August 21, 2023, 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 21, 2023, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

Mayor Pro-Tem Phillips made a motion to approve a proposed, not to exceed Property Tax Rate of $0.7679760, calling for a public hearing on the proposed tax rate for Monday, August 21, 2023, 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 21, 2023, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Parker and passed 7/0.

3. Consider and take appropriate action on setting the date, time, and place for a public hearing regarding the City's Fiscal Year 2023-2024 Budget, for Monday, August 21, 2023, 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 2023-2024 Budget for Monday, August 21, 2023, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

Councilmember Borders made a motion to set the date, time, and place for a public hearing regarding the City's Fiscal Year 2023-2024 Budget, for Monday, August 21, 2023, 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 2023-2024 Budget for Monday, August 21, 2023, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Parker and passed 7/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the Special City Council meeting at 6:09 PM.

BUDGET 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.

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 Budget Work Session to order at 6:09 PM. Councilmembers present were Jeff Jordan, Lisa Parker, Quattro Borders, Charles Gillenwater, Ashlea Longenecker, Matt Phillips, and Jason Nelson. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Supervisor Lajohnna Wells, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

4. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2023-2024 City of Kaufman Budget.

Mr. Holder gave an overview of the current adopted budget, and a 5 year look back on the city's previous budgets. There were discussions regarding the tax rate calculations, the tax rate history, and the proposed tax rate. He reviewed the proposed FY24 operations increase for the general fund. He informed the Council about the proposed water and sewer rates increase for FY24. There were discussions regarding the city's support for local non-profits, funds for public arts, and the enhanced

right-of-way mowing program.

Mayor Jordan recessed the work session at 7:09 PM. Mayor Jordan reconvened the work session at 7:15 PM.

Mr. Holder reviewed the pay scale increase for the fire department. There were discussions on new personnel positions, a policy for maxed-out employees, and personnel requests from the City Manager's Action Committee. He outlined the capital requests, capital improvement projects, and the comprehensive plan. He summarized the discussion and budget requests.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the Budget Work Session at 7:50 PM.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

Meeting Date: 8/21/2023 **Date: 08/02/2023** **Item #: 8.** **Dept.: Administration**

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-23-23, 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 2023 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.

BACKGROUND:

This is a resolution allowing for the approval of the negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2023 rate review mechanism filing. The Atmos Cities Steering Committee has recommended that the City of Kaufman approve the settlement.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Resolution R-23-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

August 2, 2023

MODEL STAFF REPORT FOR RESOLUTION OR ORDINANCE

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about March 31, 2023, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2022, entitled it to additional system-wide revenues of $165.9 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $156.1 million, $113.8 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $130.9 million instead of the claimed $156.1 million.

After several settlement meetings, the parties have agreed to settle the case for $142 million. This is a reduction of $23.9 million to the Company's initial request. This includes payment of ACSC's expenses. The settlement also includes an additional $19.5 million for the securitization regulatory asset expenses related to Winter Storm Uri. This was previously approved by the Texas Legislature and Railroad Commission. The Effective Date for new

rates is October 1, 2023. ACSC members should take action approving the Resolution/Ordinance before September 30, 2023.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance will generate $142 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $6.47 on a monthly basis, or 7.31%. The increase for average commercial usage will be $24.72 or 5.19%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM.

Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2023, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	$42.62	-
DARR:	$42.55	($0.07)
ATM Cities:	$44.39	$1.77
Environs:	$44.27	$1.65

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $142 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.

10. This section provides for an effective date upon passage.

11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $165.9 million in additional system-wide revenues, the RRM settlement at $142 million for ACSC members reflects substantial savings to ACSC cities. Settlement at $142 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before September 30, 2023. New rates become effective October 1, 2023.

RESOLUTION NO. R-23-23

A RESOLUTION OF THE CITY COUNCIL 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 2023 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 ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING 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.

WHEREAS, the City of Kaufman, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP")

process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about March 1, 2023, Atmos Mid-Tex filed its 2023 RRM rate request with ACSC Cities based on a test year ending December 31, 2022; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2023 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $142 million on a system-wide basis with an Effective Date of October 1, 2023; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications; and

WHEREAS, the RRM Tariff includes Securitization Interest Regulatory Asset amount of $19.5 million;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $142 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2023 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $142 on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2023 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after September 30, 2023.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 21st DAY OF AUGUST, 2023.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

Meeting Date: 8/21/2023 **Date: 08/09/2023** **Item #: 9.** **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for paving, drainage, water, and sanitary sewer line improvements for Royal Drive and Crestview Drive Reconstruction; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

This item would approve a Professional Services Agreement in the amount of $510,000.00 with Teague Nall and Perkins (TNP) to provide the Surveying, Civil Engineering, and Construction Admin for paving, drainage, water, and sanitary sewer line improvements for Royal Drive and Crestview Drive Reconstruction.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of a proposal for professional services from Teague Nall & Perkins for the Surveying, Civil Engineering, and Construction Admin for paving, drainage, water, and sanitary sewer line improvements for Royal Drive and Crestview Drive Reconstruction; and authorizing the Mayor or his designee to execute necessary documents.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

AUTHORIZATION FOR PROFESSIONAL SERVICES

PROJECT NAME: **City of Kaufman**
Royal Drive and Crestview Drive Reconstruction
Paving, Drainage, Water and Sanitary Sewer
Kaufman, Texas

TNP PROJECT NUMBER: _____

CLIENT: **City of Kaufman**
Attn: Mike Holder, City Manager

ADDRESS: **209 S. Washington Street**
Kaufman, Texas 75142
972.932.2216

City of Kaufman (CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (CONSULTANT) to perform the following services:

Article I

SCOPE OF BASIC SERVICES:

Provide Surveying, Civil Engineering and Construction Admin for **Paving, Drainage, Water and Sanitary Sewer Improvements for Royal Drive and Crestview Drive Reconstruction.** A detailed scope of services is included as Attachment 'A' and is made a part hereto.

Article II

COMPENSATION: Compensation will be based on the following:

1. **BASIC SERVICES:** The CLIENT agrees to pay the CONSULTANT **a fixed fee as shown below:**

ROYAL DRIVE (PHILLIPS CIRCLE TO MAIN STREET)

Street Improvements
Topographic Survey: Fifteen Thousand Dollars ($15,000);
Engineering: Eighty-Five Thousand Dollars ($85,000);
Construction Administration: Twenty-Five Thousand Dollars ($25,000)

Drainage Improvements
Topographic Survey: Eight Thousand Dollars ($8,000);
Engineering: Thirty Thousand Dollars ($30,000);
Construction Administration: Fifteen Thousand Dollars ($15,000)

Water Improvements
Topographic Survey: Six Thousand Dollars ($6,000);
Engineering: Twenty-Five Thousand Dollars ($ 25,000);
Construction Administration: Ten Thousand Dollars ($10,000)

Sanitary Sewer Improvements

Topographic Survey: Six Thousand Dollars ($6,000);
Engineering: Twenty-Five Thousand Dollars ($ 25,000);
Construction Administration: Ten Thousand Dollars ($10,000)

CRESTVIEW DRIVE (9TH STREET TO MAIN STREET)

Street Improvements
Topographic Survey: Fifteen Thousand Dollars ($15,000);
Engineering: Eighty-Five Thousand Dollars ($85,000);
Construction Administration: Twenty-Five Thousand Dollars ($25,000)

Drainage Improvements
Topographic Survey: Eight Thousand Dollars ($8,000);
Engineering: Twenty-Five Thousand Dollars ($25,000);
Construction Administration: Ten Thousand Dollars ($10,000)

Water Improvements
Topographic Survey: Six Thousand Dollars ($6,000);
Engineering: Twenty-Five Thousand Dollars ($ 25,000);
Construction Administration: Ten Thousand Dollars ($10,000)

Sanitary Sewer Improvements
Topographic Survey: Six Thousand Dollars ($6,000);
Engineering: Twenty-Five Thousand Dollars ($ 25,000);
Construction Administration: Ten Thousand Dollars ($10,000)

BASIC SERVICES as outlined and according to **Attachment 'A'**.

2. **REIMBURSABLE EXPENSES** will consist of submittal and application fees. All submittal fees and application fees will be paid for by the CONSULTANT as necessary to expedite submittals. Standard Rates for reimbursable expenses are identified in Attachment 'C'.

3. **ADDITIONAL SERVICES: ADDITIONAL SERVICES** shall be any service provided by the CONSULTANT which is not specifically included in **BASIC SERVICES** as defined. **ADDITIONAL SERVICES** shall include, but shall not be limited to:

a.) Subcontract charges not described in **BASIC SERVICES** or Attachment 'A';
b.) SUE Services;
c.) Preliminary or Final Plat;
d.) Zoning and Annexation services;
e.) Environmental Assessments;
f.) Storm Water Pollution Prevention Plan (SWPPP) – Erosion Control is Included;
c.) Preparation of Easements or ROW documents;
d.) Preparation of Encroachment or Access Agreement;
e.) Franchise Utility Extensions or Relocations;
f.) Offsite Public Utility Extensions (Water, Sanitary Sewer, and/or Storm Drainage);
g.) Traffic Impact Analysis;
h.) Water or Sanitary Sewer Study/Modeling;
i.) Evaluation of Existing Water System;
j.) Abstract Services or Easement Research;
k.) LEED Certification Design;
l.) Courtyard Detailing;
m.) Playground Design;
n.) Site Lighting;
o.) Screen Wall Design;

p.) Construction Staking;
q.) Landscape & Irrigation Design/Plans

ADDITIONAL SERVICES shall be considered additional work and shall be reimbursed at standard TNP hourly rates or TNP standard rates for items provided in-house, or direct expenses times a multiplier of 1.10 for non-labor, subcontract or mileage items.

Article III

SCHEDULE: The proposed services shall begin within 10 working days of authorization to proceed. Notwithstanding any other term or provision to the contrary, the date of notice to proceed shall be ten (10) days following the date of Client execution of this Agreement unless other written notice is provided by CLIENT to CONSULTANT.

Article IV

CONTRACT PROVISIONS: Contract provisions are attached hereto as Attachment 'B' and made a part hereof Articles - See Attached - "Additional Provisions".

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until an executed copy of this contract is received by CONSULTANT. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT for the services indicated.

Approved by CLIENT:	Accepted by:
City of Kaufman	**Teague Nall and Perkins, Inc.**
By: _____	By: *Michael S. Wilson, P.E.*
Title: _____	Title: Principal
Date: _____	Date: August 15, 2023

ATTACHMENT 'A'
ITEMIZED SCOPE OF SERVICES

Project scope will include the topo survey, engineering design & construction administration of all improvements.

The improvements will include the reconstruction of the paving to street sections determined by the City staff, drainage improvements based on the City's current drainage criteria as well as replacement and upgrades to the water and sanitary sewer as developed by the staff.

The approximate limits of the proposed improvements are shown on Attachment 'D'.

TOPOGRAPHIC SURVEY

1. Establish horizontal control points as needed throughout the project. The basis of bearings will be the Texas Coordinate System of 1983 (North Central Zone; NAD83 (2011) Epoch 2010).
2. Title research and deeds obtained of the subject property.
3. An investigation of boundary markers/corners will be made on the subject property.
4. A boundary analysis of the property will be made by a Registered Professional Land Surveyor to establish the property boundary.
5. A Property base will be prepared showing boundary lines for design.
6. Establish vertical benchmarks as needed throughout the project.
7. The visible improvements such as curbs, walks, fences, buildings, signs, etc. will be located and shown on the survey.
8. Visible utilities such as power poles, manholes and valves will be located.
9. The property lines identified by the Boundary Verification will be incorporated into the topo.
10. Invert information will be collected for Storm Utilities and Sanitary Sewer Utilities if present on site.
11. Location, species, common name, and trunk diameter of trees over 6-inches in caliper and/or the outline of heavily wooded areas.
12. Survey limits will extend to the curb line on adjacent streets and include spot elevations on a 50-foot grid.
13. Coordinate with Texas 811 (Digtess) a to mark and locate utilities along the topo limits.

Deliverable = Existing Property Base and Topographic drawing in digital format showing 1foot contour intervals and the items listed above for design purposes. Data will be delivered in Texas Coordinate System of 1983 North Central Zone (4202) scaled to Surface with a combined scale factor supplied.

ENGINEERING

Upon completion of the topographic design survey, Consultant will begin design for the streets, drainage, water and sanitary sewer improvements. The Consultant will coordinate his work as necessary to interface with City staff and provide periodic updates on design as well as meet with City staff to review scope, opinion of cost as well as project schedules. Once final plans have been completed, the Consultant will deliver original plan documents with Engineer's seal and signature, sufficient for printing and distribution for bidding. Consultant will prepare final cost opinions upon delivery of final contract documents to confirm project budget. Consultant will present to the City Council the overall project design, cost and schedule as necessary prior to bidding.

CONSTRUCTON ADMINISTRATION

Consultant will facilitate the execution of the contract documents by the approved low bidder. Once the contracts are executed, Consultant will prepare for and facilitate a preconstruction conference with the contractor, his subcontractor and Town staff.

Prior to commencement of construction, Consultant will facilitate a public meeting with the residents to present the construction project scope and schedule. Consultant will prepare all exhibits and agenda necessary for the meeting.

Consultant will provide construction administration for the entire project from pre-construction through final acceptance. The City will provide their own inspection for public improvements including street, drainage, water and sanitary sewer improvements.

Consultant will provide written responses to RFI's, Change Orders or other written documents required for completion of the work as well as review pay applications from the contractor. At the completion of the work and upon notification from the Client, the Consultant will prepare a written punch list with a follow up to any outstanding items or issues until Final Acceptance of the work is given.

ATTACHMENT 'B'
PROVISIONS

1. AUTHORIZATION TO PROCEED
Signing this agreement shall be construed as authorization by CLIENT for TNP, Inc. to proceed with the work, unless otherwise provided for in this agreement.

2. LABOR COSTS
TNP, Inc.'s Labor Costs shall be the amount of salaries paid TNP, Inc.'s employees for work performed on CLIENT's Project plus a stipulated percentage of such salaries to cover all payroll-related taxes, payments, premiums, and benefits.

3. DIRECT EXPENSES
TNP, Inc.'s Direct Expenses shall be those costs incurred on or directly for the CLIENT's Project, including but not limited to necessary transportation costs including mileage at TNP, Inc.'s current rate when its, or its employee's, automobiles are used, meals, lodging, laboratory tests, computer services, telephone, printing and binding charges times a multiplier of 1.10. Reimbursement for these expenses shall be on the basis of actual charges when furnished by commercial sources and on the basis of usual commercial charges when furnished by TNP, Inc.

4. OUTSIDE SERVICES
When technical or professional services are furnished by an outside source, an additional amount of 10% (actual cost times a multiplier of 1.10) shall be added to the cost of these services for TNP, Inc.'s administrative costs.

5. OPINION OF PROBABLE COST
In providing opinions of probable cost, the CLIENT understands that TNP, Inc. has no control over construction costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. TNP, Inc. makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

6. PROFESSIONAL STANDARDS
TNP, Inc. shall be responsible, to the level of competency presently maintained by other practicing professional engineers in the same type of work in the State of Texas, for the professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization. TNP, Inc. makes no other warranty, expressed or implied.

7. TERMINATION
Either CLIENT or TNP, Inc. may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay TNP, Inc. in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

8. MEDIATION
In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and the ENGINEER agree that all disputes between them arising out of or relating to this Agreement shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.
The CLIENT and the ENGINEER further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants retained also to include a similar mediation provision in all agreements with subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

9. LEGAL EXPENSES
In the event legal action is brought by CLIENT or TNP, Inc. against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

10. PAYMENT TO TNP, INC.
Monthly invoices will be issued by TNP, Inc. for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

11. ADDITIONAL SERVICES
Services not specified as Basic Services in Scope and Attachment 'A' will be provided by TNP, Inc. as Additional Services when required. The CLIENT agrees upon execution of this contract that no additional authorization is required. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

12. SALES TAX
In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

13. SURVEYING SERVICES
In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Land Surveying, 12100 Park 35 Circle, Building A, Suite 156, MC-230, Austin, Texas 78753, (512) 239-5263.

14. LANDSCAPE ARCHITECT SERVICES
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

15. INVALIDITY CLAUSE
In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

16. PROJECT SITE SAFETY
TNP, Inc. has no duty or responsibility for project site safety. Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

17. DRAINAGE CLAUSE
The parties to this Agreement recognize that the development of real property has the potential to increase water runoff on downstream properties, and that such increase in runoff increases the possibility of water damage to downstream properties.

19. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY
Means and methods of construction and jobsite safety are the sole responsibility of the contractor.

20. VENUE
The Contract is entered into subject to the Kaufman City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal laws. CONSULTANT will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with CONSULTANT's income. Situs of this Contract is agreed to be Kaufman County, Texas, for all purposes, including venue, performance and execution.

ATTACHMENT 'C'

Teague Nall and Perkins, Inc.

2023 Standard Hourly Rates

Effective January 1, 2023 to December 31, 2023

Engineering/Landscape Architecture/ROW	Hourly Billing Rate
Principal or Director	$290
Team Leader	$275
Senior Project Manager	$270
Project Manager	$230
Senior Engineer	$280
Project Engineer	$180
Senior Structural Engineer	$285
Structural Engineer	$200
Engineer III/IV	$160
Engineer I/II	$135
Senior Landscape Architect/Planner	$280
Landscape Architect / Planner	$200
Landscape Designer	$140
Senior Designer	$185
Designer	$160
Senior CAD Technician	$150
CAD Technician	$120
IT Technician	$180
Clerical	$85
ROW Manager	$250
Senior ROW Agent	$185
ROW Agent	$145
Relocation Agent	$185
ROW Admin	$100
Intern	$80

Surveying	Hourly Billing Rate
Survey Manager	$290
Registered Professional Land Surveyor (RPLS)	$250
Field Coordinator	$155
S.I.T. or Senior Survey Technician	$150
Survey Technician	$130
1-Person Field Crew w/Equipment**	$160
2-Person Field Crew w/Equipment**	$190
3-Person Field Crew w/Equipment**	$215
4-Person Field Crew w/Equipment**	$235
Flagger	$60
Abstractor (Property Deed Research)	$100
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	$450
Terrestrial Scanning Equipment & Crew	$280

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ATTACHMENT 'C'

Teague Nall and Perkins, Inc.

2023 Standard Hourly Rates

Effective January 1, 2023 to December 31, 2023

Utility Management, Utility Coordination, and SUE	Billing Rate	
Senior Utility Coordinator	$180	
Utility Coordinator	$160	
SUE Field Manager	$180	
Sr. Utility Location Specialist	$180	
Utility Location Specialist	$110	
1-Person Designator Crew w/Equipment***	$155	
2-Person Designator Crew w/Equipment***	$200	
2-Person Vac Excavator Crew w/Equip (Exposing Utility Only)	$320	(4 hr. min.)
Core Drill (equipment only)	$800	per day
SUE QL-A Test Hole (0 < 8 ft)****	$2,300	each
SUE QL-A Test Hole (> 8 < 15 ft)****	$2,800	each

Construction Management, Construction Engineering and Inspection (CEI)	Hourly Billing Rate
Construction Inspector I/II	$110
Construction Inspector III	$135
Senior Construction Inspector	$150
Construction Superintendent	$185
Construction Manager	$220
Senior Construction Manager	$270
Construction Records Keeper	$120

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

* *Rates shown are for 2023 and are subject to change in subsequent years.*

** *Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

*** *Includes crew labor, vehicle costs, and field supplies.*

ATACHMENT 'D'

Royal Drive-Crestview Drive Improvements
Legend
Crestview Dr.
Royal Dr.
W 8th St
E 8th St
E 9th St
W 10th St
E 11th St
S Clay St
S Jackson St
Bain St
W Fair St
E Fair St
E Fair Rd
S Washington St
Crestview Dr
Royal Dr
Circle Dr
Main St
Front St
Phillips Cir
S 9th St
Genesis St
US 175
175
151
34
Google Earth
1000 ft
N

Meeting Date: 8/21/2023 **Date: 08/15/2023** **Item #: 10.** **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on an expenditure of $140,000.00 in regard to the construction of an outdoor fitness court as part of the 2023 National Fitness Campaign Grant.

BACKGROUND:

On March 27, 2023, the City Council approved the application for a grant for an outdoor fitness court as part of the 2023 National Fitness Campaign. The City of Kaufman was awarded the grant. This item is to approve the expenditure associated with the grant.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of an expenditure of $140,000.00 in regard to the construction of an outdoor fitness court as part of the 2023 National Fitness Campaign Grant. **The funding for this will come from the Georgetown Developer funds associated with the park project and the awarded grant funds.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

Meeting Date: 8/21/2023 **Date: 08/01/2023** **Item #: 11.** **Dept.: Administration**

Discussion Item

SUBJECT:

Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2023-2024 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-17-23).

BACKGROUND:

The Mayor will call for a Public Hearing regarding City of Kaufman Fiscal Year 2023-2024 Budget and receive comments from the citizens.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: N/A

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

Meeting Date: 8/21/2023 **Date: 08/01/2023** **Item #: 12.** **Dept.: Administration**

Discussion Item

SUBJECT:

Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2023 property tax rate of $.7600000 per $100 of assessed valuation (Ordinance No. O-18-23).

BACKGROUND:

This is the Public Hearing on the proposed Property Tax Rate of $.7600000 per $100 of Assessed Valuation. The Mayor will open the Public Hearing and accept citizen comments regarding the proposed Property Tax Rate.

The vote on the Tax Rate is scheduled for Monday, August 28, 2023, to be held at 6:00 p.m. at City Hall- 209 S. Washington St., Kaufman, Texas 75142.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: N/A

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

Meeting Date: 8/21/2023	Date: 07/28/2023	Item #: 13.	Dept.: Development Services

PZ Item

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-19-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-53)** to allow the **sale of alcoholic beverages in conjunction with a restaurant** on an approximate 1.162-acre tract of land (Property ID 191050) located at **1917 S. Washington St.** on Lot 1 of Block 1 of Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas and approving the Site Plan for the property to be zoned Commercial with SUP-53. The property is currently zoned Commercial (C). (Case No. Z-04-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author:	Reviewed:
Andrew Bogda, Director of Development Services	Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of Z-04-23 for a Specific Use Permit-53 (SUP-53) for the sale of alcoholic beverages in conjunction with a restaurant at 1917 S. Washington St. with the following conditions:

1. **Applicant must have, and keep, a current Texas Alcoholic Beverage Commission (TABC) Private Club license for this property.**
2. **Applicant must have, and keep, a current City of Kaufman Alcohol Permit for this property.**
3. **All sales of alcoholic beverages are for on-premise consumption only.**
4. **No building, premise, or land used under SUP-53 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-53 is first approved by City Council. The current size of the inside and patio floor area of the establishment is 3,357 SF.**
5. **Not less than fifty percent (50%) of sales shall be from food.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Jose Sanchez for a **Specific Use Permit (SUP-53)** on approximately 1.162 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Commercial (C). The property is generally located at 1917 S. Washington Street (Parcel ID 191050) on Lot 1 of Block 1 of Kaufman Retail Partners Center, City of Kaufman, Kaufman County, TX. (Case No. Z-04-23)

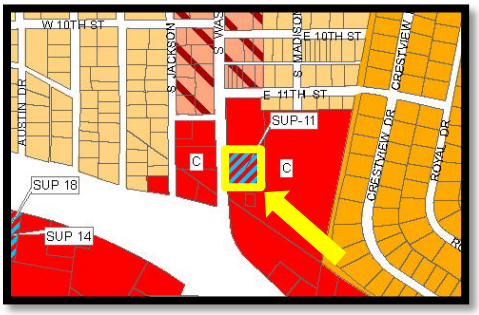
BACKGROUND/SUMMARY:

Jose Sanchez submitted a Specific Use Permit application for alcoholic beverage sales in conjunction with a restaurant, on the property located at 1917 South Washington Street, which is situated near the corner of East 9th Street and Washington Streets. The building is located in the Commercial (C) zoning district and contains 3,357 square feet for the inside and patio floor area of the establishment. A floor plan and photos of the exterior have been provided.

If approved, SUP-53 will replace SUP-11, and will include the patio area along with the existing restaurant. SUP-11 is for the 2,400 square foot restaurant only and does not include the patio.

SURROUNDING FUTURE LAND USES AND EXISITNG LAND USES:

	Existing Zoning	Existing Land Use
North:	**WSC**	**Multi-Family Units**
South:	**C**	**Washington Street Shopping Center**
East:	**C**	**Washington Street Shopping Center**
West:	**WSC**	**Flower Shop & Taco Bell**



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The Commercial (C) zoning complies with the 2014 Future Land Use Plan because it allows a variety of office, retail, and commercial uses. Specific Use Permits are allowed if approved by City Council. Conditions and time frames can be added to the Specific Use Permit.

Thoroughfare Plan:

The Thoroughfare Plan designates South Washington Street as a "Type B", Minor Arterial, requiring a minimum right-of-way width of 100 feet. Any necessary right-of-way dedication is done during the platting process or is acquired by the State through a separate process. A plat will not be required for this property at this time.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS
Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;

2. The activities requested by the applicant are normally associated with the permitted uses in the base district;

3. The nature of the use is reasonable;

4. Any negative impact on the surrounding area has been mitigated; and/or

5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

PROPERTY OWNER RESPONSES:
The City of Kaufman mailed out notification letters to 31 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 31

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) within 200 feet of the request objects to the application, then a favorable vote of ¾ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The zoning change 20% rule is a State law.

RECOMMENDATION:

Staff recommends approval of Z-04-23 for a Specific Use Permit-53 (SUP-53) for the sale of alcoholic beverages in conjunction with a restaurant at 1917 South Washington Street with the following conditions:

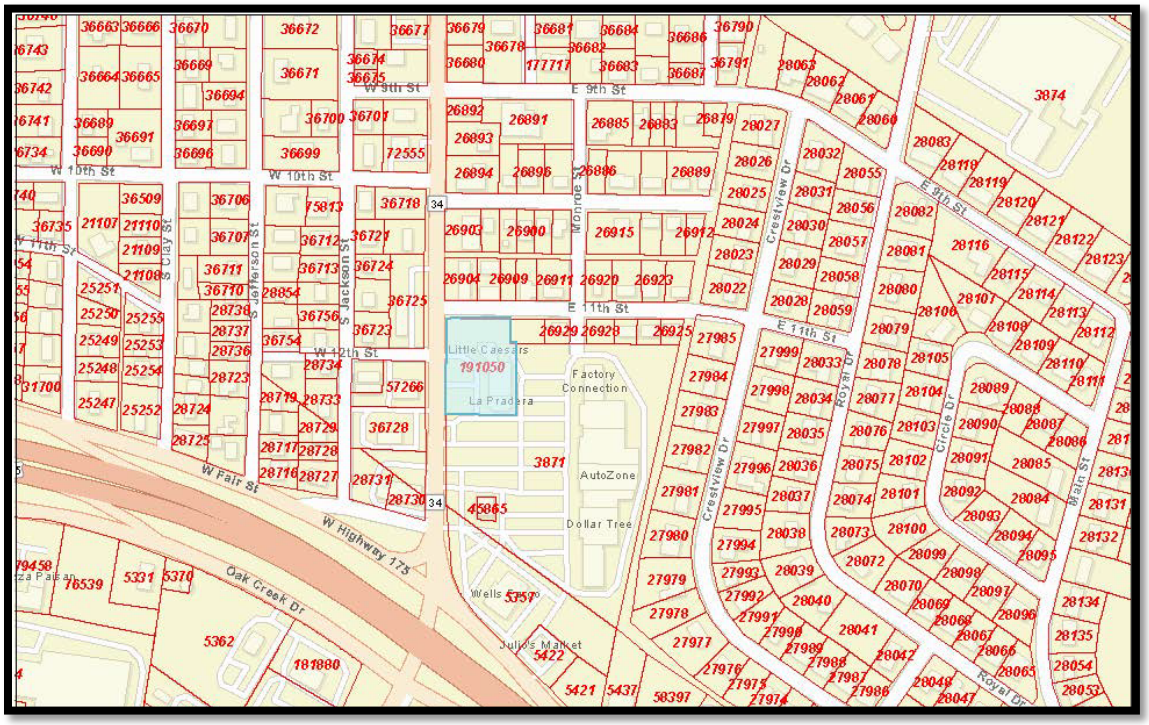
1. Applicant must have, and keep, a current Texas Alcoholic Beverage Commission (TABC) Private Club license for this property.
2. Applicant must have, and keep, a current City of Kaufman Alcohol Permit for this property.
3. All sales of alcoholic beverages are for on-premise consumption only.
4. No building, premise, or land used under SUP-53 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-53 is first approved by City Council. The current size of the inside and patio floor area of the establishment is 3,357 SF.
5. Not less than fifty percent (50%) of sales shall be from food.

ATTACHMENTS:

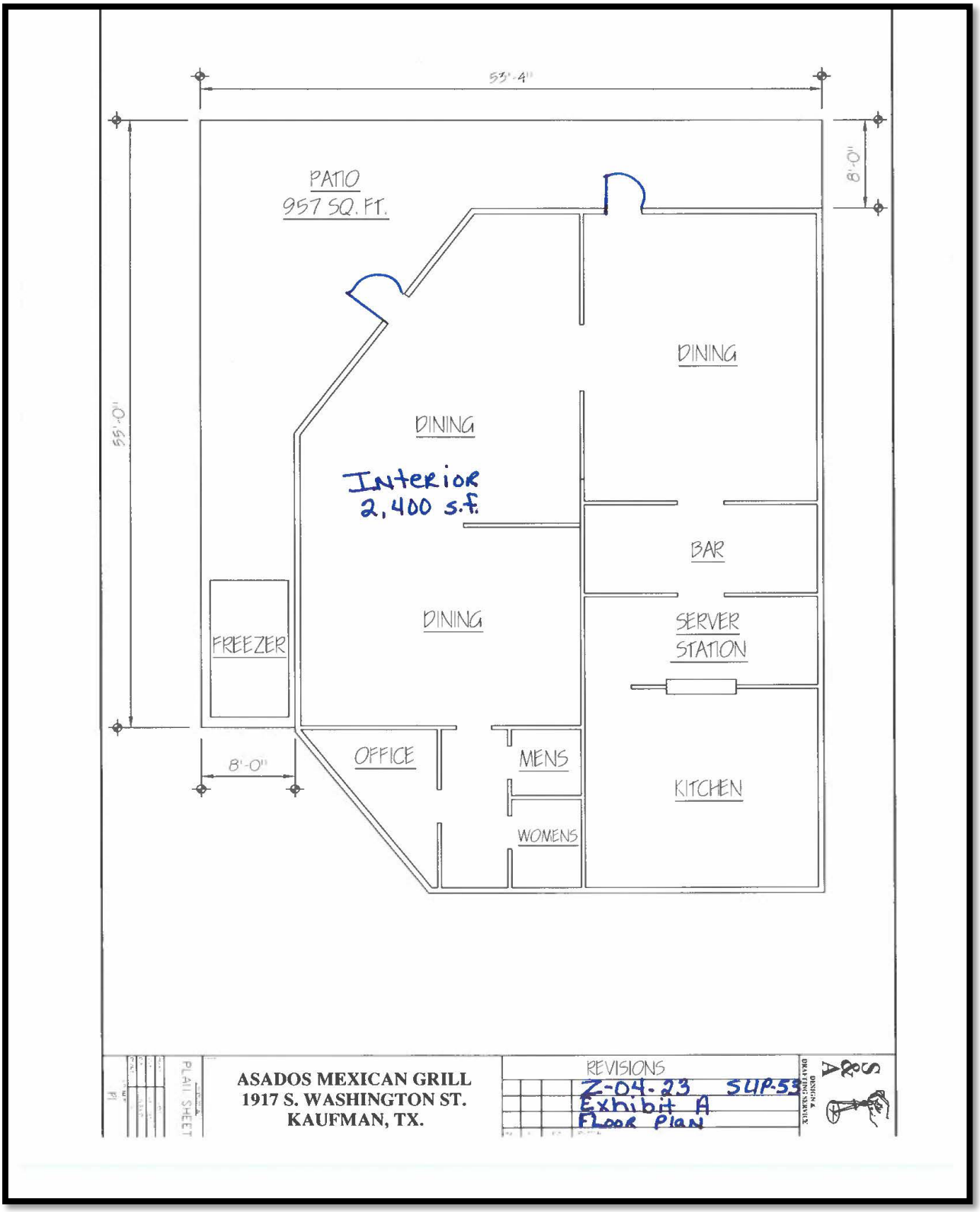
1. Location Map
2. Floor Plan
3. Exterior Front Elevation
4. Exterior Side and Rear Elevation

Joy Henderson
Planner I
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Location Map

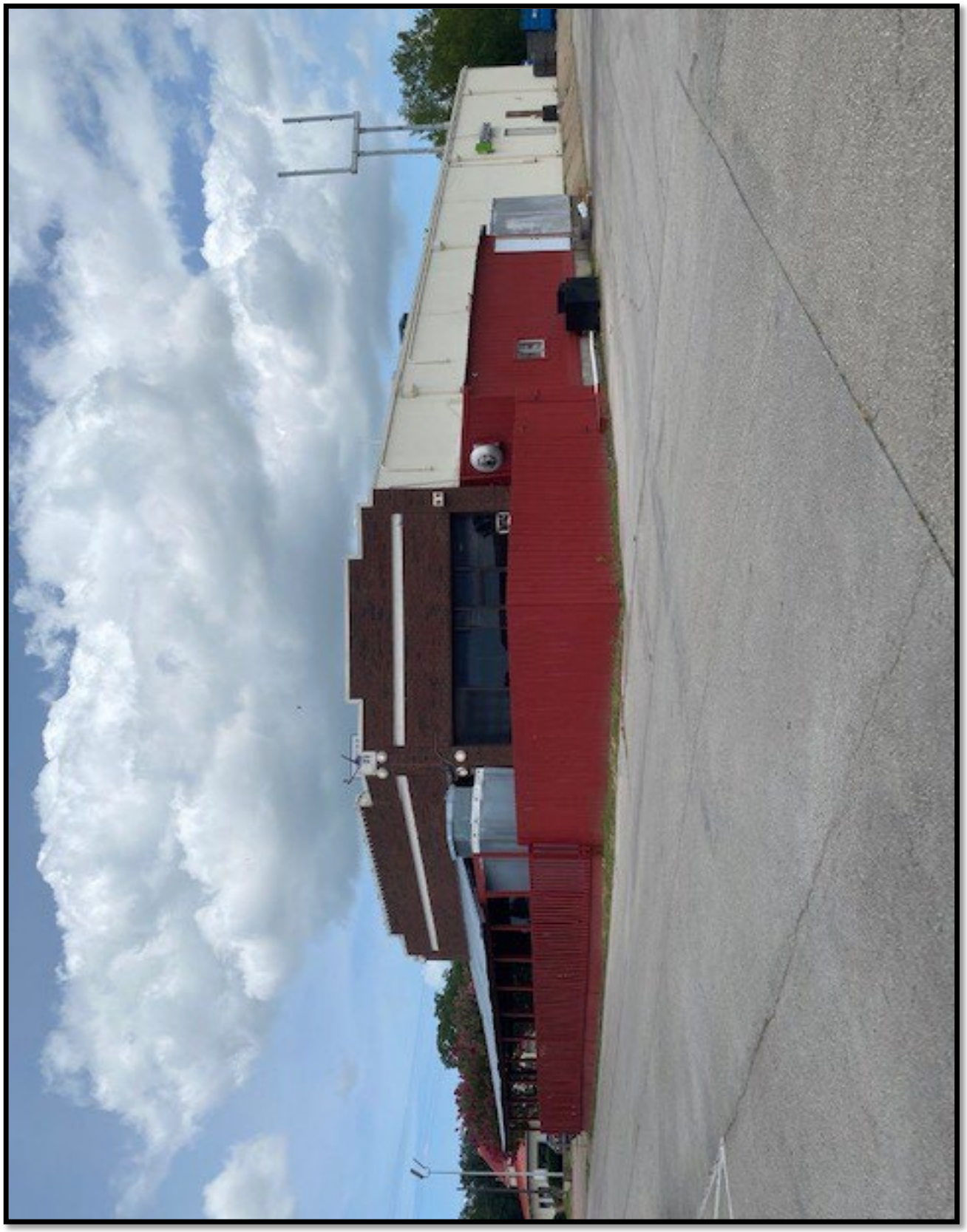


Floor Plan


53'-4"
8'-0"
55'-0"
PATIO
957 SQ. FT.
DINING
DINING
Interior
2,400 s.f.
BAR
DINING
SERVER
STATION
FREEZER
OFFICE
MENS
KITCHEN
WOMENS
8'-0"
PLAN SHEET
ASADOS MEXICAN GRILL
1917 S. WASHINGTON ST.
KAUFMAN, TX.
REVISIONS
Z-04-23 SUP-53
Exhibit A
Floor Plan
DESIGN & DRAFTING SERVICE

Exterior Elevations – Front Elevation

Exterior Elevations – Side & Rear Elevations



ORDINANCE O-19-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. 0-02-07 AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, COLLECTIVELY, "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY, TO APPROVE SPECIFIC USE PERMIT NO. FIFTY-THREE, ("SUP-53"), AND ITS SITE PLAN, TO PERMIT THE SALE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH A RESTAURANT, SUBJECT TO CONDITIONS, ON AN APPROXIMATE 1.162 ACRE TRACT OF LAND (PROPERTY ID 191050) ZONED COMMERCIAL DISTRICT "C", SUCH PROPERTY BEING GENERALLY LOCATED AT 1917 S. WASHINGTON ST., ON LOT 1 OF BLOCK 1, KAUFMAN RETAIL PARTNERS CENTER, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS THAT IMPOSE CONDITIONS UPON THE PROPERTY, INCLUDING REQUIREMENTS FOR ALCOHOL LICENSING AND PERMITTING, LIMITS ON THE SIZE OF THE USE, AND A REQUIREMENT THAT A MINIMUM PERCENTAGE OF SALES BE FROM FOOD; PROVIDING ASSIGNABILITY AND EXPIRATION/RECISSION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its' regular meeting held on the 1st day of August, 2023, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of SUP-53, and its Site Plan (Z-04-23), to allow the sale of alcoholic beverages in conjunction with a restaurant with the conditions listed in Section 2 of this Ordinance on an approximate 1.162 acre tract of land, Kaufman CAD Property ID 191050, zoned Commercial District "C", generally located at 1917 S. Washington St., on Lot 1 of Block 1, Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas; and more specifically described and depicted on **Exhibit "A",** a copy of which is attached hereto and incorporated herein as, (the "Property"); and

WHEREAS, at its regular meeting held on the 21st day of August, 2023, the City Council held a public hearing to consider approving SUP-53, and its Site plan as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed SUP-53 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City; and (6) determined that the proposed amendment to the Zoning

Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the City, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Ordinance No. O-19-23 and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", is hereby amended to reflect a change in zoning to the Property, described and depicted in Exhibit "A", attached hereto and incorporated herein, from Commercial to Commercial with Specific Use Permit-53 ("SUP-53").

Pursuant to the zoning designation of Commercial with SUP-53, the Property shall only be used as allowed by the Commercial Zoning District of the City of Kaufman, as amended by SUP-53 which hereby authorizes the sale of alcoholic beverages only in conjunction with a restaurant and such use shall be subject to the conditions set forth below:

a. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Commercial with Specific Use Permit-53 zoning designation.

b. The Owner and/or Operator of the Property shall possess and continuously maintain, a current City of Kaufman Alcohol Permit for the Property.

c. All sales of alcoholic beverages shall be allowed for on-premise consumption only.

d. The Property, including all buildings and improvements, whether temporary or permanent, shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed to increase size, nor shall the approved Site Plan for the Property be altered in any manner unless an amendment to SUP-53 is first approved by City Council. The current size of the inside and patio floor area of the establishment is 3,357 square feet.

e. Fifty percent (50%) or more of sales transacted upon the Property shall be from food.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change in zoning classification of the Property from Commercial to Commercial with Specific Use Permit-53 ("SUP-53"), thereon and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. SITE PLAN. The Site Plan for SUP-53 attached hereto and incorporated as if set forth fully herein as **Exhibit "B",** is hereby approved by the City Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by SUP-53.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-53 is non-transferrable. SUP-53 shall expire or terminate when the Planning and Zoning Commission and the City Council take proper zoning action to rescind the SUP, with appropriate publication notification and public hearing, pursuant to Section 30.1 of the City's Comprehensive Zoning Ordinance.

SECTION 6. LAND USE REGULATIONS. The regulations contained in the City's Comprehensive Zoning Ordinance for the Commercial zoning dstrict, as amended, shall control, except as expressly modified by SUP-53.

SECTION 7. CUMULATIVE REPEALER/SAVINGS This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 9. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 10. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 21st day of August, 2023.

_____
JEFF JORDAN
MAYOR

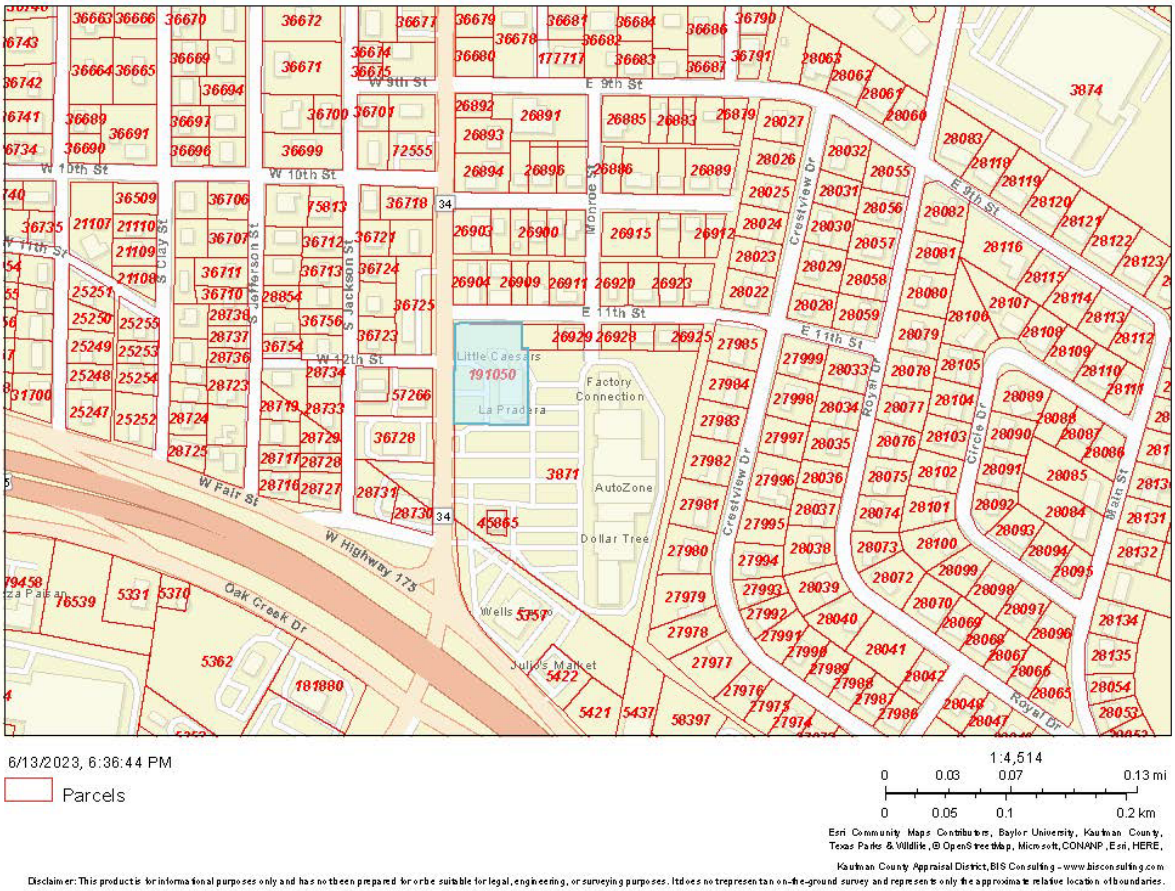
ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

Z-04-23
1917 S. Washington St. –
Lot 1 of Block 1, Kaufman Retail Partners Center
Kaufman CAD Property ID 191050



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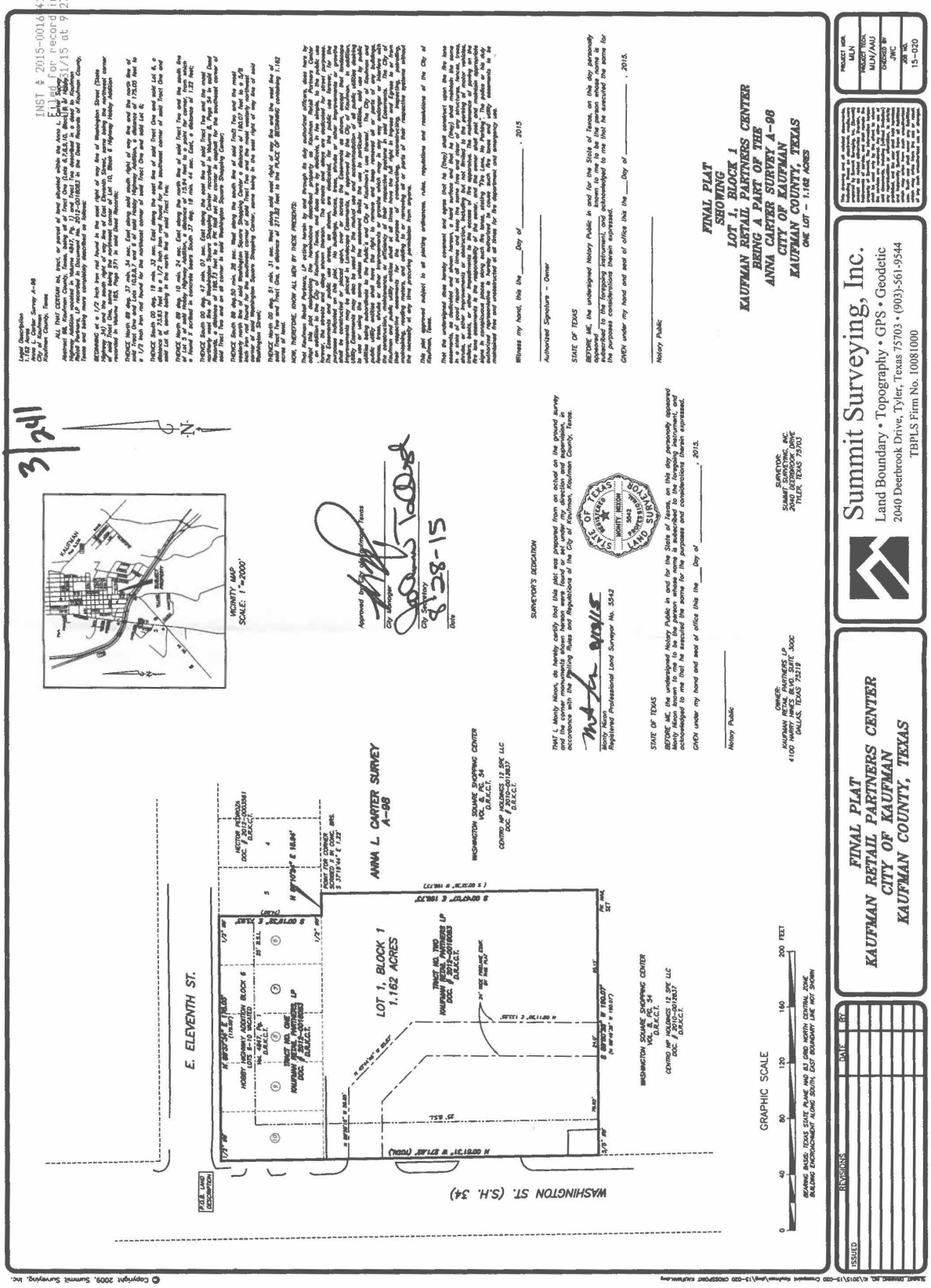
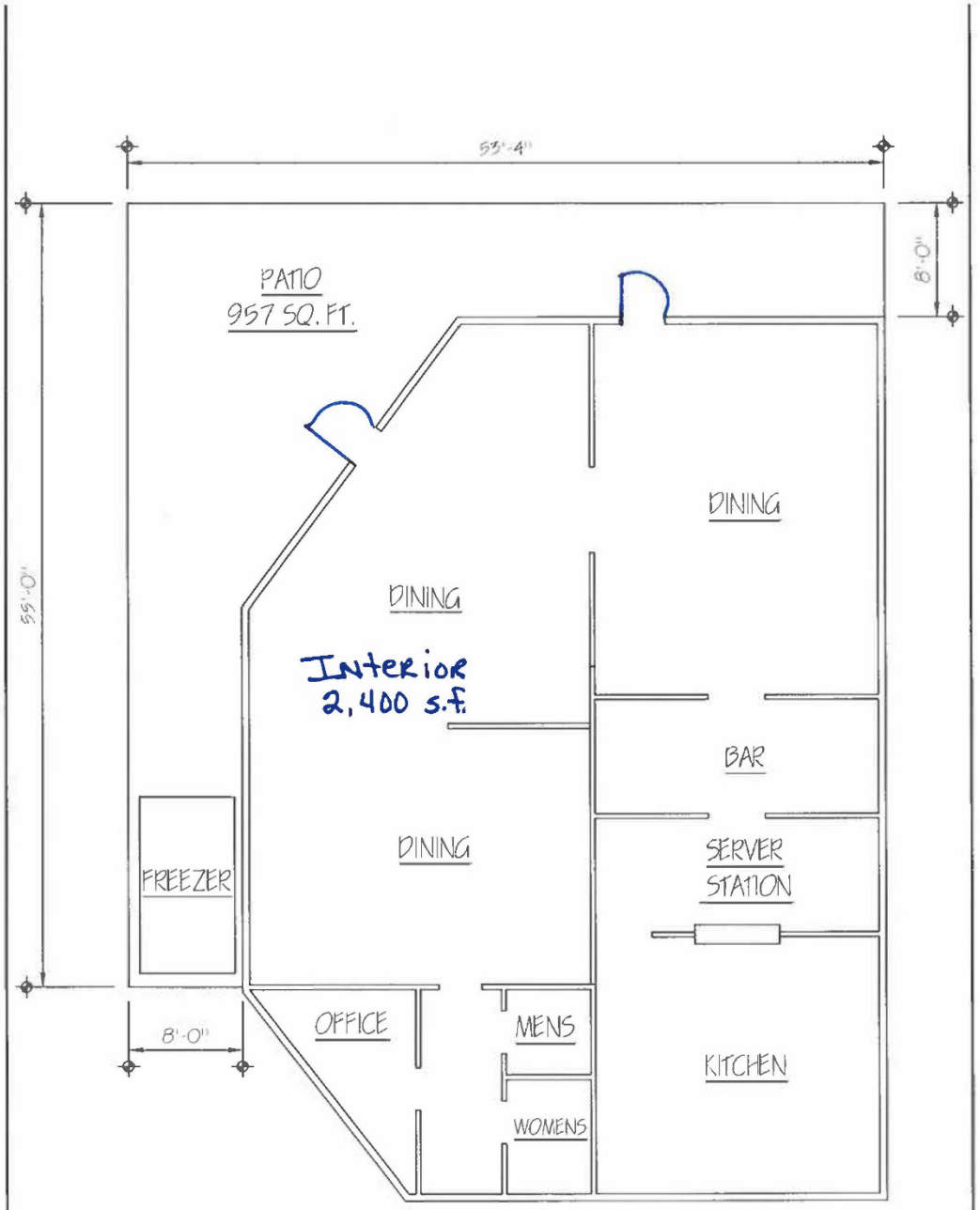
Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Kaufman County Appraisal District, BIS Consulting – www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.


FINAL PLAT
KAUFMAN RETAIL PARTNERS CENTER
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS Firm No. 10081000
FINAL PLAT
SHOWING
LOT 1, BLOCK 1
KAUFMAN RETAIL PARTNERS CENTER
BEING A PART OF THE
ANNA CARTER SURVEY A-98
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
ONE LOT - 1.162 ACRES
E. ELEVENTH ST.
WASHINGTON ST. (S.H. 34)
LOT 1, BLOCK 1
1.162 ACRES
ANNA L CARTER SURVEY
A-98
GRAPHIC SCALE
VICINITY MAP
SCALE: 1"=2000'
SURVEYOR'S DEDICATION
OWNER:
KAUFMAN RETAIL PARTNERS LP
4100 HARRY HINES BLVD, SUITE 300C
DALLAS, TEXAS 75219
SURVEYOR:
SUMMIT SURVEYING, INC.
2040 DEERBROOK DRIVE
TYLER, TEXAS 75703
ISSUED
REVISIONS
DATE
BY
PROJECT NO.
15-020



SUP-53 Conditions:

1. Applicant must have, and keep, a current Texas Alcoholic Beverage Commission (TABC) Private Club license for this property.
2. Applicant must have, and keep, a current City of Kaufman Alcohol Permit for this property.
3. All sales of alcoholic beverages are for on-premise consumption only.
4. No building, premise, or land used under SUP-53 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-53 is first approved by City Council. The current size of the inside and patio floor area of the establishment is 3,357 sq. ft.
5. Not less than fifty percent (50%) of sales shall be from food.

PLAN SHEET

ASADOS MEXICAN GRILL
1917 S. WASHINGTON ST.
KAUFMAN, TX.

REVISIONS
Z-04-23 SUP-53
Exhibit B
Floor Plan

DESIGN & DRAFTING SERVICE

1901 S
Asados
mexican grill
WE ARE OPEN

“EXHIBIT B” Site Plan

Meeting Date: 8/21/2023	Date: 07/28/2023	Item #: 14.	Dept.: Development Services

PZ Item

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-20-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-54)** to allow **portable buildings sales (outdoor display) and light manufacturing and assembly processes** on an approximate 5.00-acre tract of land (Property ID 375) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas, located at **3458 E. Highway 175** and approving the Site Plan for the Property to be zoned as Highway Commercial with SUP-54. The property is zoned Commercial (C). (Case No. Z-05-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of Z-05-23 for a Specific Use Permit-54 (SUP-54) for portable buildings sales (outdoor display) and light manufacturing and assembly processes at 3458 E. Highway 175 with the following conditions:

1. **No building, premise, or land used under an SUP may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amended SUP is granted for such enlargement, modification, structural alteration, or change.**
2. **Tract 2 is not included in this SUP and can't be utilized.**
3. **All parking of vehicles and trailers is to be on concrete.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Chris Elrod, of Superstar Trailer, for a **Specific Use Permit (SUP-54)** on approximately 5.00 acres for portable buildings sales (outdoor display) and light manufacturing and assembly processes on property zoned Commercial (C). The property is generally located at 3458 E. Highway 175 (Parcel ID 375) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, TX. (Case No. Z-05-23)

BACKGROUND/SUMMARY:
Chris Elrod submitted a Specific Use Permit (SUP) application for portable buildings sales (outdoor display) and light manufacturing and assembly processes, on the property located at 3458 E. Highway 175, which is 5.00 acres out of the Charles Askins Survey, Abstract No. 2. The building is located in the Commercial (C) zoning district and was previously a car dealership.

If approved, SUP-54 will allow the trailer dealership to manufacture or personalize trailers and allow the sale of portable buildings. The definitions for each use are listed below:

- *Light Manufacturing or Industrial Use* - Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing. Includes fabrication of products by various trades such as welders, sheet metal workers, wood workers, machinists, etc. May also include establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, newspaper printing, laundry plant, cleaning and dyeing plants or light manufacturing.

- *Portable Building Sales (Outdoor Display)* - An establishment which displays and sells structures capable of being carried and transported to another location, but not including manufactured housing or homes.

Site Plan:
A Site Plan has been provided, showing the existing building and parking lot to remain as-is. The light manufacturing will occur within the building, while the portable building display area will generally be in the southeast corner of the parking lot, with the portable building stock to be located north of the building. Much of the remainder of the parking lot will be devoted to trailer parking, with the customer and employee parking areas located near the front of the building.

Landscape Plan:
The applicant will utilize the landscape plan that was previously approved for the property, which includes trees along the front property line adjacent to U.S. 175, as well as a few trees near the

front of the building. The existing metal pipe fence along the front of the property and the chain link fence on the sides of the property will also remain. No additional landscaping is planned.

Building Elevations:
The elevations for the existing building have been provided. The building is generally a metal building with a pitched roof. No changes to the building exterior are planned.

SURROUNDING FUTURE LAND USES AND EXISITNG LAND USES:

	Existing Zoning	Existing Land Use
North:	**C**	**Kemp Outfitters**
South:	**C**	**Vacant land**
East:	**C & HC**	**Vacant commercial building & feed store**
West:	**ETJ**	**Residential houses in the ETJ**

COMPREHENSIVE PLAN:
Land Use Plan:
The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The Commercial (C) zoning complies with the 2014 Future Land Use Plan because it allows a variety of office, retail, and commercial uses. Specific Use Permits are allowed if approved by City Council. Conditions and time frames can be added to the Specific Use Permit.

Thoroughfare Plan:
The Thoroughfare Plan designates Highway 175 as a "Type AA", Major Arterial, requiring a minimum right-of-way width of 240 feet. The necessary right-of-way already exists at this location. Any additional necessary right-of-way dedication is done during the platting process or is acquired by the State through a separate process. A plat will not be required for this property at this time.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS
Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;

3. The nature of the use is reasonable;
4. Any negative impact on the surrounding area has been mitigated; and/or
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

PROPERTY OWNER RESPONSES:
The City of Kaufman mailed out notification letters to 15 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 15

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) within 200 feet of the request objects to the application, then a favorable vote of ¾ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The zoning change 20% rule is a State law.

RECOMMENDATION:
Staff recommends approval of Z-05-23 for a Specific Use Permit-54 (SUP-54) for portable buildings sales (outdoor display) and light manufacturing and assembly processes at 3458 E. Highway 175 with the following conditions:

1. No building, premise, or land used under an SUP may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amended SUP is granted for such enlargement, modification, structural alteration, or change.
2. Tract 2 is not included in this SUP and can't be utilized.
3. All parking of vehicles and trailers is to be on concrete.

ATTACHMENTS:
Location Map
Exhibit A – Survey
Exhibit B – Site Plan
Exhibit C – Landscape Plan
Exhibit D – Exterior Elevations

Joy Henderson
Planner I
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Location Map

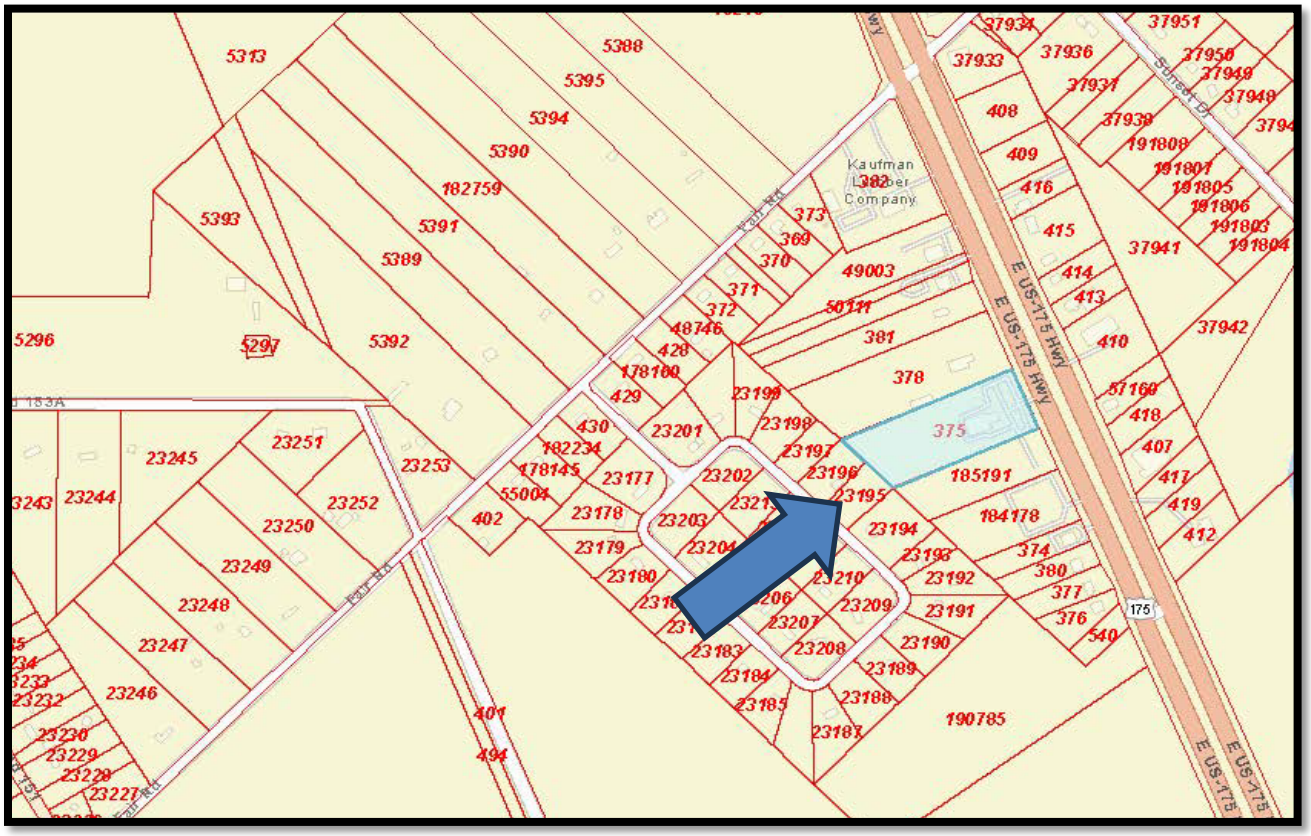


Exhibit A – Survey

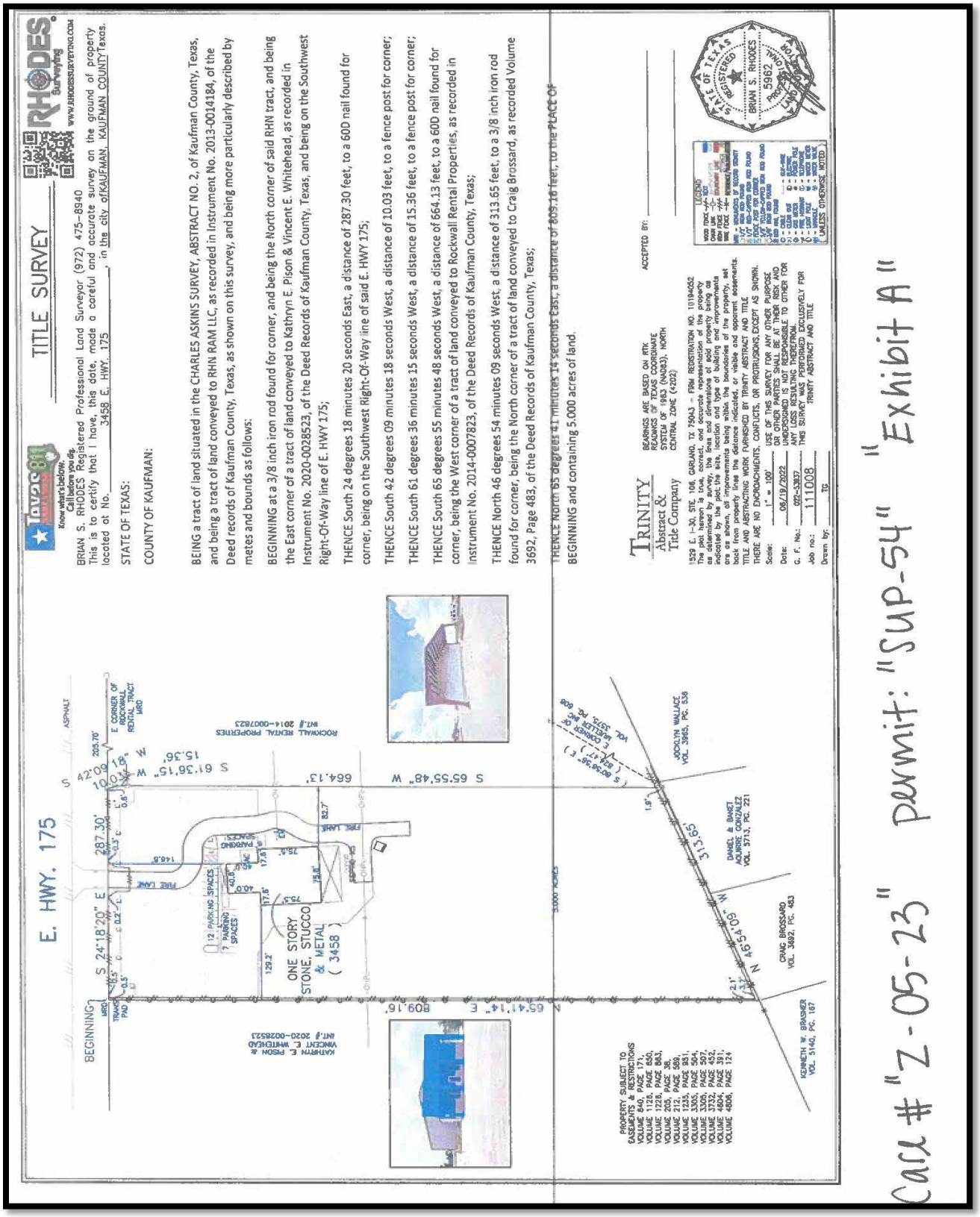


Exhibit B – Site Plan

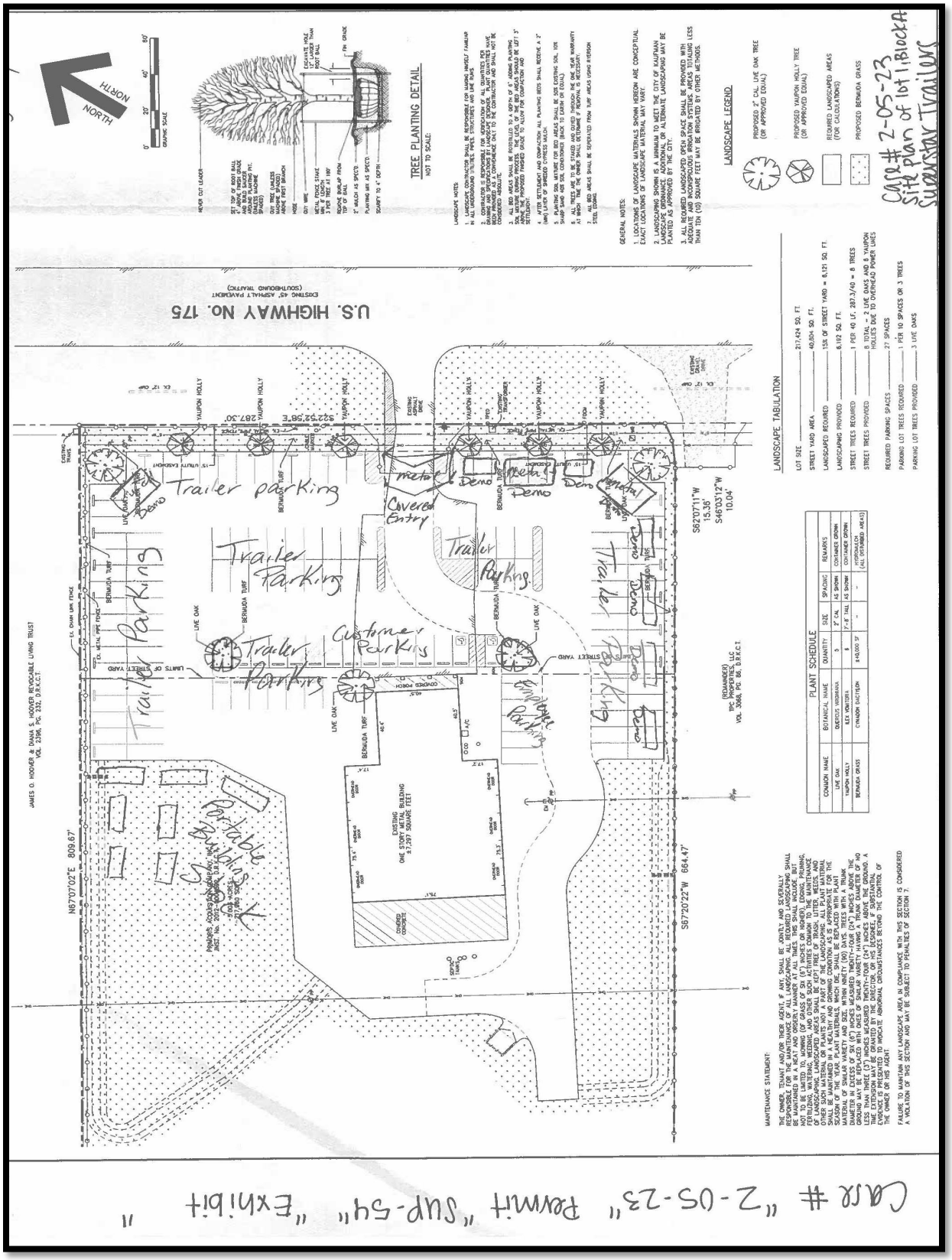


Exhibit C – Landscape Plan

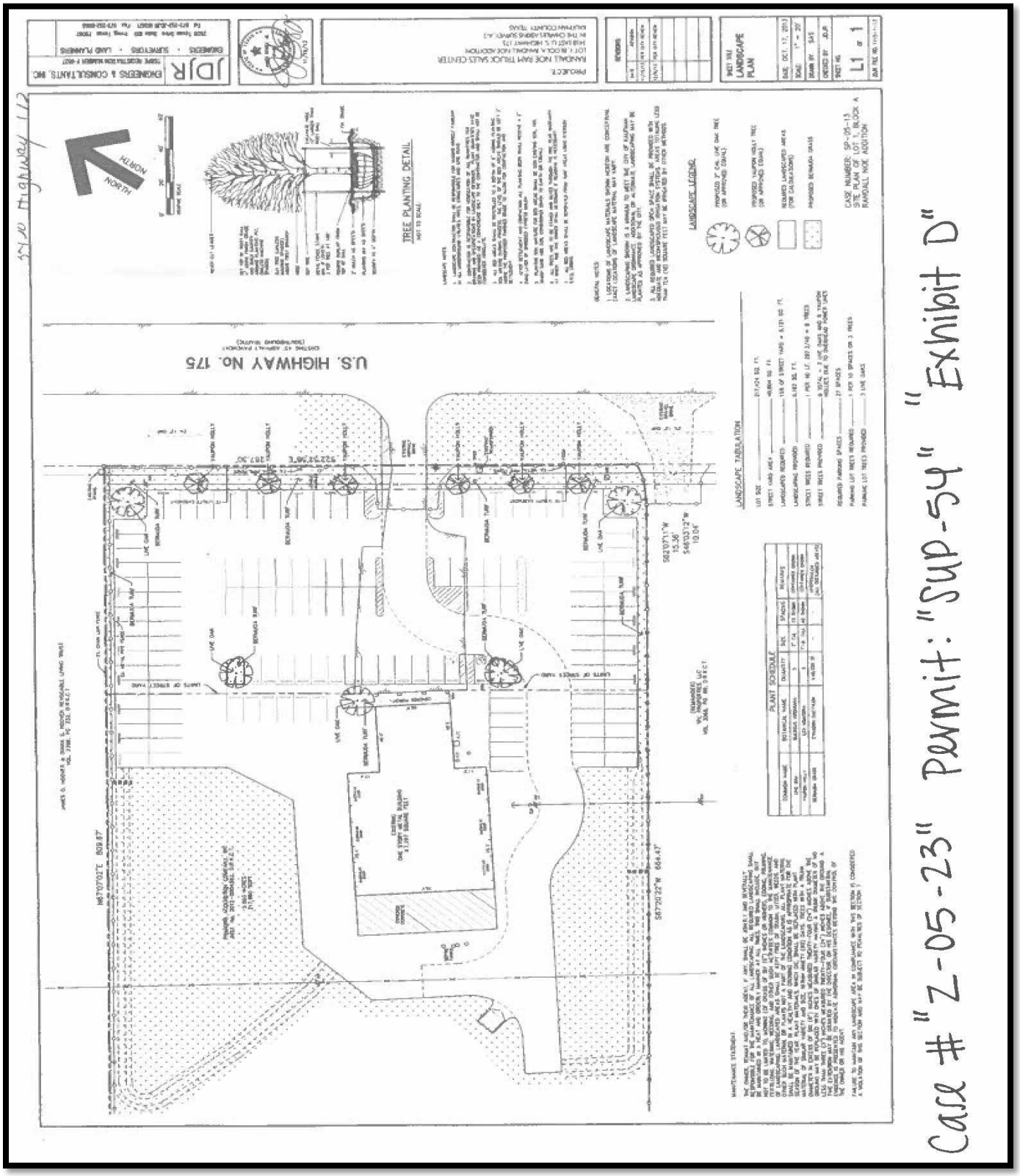
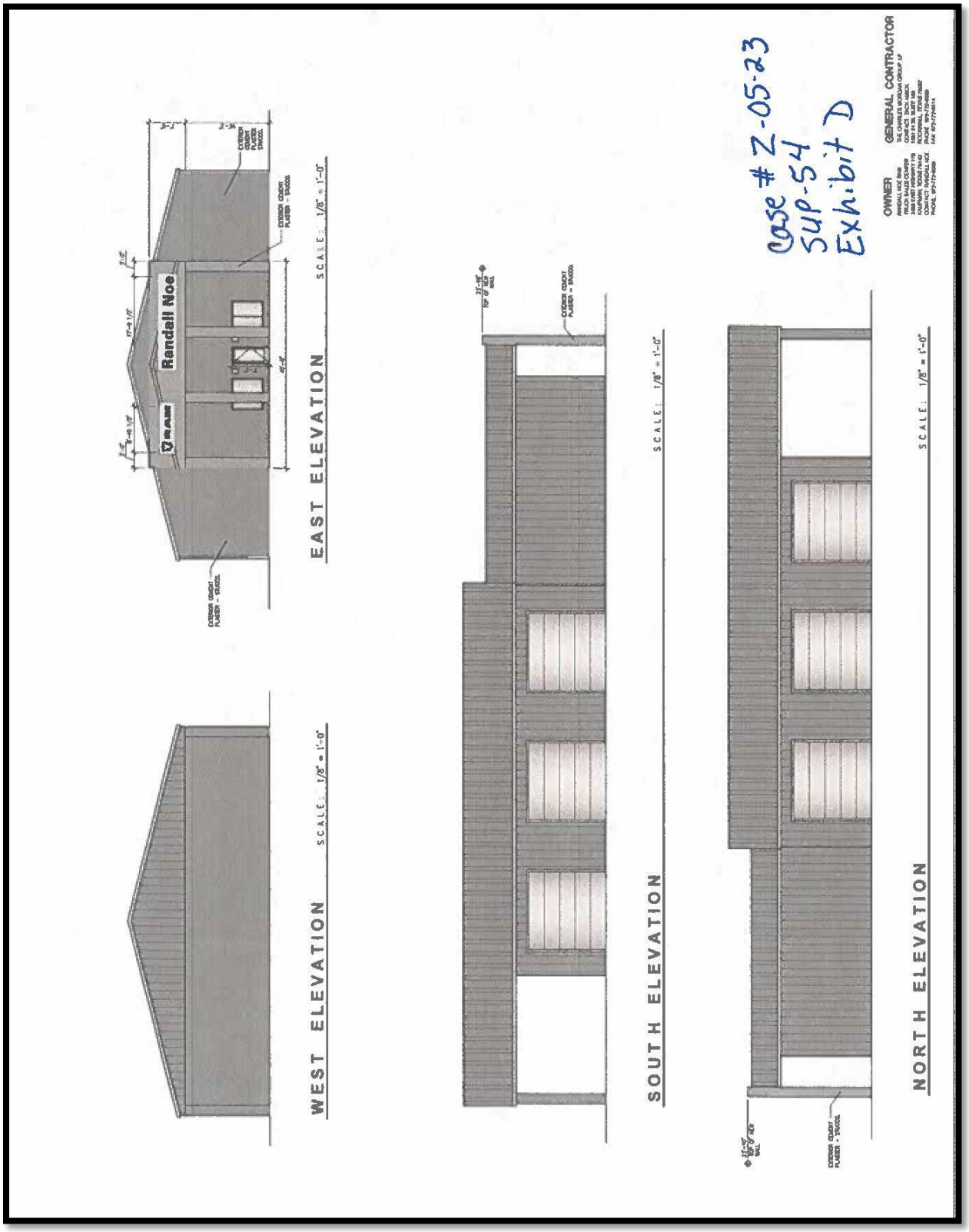


Exhibit D – Exterior Elevations



ORDINANCE O-20-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07 AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, COLLECTIVELY, "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY, TO APPROVE SPECIFIC USE PERMIT NO. FIFTY-FOUR, ("SUP-54"), AND ITS SITE PLAN, TO PERMIT PORTABLE BUILDING SALES (OUTDOOR DISPLAY) AND LIGHT MANUFACTURING AND ASSEMBLY PROCESSES, SUBJECT TO CONDITIONS, ON AN APPROXIMATE 5.00 ACRE TRACT OF LAND (PROPERTY ID 375) ZONED HIGHWAY COMMERCIAL DISTRICT "HC", SUCH PROPERTY BEING GENERALLY LOCATED AT 3458 E. HIGHWAY 175, SITUATED IN THE CHARLES ASKINS SURVEY, ABSTRACT NO. 2, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS THAT IMPOSE CONDITIONS UPON THE PROPERTY, INCLUDING RESTRICTIONS ON USE OR BUILDING EXPANSION OR MODIFICATION, LIMITS ON THE AREA OF PROPERTY WHERE THE USE IS ALLOWED, AND A REQUIREMENT THAT ALL PARKING OF VEHICLES AND TRAILERS BE ON CONCRETE; PROVIDING ASSIGNABILITY AND EXPIRATION/RECISSION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 1st day of August, 2023, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of SUP-54, and its Site Plan (Z-05-23), to allow portable building sales (outdoor display) and light manufacturing and assembly processes with the conditions listed in Section 2 of this Ordinance on an approximate 5.00 acre tract of land, Kaufman CAD Property ID 375, zoned Highway Commercial District "HC", generally located at 3458 E. Highway 175, situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas; and more specifically described and depicted on **Exhibit "A",** a copy of which is attached hereto and incorporated herein as, (the "Property"); and

WHEREAS, at its regular meeting held on the 21st day of August, 2023, the City Council held a public hearing to consider approving SUP-54, and its Site plan as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5)

considered the compatibility of the proposed SUP-54 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the City, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Ordinance No. O-20-23 and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", is hereby amended to reflect a change in zoning to the Property, described and depicted in **Exhibit "A"**, attached hereto and incorporated herein, from Highway Commercial to Highway Commercial with Specific Use Permit-54 ("SUP-54").

Pursuant to the zoning designation of Highway Commercial with SUP-54, the Property shall only be used as allowed by the Highway Commercial zoning district of the City of Kaufman, as amended by SUP-54 which hereby authorizes portable building sales (outdoor display) and light manufacturing and assembly processes with the following conditions, each of which shall be included on the Site Plan for SUP-54, and such use shall be subject to the conditions set forth below:

a. The Property, including all buildings, premise, or land used pursuant to this SUP-54 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan unless an amendment to SUP-54 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property or Site Plan.

b. The uses granted by this SUP-54 are restricted to Tract 1 of the Property (Property ID 375) and shall not be allowed to be expanded upon adjacent Tract 2 (Property ID 185191).

c. All vehicles, trailers, and other similar items shall be parked and/or displayed only on concrete.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change in zoning classification of the Property from Commercial to Commercial with Specific Use Permit-54 ("SUP-54"), thereon and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. SITE PLAN. The Site Plan for SUP-54 attached hereto and incorporated as if set forth fully herein as **Exhibit "B",** is hereby approved by the City Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by SUP-54.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-54 is non-transferrable. SUP-54 shall expire or terminate when the Planning and Zoning Commission and the City Council take proper zoning action to rescind the SUP, with appropriate publication notification and public hearing, pursuant to Section 30.1 of the City's Comprehensive Zoning Ordinance.

SECTION 6. LAND USE REGULATIONS. The regulations contained in the City's Comprehensive Zoning Ordinance for Highway Commercial zoning,as amended, shall control, except as expressly modified by SUP-54.

SECTION 7. CUMULATIVE REPEALER/SAVINGS This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 9. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 10. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 21st day of August, 2023.

_____
JEFF JORDAN
MAYOR

ATTEST:

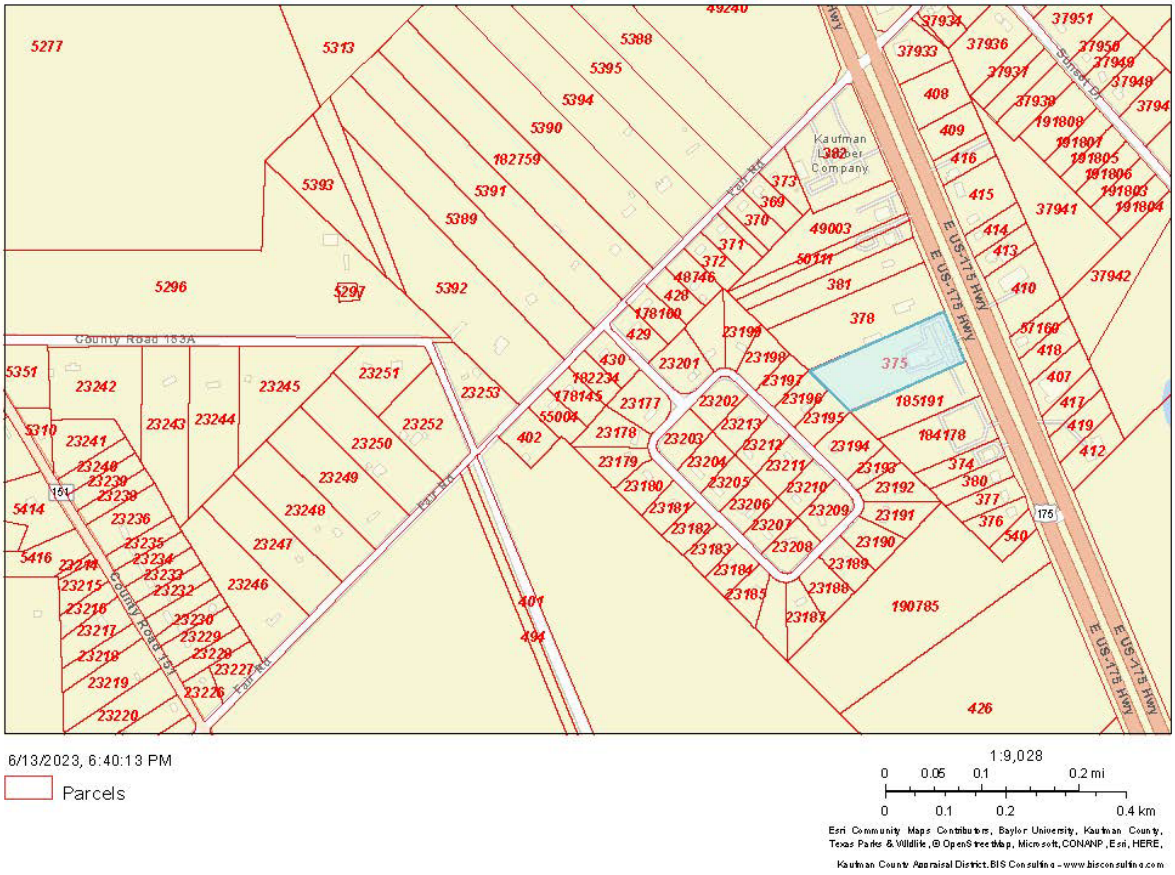
_____
JESSIE HANKS
CITY SECRETARY

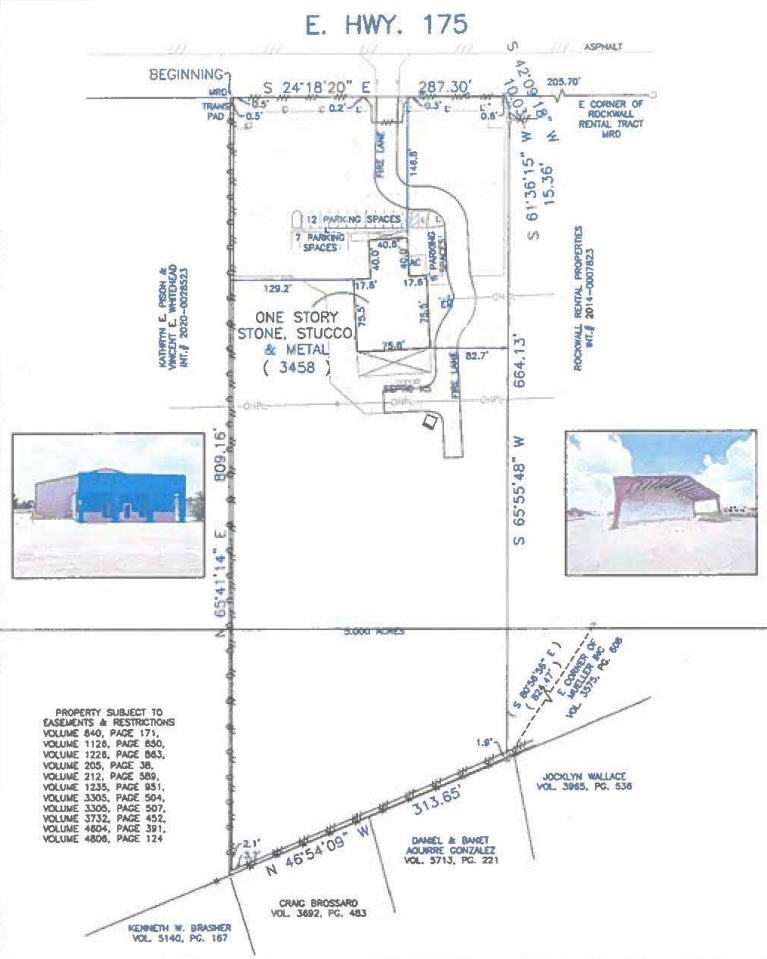
APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

Z-05-23
3458 E. Highway 175 –
Kaufman CAD Property ID 375

Superstar Trailers at 3458 Highway 175





Texas811 Know what's below. Call before you dig.

TITLE SURVEY

RHODES Surveying WWW.RHODESSURVEYING.COM

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3458 E. HWY. 175, in the city of KAUFMAN, KAUFMAN COUNTY Texas.

STATE OF TEXAS:

COUNTY OF KAUFMAN:

BEING a tract of land situated in the CHARLES ASKINS SURVEY, ABSTRACT NO. 2, of Kaufman County, Texas, and being a tract of land conveyed to RHN RAM LLC, as recorded in Instrument No. 2013-0014184, of the Deed records of Kaufman County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, and being the North corner of said RHN tract, and being the East corner of a tract of land conveyed to Kathryn E. Pison & Vincent E. Whitehead, as recorded in Instrument No. 2020-0028523, of the Deed Records of Kaufman County, Texas, and being on the Southwest Right-Of-Way line of E. HWY 175;

THENCE South 24 degrees 18 minutes 20 seconds East, a distance of 287.30 feet, to a 60D nail found for corner, being on the Southwest Right-Of-Way line of said E. HWY 175;

THENCE South 42 degrees 09 minutes 18 seconds West, a distance of 10.03 feet, to a fence post for corner;

THENCE South 61 degrees 36 minutes 15 seconds West, a distance of 15.36 feet, to a fence post for corner;

THENCE South 65 degrees 55 minutes 48 seconds West, a distance of 664.13 feet, to a 60D nail found for corner, being the West corner of a tract of land conveyed to Rockwall Rental Properties, as recorded in Instrument No. 2014-0007823, of the Deed Records of Kaufman County, Texas;

THENCE North 46 degrees 54 minutes 09 seconds West, a distance of 313.65 feet, to a 3/8 inch iron rod found for corner, being the North corner of a tract of land conveyed to Craig Brossard, as recorded Volume 3692, Page 483, of the Deed Records of Kaufman County, Texas;

THENCE North 65 degrees 41 minutes 14 seconds East, a distance of 809.16 feet, to the PLACE OF BEGINNING and containing 5.000 acres of land.

TRINITY Abstract & Title Company

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

ACCEPTED BY: _____

1529 E. I-30, STE. 106, GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TRINITY ABSTRACT AND TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

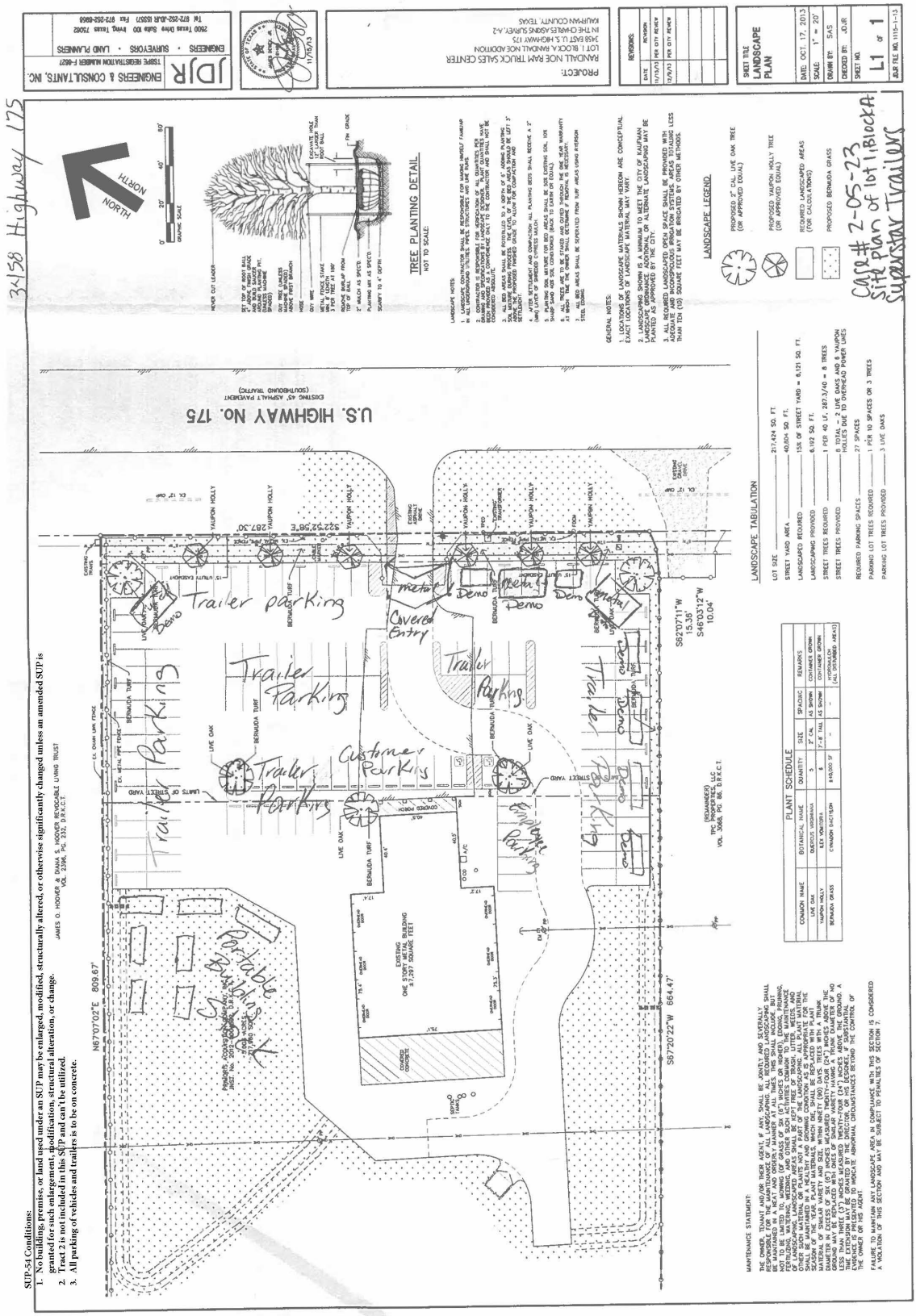
Scale: 1" = 100'
Date: 08/19/2022
G. F. No.: 022-53837
Job no.: 111008
Drawn by: TG

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TRINITY ABSTRACT AND TITLE

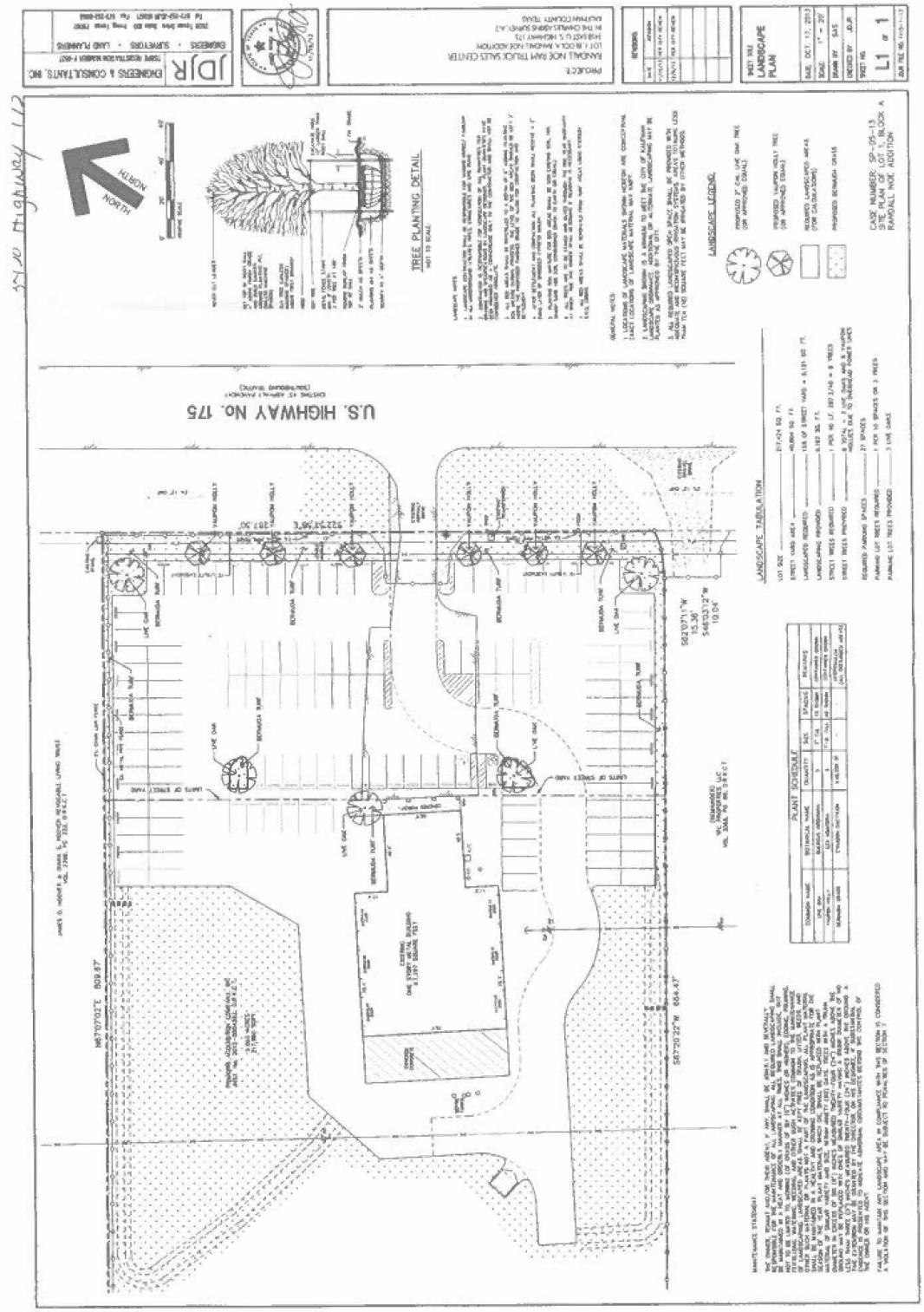
LEGEND
WOOD FENCE
CHAIN LINK
IRON FENCE
WIRE FENCE
BOUNDARY LINE
MRE – MONUMENTS OF RECORD COUNTY
1/2" IRON ROD FOUND
1/2" ROD-CAPPED IRON ROD FOUND
FENCE POST FOR CORNER
5/8" YELLOW-CAPPED IRON ROD FOUND
3/8" IRON ROD FOUND
60D NAIL FOUND
C – CABLE
CLEAN OUT
GAS METER
FIRE HYDRANT
LIGHT POLE
MANHOLE
ELEV-GRADE
ELECTRIC
POWER POLE
TELEPHONE
WATER METER
WATER VALVE
UNLESS OTHERWISE NOTED

STATE OF TEXAS REGISTERED BRIAN S. RHODES 5962 PROFESSIONAL LAND SURVEYOR

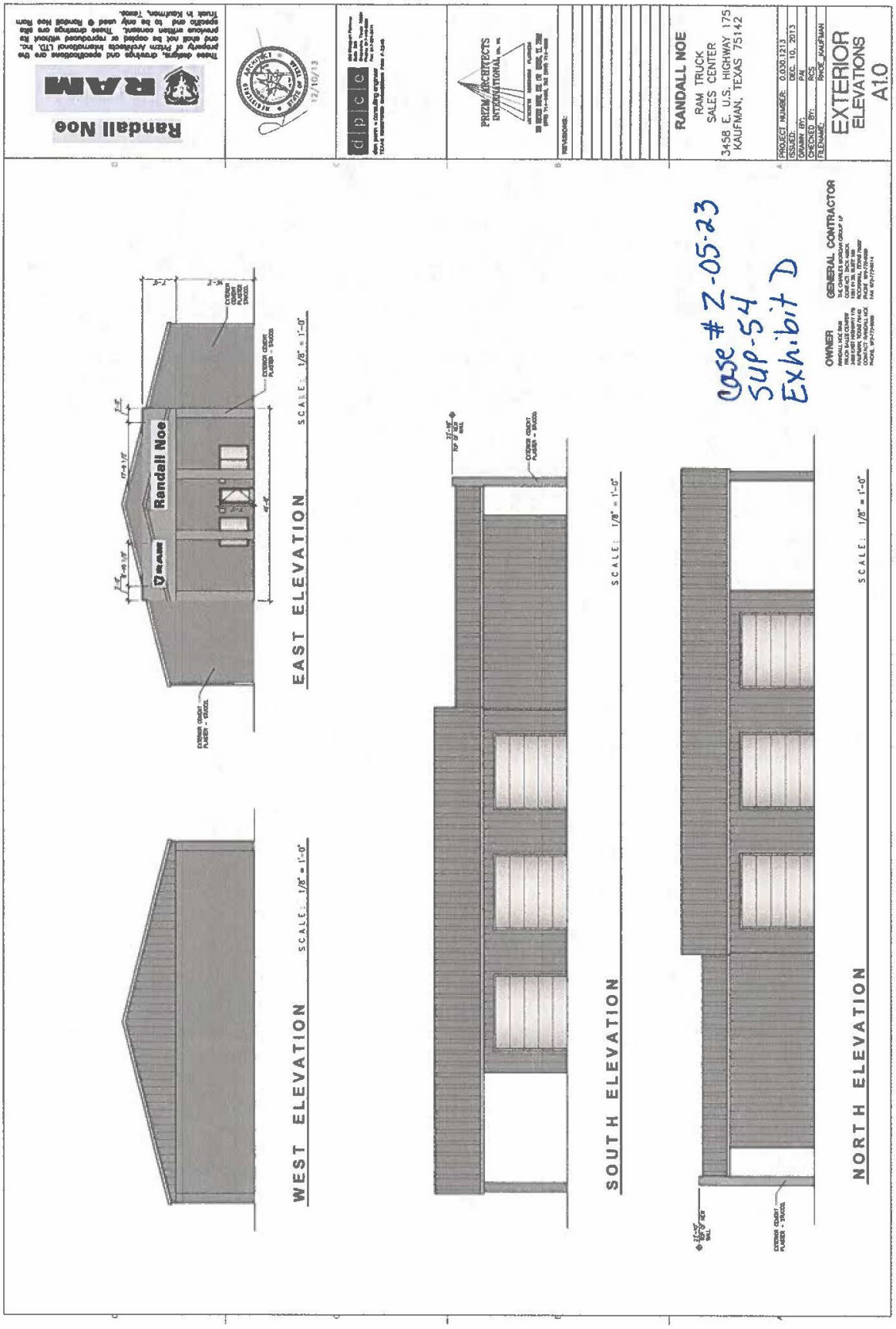
Case # "Z-05-23" permit: "SUP-54" "Exhibit A"



Case # "Z-05-23" Permit "SUP-54" "Exhibit B"



SUP-54 Conditions:


Randall Noe
RAM
These drawings, designs and specifications are the property of Prism Architects International LTD, Inc. and shall not be copied or reproduced without its previous written consent. These drawings are the specific and to be only used @ Randall Noe Ram Truck in Kaufman, Texas.
12/10/13
PRISM ARCHITECTS INTERNATIONAL
REVISIONS:
RANDALL NOE
RAM TRUCK
SALES CENTER
3458 E. U.S. HIGHWAY 175
KAUFMAN, TEXAS 75142
PROJECT NUMBER: 0.030.1213
ISSUED: DEC. 10, 2013
DRAWN BY: PM
CHECKED BY: RCS
FILENAME: RNOE_KAUFMAN
EXTERIOR
ELEVATIONS
A1.0
Case # Z-05-23
SUP-54
Exhibit D
OWNER
GENERAL CONTRACTOR
EAST ELEVATION
SCALE: 1/8" = 1'-0"
WEST ELEVATION
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
Randall Noe
RAM
EXTERIOR COLOR: FLAMER - SW200
EXTERIOR COLOR: FLAMER - SW200

Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 15.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-21-23, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **10.282-acre** tract of land (Property ID 9366 & 9380) out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, from Agricultural/Open District (A-O) and Single-Family Residential District-10 (SF-10) to **Planned Development District-24 (PD-24) for a church and associated uses**, said property being located at **27 Oak Creek Dr.** (Case No. Z-06-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of Z-06-23 to rezone approximately 10.282 acres out of the C.A. Lovejoy Survey, Abstract No. 303, located at 27 Oak Creek Dr., from Single-Family Reisdential-10 ("SF-10") and Agricultural/Open ("A-O") to Planned Development-24 for a church and associated uses (including household care home uses) ("PD-24").

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	■	■	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request for a change of zoning from A-O Agriculture/Open District and SF-10 Single-Family Residential District to **PD Planned Development District-24** for a church and associated uses (including household care home uses) on approximately 10.282 acres out of the C.A. Lovejoy Survey, Abstract No. 303, located at 27 Oak Creek Dr. (Property ID 9366 & 9380) (Case No: Z-06-23)

BACKGROUND/SUMMARY:
The subject property is the Kaufman Church of Christ campus, situated on 10.282 acres at 27 Oak Creek Dr. on the south side of U.S. 175. The front portion of the property is currently zoned SF-10 Single-Family Residential, while the back portion is currently zoned A-O Agriculture-Open District. The applicant is requesting to rezone the property to a Planned Development (PD) for a church and associated uses, including household care home uses (PD-24).

The property is currently improved with a church building, a covered playground, a metal accessory building, a single-family home (parsonage), and a parking lot. The church building also includes an attached gymnasium and fellowship hall and a day care/child care center and day camp for children within.

The church and associated uses (parsonage, day care, etc.) have existed at this site for many years and are allowed by right in any zoning district. The church is requesting to convert the existing metal accessory building into a household care home (The Hope Center), which will provide temporary housing, rehabilitation, and care for those who are disadvantaged in the community, including those who are homeless and stricken by poverty. By definition, this use can also accommodate the elderly, the disabled, abandoned or neglected children, and victims of domestic violence. The use is not commonly associated with churches and not allowed in the current zoning district, but it is a ministry outreach program that some larger churches are able to provide and could be considered an appropriate use at a larger church. Given the size of the church and the scope of services it provides, the multiple zoning designations that currently exist on the property, and the age of the improvements relative to current zoning regulations, the proposed PD will help to bring all improvements into conformance under one zoning classification specific to the church campus, provide flexibility for the church as it expands its ministry services, and ensure City oversight, as any major modifications or land use changes will require amending the PD.

The stated purpose of the PD is to include church/religious assembly, parsonage, child day care center and day camp facility, and household care home uses, while preserving the natural features and surroundings of the area while maintaining the church that will service the needs

and wants of the community surrounding it. The PD will keep the church, parsonage, and day care portions of the property largely as-is, while converting an existing metal building into household care use.

Development Controls:
The property will use the base zoning of SF-10 Single-Family Residential, which applies to all regulations not covered by the PD, as well as the regulations relating to building setbacks, lot area, and lot coverage, with the exception that any existing nonconformity be allowed to remain, with the condition that the nonconformity not be allowed to increase.

Minor deviations to the concept plan that do not change the uses of the property, do not increase the size of buildings, or do not increase the intensity of the development are allowed. Major deviations that increase the size or height of buildings, reduce the distances from buildings to property lines, increase the intensity of development, change the land use to uses not expressly allowed by the PD, make changes to traffic circulation, reduce the parking count, reduce the landscape plantings, or increase the signage (height, size or quantity) require approval of the Planning & Zoning Commission and City Council.

Permitted Uses:
The permitted uses are a church, day camp for children, day care center/child care center, household care home, and parsonage. Permitted accessory uses include religious and educational classes, church events, community events, holiday events, recreational activities, and inreach/outreach programs and activities.

Off-Street Parking and Loading:
The off-street parking and loading requirements generally follow the Zoning Ordinance requirements for the different uses on the property. For the church, 1 parking space is required per every 3 seats in the main auditiorium/sanctuary. For the parsonage, 2 parking spaces are required. For the child care center/day camp, 1 parking space is required per every 10 pupils, plus 1 space per teacher and 1 space per bus/van. For the household care home, 1 parking space per each sleeping room is required, plus 1 parking space per each host resident or employee during maximum (peak) shift. There are a total of 200 parking spaces, which is considered to be conforming and adequate to accommodate the mix of uses on the property. All parking and driving areas will be on an improved concrete or asphalt surface; the parking lots are currently asphalt.

Landscaping and Screening:
The intent of the PD is to preserve the natural surroundings and existing vegetation. There are extensive tree lines along the perimeter of the property and a few large trees near the front of the church and parsonage, as well as some shrubs around the church building, and some trees behind the playground. No improvements to the landscaping and screening are planned at this time. The existing landscaping will generally be preserved, aside from regular maintenance and replacement of plantings as needed. Additional landscaping may be added at any time, so long as it does not interfere with visibility or utilities nor cause adverse impacts.

Building Facades and Floor Plans:
The exterior building facades will generally not change, with the exception that windows and doors may be replaced and changed as needed. Photos showing the existing improvements from different angles have been provided, as well as a floor plan of the proposed household care

home use in the building known as the Hope Center. The Hope Center will include one 440 sq. ft. one-bedroom apartment and one 750 sq. ft. two-bedroom apartment, as well as existing services in the front of the building.

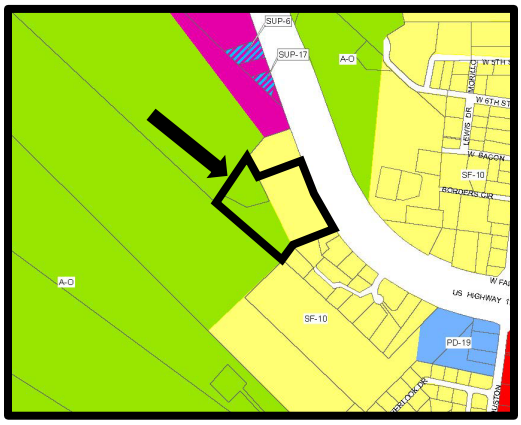
Signage:
As it relates to signage, the development will adhere to the regulations for the "C" Commercial District. The existing pole/pylon sign will be allowed to remain as-is; any increase to the height or sign area will require approval by City Council and no reduction in the setback shall be allowed. Wall signage is limited to 10% of each wall facing a public street and will require a permit. Banner signs in association with a church or community event held on-site are allowed (when attached to the wall of a building) for a maximum of 14 days preceding the event, with a maximum size of 100 sq. ft. Any other temporary signage will require a permit and adhere to the Zoning Ordinance regulations.

Sidewalks, Lighting, Equipment, and Trash Enclosures:
No revisions will be required to the existing interior sidewalks, lighting, or equipment. Any new lighting shall not trespass or cause glare onto surrounding properties or thoroughfares. Any new roof-mounted equipment shall be screened by building parapets or screening systems, while any new ground-mounted equipment shall be screened by dense evergreen shrubs, solid fencing, or low walls. Any dumpsters or trash containers shall be screened by a masonry trash enclosure designed to match the church building with opaque metal or wood gates, with a proper loading area for the trash truck.

Concept Plan:
A concept plan (Exhibit C) has been provided, showing all the improvements on the property.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	**A-O, SF-10**	**Vacant land, single-family residential**
West:	**A-O**	**Vacant land**
South:	**SF-10**	**Single-family residential**
East:	**US 175**	**Highway**



COMPREHENSIVE PLAN:
Land Use Plan:
The 2014 Future Land Use Plan designates the future land use of the subject property as a mix of Future Public Use and Future Single-Family Residential (Low Density). Churches are allowed in any zoning district and common in residential areas. In addition, the public use accommodates institutional uses, such as churches. The requested Planned Development zoning for a church and associated uses, including household care home, is consistent with the Future Land Use Plan. Furthermore, the household care home building is at least 60' from the nearest residential property, while the church building is at least 130' from the nearest residential property, and a

dense tree line is provided along the perimeter of the property, which mitigates any impact to surrounding residential properties.

Thoroughfare Plan:
The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. Any additional necessary right-of-way dedication is done during the platting process or is acquired by the State through a separate process. A plat will not be required for this property at this time.

PROPERTY OWNER RESPONSES:
The City of Kaufman mailed out notification letters to 11 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 11

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of ¾ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

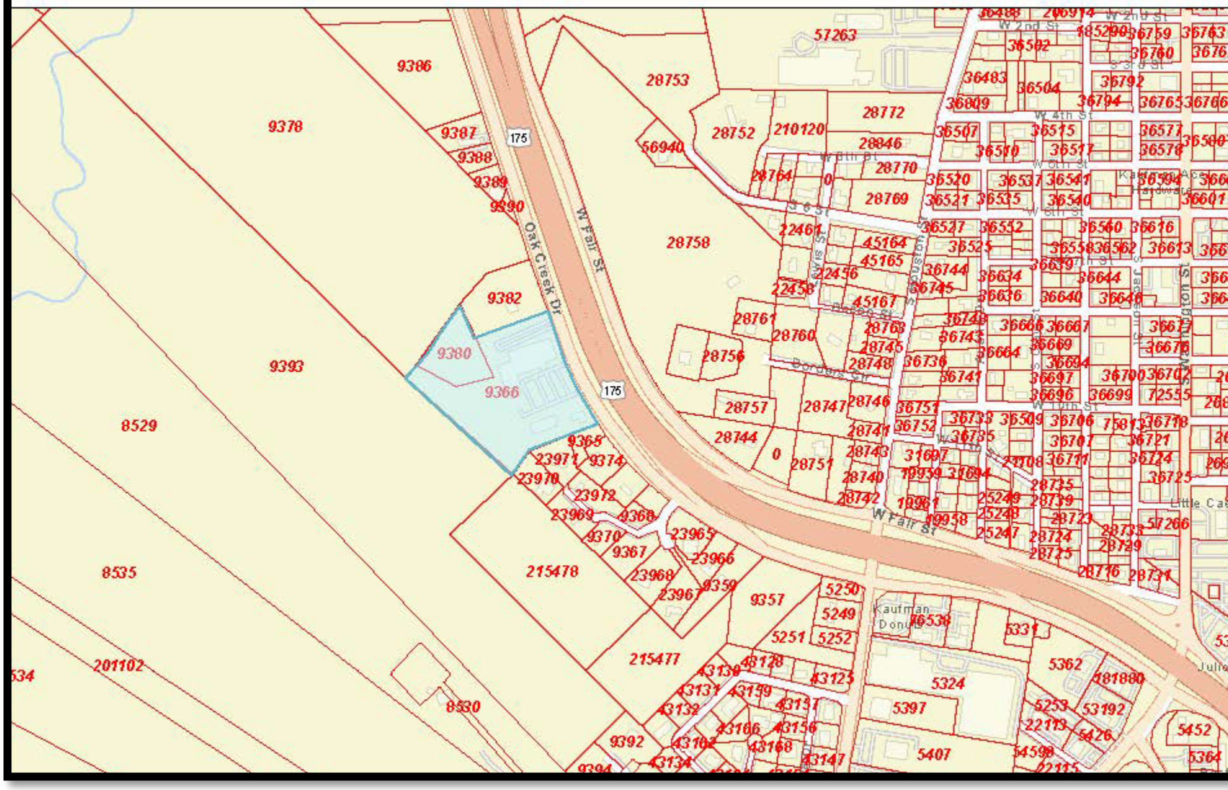
RECOMMENDATION:
Staff recommends approval of Z-06-23, a zoning request for Planned Development for a church and associated uses (including household care home uses) (PD-24) on approximately 10.282 acres out of the C.A. Lovejoy Survey, Abstract No. 303, located at 27 Oak Creek Dr.

ATTACHMENTS:
Location Map
Exhibit A – Property Description
Exhibit B – Planned Development Standards
Exhibit C – Concept Plan
Exhibit D – Photos and Floor Plans

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

<u>Location Map</u>

Kaufman Church of Christ at 27 Oak Creek Drive



G:\Development Services\Planning & Zoning\P&Z Reports\2023 PZ Reports\Z-06-23 PD-24 Church of Christ 08-01-23\Z-06-23 PZR Church of Christ PD-24.docx

Exhibit A – Property Description

Recorded On-2007-Sep-28 As-23137

Escrow File No.: 24037-KF07

Z-06-23
PD-24

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the C. A. Lovejoy Survey, Abstract No. 303, Kaufman County, Texas, all of that certain 5.240 acre tract conveyed to The Church of Christ of Kaufman, Texas by Annie T. Norman, Administratrix, in a correction deed dated June 2, 1972, recorded in Volume 562, Page 609 of the Deed Records of Kaufman County, Texas, all of that certain called 0.793 acre tract conveyed to The Church of Christ of Kaufman, Texas by William J. Fortner, et ux on April 20, 1979, recorded in Volume 655, Page 125 of the Deed Records of Kaufman County, Texas, all of that certain 2.328 acre tract conveyed to The Church of Christ of Kaufman, Texas by Annie Norman in a correction deed dated April 11, 1979, recorded in Volume 654, Page 908 of the Deed Records of Kaufman County, Texas, all of that certain called 2.035 acre tract conveyed to The Church of Christ of Kaufman, Texas by Joe G. Vitovsky and Dorothy Vitovsky in a correction deed dated January 10, 1997, recorded in Volume 1241, Page 685 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8 inch iron rod found at the North corner of the above mentioned 5.240 acre tract, at the East corner of that certain 2.255 acre tract conveyed to F. Garrison, recorded in Volume 963, Page 875 of the Deed Records of Kaufman County, Texas, and being in the Southwest Right of Way line of U. S. Highway No. 175.

THENCE South 18 degrees 23 minutes 53 seconds East, with the Northeast line of said 5.240 acre tract and with the Southwest Right of Way line of U.S. Highway No. 175, a distance of 121.89 feet to a 3/8 inch iron rod set at the P.C. of a curve to the left, the radius point of which bears North 71 degrees 36 minutes 07 seconds East - 1769.938 feet.

THENCE continuing with the Northeast line of said 5.240 acre tract, with the Southwest Right of Way line of U. S. Highway No. 175 and with said curve to the left, the angle of which is 16 degrees 17 minutes 12 seconds, the radius is 1769.938 feet and the tangent is 253.27 feet, a distance of 503.12 feet to a 3/8 inch iron rod set at the East corner of said 5.240 acre tract and at the North corner of a cemetery.

THENCE South 67 degrees 29 minutes 59 seconds West, with the Southeast line of said 5.240 acre tract, a distance of 401.00 feet to a 3/8 inch iron rod set at the South corner of same, at the East corner of the above mentioned 0.793 acre tract and being the West corner of Lot No.3 and the North corner of Lot No. 2 of the Fortner Addition Section 2, as shown by plat of same recorded in Cabinet 1, Page 517 of the Plat Records of Kaufman County, Texas.

THENCE South 34 degrees 26 minutes 07 seconds West, with the Southeast line of said 0.793 acre tract, a distance of 128.81 feet to a 3/8 inch iron rod set at the West corner of the above mentioned Lot No. 2.

THENCE South 44 degrees 12 minutes 17 seconds West, continuing with the Southeast line

Recorded On 2007-Sep-28 As-23137

EXHIBIT "A"

of said 0.793 acre tract, a distance of 10.70 feet to a 3/8 inch iron rod set at the South corner of same.

THENCE North 45 degrees 28 minutes 29 seconds West, passing the West corner of said 0.793 acre tract and continuing with the Southwest line of the above mentioned 2.328 acre tract, a total distance of 706.10 feet to a 3/8 inch iron rod set at the West corner of said 2.328 acre tract.

THENCE North 35 degrees 25 minutes 35 seconds East, with the Westerly Northwest line of said 2.328 acre tract , a distance of 92.81 feet to a 3/8 inch iron rod set at the Westerly North corner of same and being at the West corner of the above mentioned 2.035 acre tract.

THENCE North 35 degrees 14 minutes 51 seconds East, with the Northwest line of said 2.035 acre tract, a distance of 363.80 feet to a 3/8 inch iron rod set at the North corner of same and being at the West corner of the above mentioned 2.255 acre tract.

THENCE South 36 degrees 03 minutes 06 seconds East, with the Northeast line of said 2.035 acre tract, a distance of 182.75 feet to a 3/8 inch iron rod set at an angle in said line, at the South corner of the above mentioned 2.255 acre tract and being at the West corner of the above mentioned 5.240 acre tract.

THENCE North 70 degrees 48 minutes 41 seconds East, with the Northwest line of said 5.240 acre tract, a distance of 339.21 feet to the PLACE OF BEGINNING and containing 10.282 acres of land, more or less.

Inst # 2007- 00023137

Filed for Record in: Kaufman County
On: Sep 28,2007 at 08:56A

"Exhibit B"
Planned Development-24 (PD-24)

1. Purpose
   The purpose of this Planned Development (PD) is to include church/religious assembly, parsonage, child day care center and day camp facility, and household care home uses while preserving the natural features and surroundings of the area while maintaining the church that will service the needs and wants of the community surrounding it. The timeline for the entire development will be 2 years. The PD will keep the existing church, parsonage, and day care portions of the property largely as-is, while converting an existing metal building into household care use.

2. Property Location and Size
   The property consists of 10.282 acres located at 27 Oak Creek Dr., generally situated along the west side of US Highway 175. The property is improved with a church building, a covered play area, a metal accessory building, a single-family home (parsonage), and a parking lot. The property is known and referred to as Kaufman Church of Christ.

3. Zoning Controls
   a. If there is a conflict between the text of this article and the conceptual plan ("Exhibit B"), the text of this article controls. City of Kaufman Zoning Ordinance O-02-07 as amended applies to this Planned Development except as amended herein. For development and use of the property, the property shall be considered one lot. The base zoning for the property is "SF-10 Single-Family Residential". The zoning regulations for SF-10 shall apply in all instances not covered by this PD.
   b. Deviations from the conceptual plan are allowed. The conceptual plan shall serve as a guide for use and development of the property. Minor deviations, as approved by the Director of Development Services or his/her designee, from the conceptual plan that do not change the uses of the property, do not increase the size of buildings, or do not increase the intensity of the development are allowed. Major deviations which increase the size or height of buildings, reduce the distances from buildings to property lines, increase the intensity of development, change the land use to uses not expressly allowed by this PD, make changes to traffic circulation, reduce the parking count, reduce the landscape plantings, or increase the signage (height, size, or quantity) shall require approval of the Planning & Zoning Commission and City Council.

4. Definitions and Interpretations
   a. **Church** – A building that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith. For the purposes of this ordinance, Bible study and other similar activities, which occur in a person's primary residence, shall not apply to this definition.
   b. **Day Camp for Children** – A facility located on three (3) acres or more arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

"Exhibit B"
Planned Development-24 (PD-24)

c. **Day Care Center/Child Care Center** – A commercial or non-profit facility or place designed for the case or training of seven (7) or more unrelated children under fourteen (14) years of age for less than 24 hours a day.

d. **Household Care Home** – A dwelling unit that provides residence, care, rehabilitation and support to not more than seven (7) persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial setbacks, living together with no more than two caregivers as a single household. Where applicable, a household care home shall have appropriate licensing and/or registration by the State of Texas. The structure is to be constructed to match, an exterior appearance compatible with the surrounding residential dwellings. Residential houses shall not convert garages into additional living or sleeping area. Cannot be located within one mile from another Household Care Home, Household Care Facility, and/or Household Care Institution.

e. **Parsonage** – A place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by State law).

5. Main Uses Permitted
   a. Church
   b. Day Camp for Children
   c. Day Care Center/Child Care Center
   d. Household Care Home
   e. Parsonage

6. Permitted Accessory Uses
   Any use customarily and incidental to the main use of a church, including religious and educational classes, church events, community events, holiday events, recreational activities, and inreach/outreach programs and activities.

7. Area, Lot, Yard, and Lot Coverage Regulations
   Shall follow the regulations for the SF-10 District as specified in the Zoning Ordinance. Any nonconforming situation in effect at the time of the passage of this PD Ordinance shall be allowed to remain, with the condition that the nonconformity not be allowed to increase. Any new structures or additions shall be subject to the SF-10 regulations as specified in the Zoning Ordinance, as amended.

8. Off Street Parking and Loading Regulations
   a. There are approximately 200 parking spaces at the time of approval of the PD, which shall be considered a conforming parking regulation for the combination of uses and layout of the areas at the time of approval of the PD.
   b. Parking requirement for church: One (1) space for every three (3) seats in the main auditorium/sanctuary.

"Exhibit B"
Planned Development-24 (PD-24)

i. For flexible (e.g., folding chairs, etc.) seating areas, one (1) seat equals eight (8) square feet of floor area occupied by such seating area. A four (4) foot aisle shall be understood around the perimeter of the area and will not be included in the seating area calculation;

ii. For fixed (e.g., church pews, grandstands, benches, etc.) seating, one (1) seat equals 1.75 feet of length.

c. Parking requirement for parsonage: Two (2) parking spaces.

d. Parking requirement for day care center/child care center/day camp: One (1) space per ten (10) pupils (based upon maximum occupancy and/or licensing capacity), plus one (1) space per teacher, plus one (1) space for each bus or van.

e. Parking requirement for household care home: One (1) parking space for each sleeping room, plus one (1) parking space for each host resident or employee during maximum (i.e. peak) shift.

f. All parking and driving areas shall be on an improved concrete or asphalt surface.

g. A loading area (pick-up/drop-off) is provided at the main entrance to the church.

h. The church may permit passengers of mass transportation and car pools to park in the church parking lot. Parking lots may be used to satisfy parking requirements for contiguous lots.

i. For purposes of meeting required parking, all lots in this district shall be treated as one lot.

j. Parking stops are prohibited.

k. Parking spaces may overhang the curb by 2 feet.

l. Parking may be located in the required front yard. Parking is not allowed within the first 10 feet of any front yard.

9. Screening
The intent of this PD to preserve the natural surroundings and existing vegetation at the time of approval of the PD. Screening of parking is not required. Screening of the property from all other zoning districts is not required.

10. Façade

a. The exterior of the existing structures within the Planned Development shall not change, with the exception that windows and doors shall be allowed to change as needed.

b. Areas of a façade that are devoted to windows, doors, fascia, or soffit shall not be counted as "wall surface" when calculating the building façade requirement.

c. Cementitious Siding, Cement Based Planks or Paneling are all considered approved masonry materials and not architectural accent material.

"Exhibit B"
Planned Development-24 (PD-24)

11. Landscaping
    a. The intent of this PD is to preserve the natural features, natural surroundings, and existing vegetation at the time of approval of the PD. No additional landscaping is required and the existing trees, bushes, and other vegetation shall be preserved in their existing condition, aside from regular maintenance.
    b. Additional parking lot landscaping or screening of parking lots is not required. Existing landscaping at the time of PD approval shall be allowed to remain as-is.
    c. Additional landscaping may be installed by the property owner at any time, with the condition that it does not interfere with visibility for traffic along Oak Creek Drive, visibility for traffic entering or leaving the premises, cause adverse impacts to surrounding properties, or conflict with utilities. In addition, trees and bushes may be allowed to be replaced with same or similar species/size at any time, such that the overall quantity and size of plantings is not reduced.

12. Signage
    a. For signage purposes, the PD shall follow the regulations for the "C" Commercial District as specified in the Zoning Ordinance.
    b. The existing pole/pylon sign shall be allowed to remain in its current height, sign area, and location/setback. The height shall be allowed to be reduced, the area allowed to be reduced, and the setback shall be allowed to be increased at any time. Any increase to the height or sign area shall require approval by City Council. No reduction to the setback shall be allowed.
    c. Wall signage shall be limited to ten percent (10%) of each wall facing a public street and shall require a permit.
    d. Banner signs in association with church or community events held on-site are allowed in this district when attached to walls of a building for a maximum of 14 days preceding the event. The maximum banner sign size is 100 square feet. Banner signs must be kept neat and in good repair.
    e. Any other temporary signage will require a permit and shall adhere to the regulations specified in Section 44.12 of the Zoning Ordinance.

13. Sidewalks, Lighting, Equipment, and Trash Enclosures
    a. There shall be no revisions required to the interior sidewalks, lighting, or equipment.
    b. Any new lighting shall not trespass or cause glare onto surrounding properties or thoroughfares.
    c. Any new roof-mounted equipment shall be screened by building parapets or screening systems. Any new ground-mounted equipment shall be screened by dense evergreen shrubs, solid fencing, or low walls that completely conceal the equipment.
    d. Any dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the main church building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

Exhibit C – Concept Plan

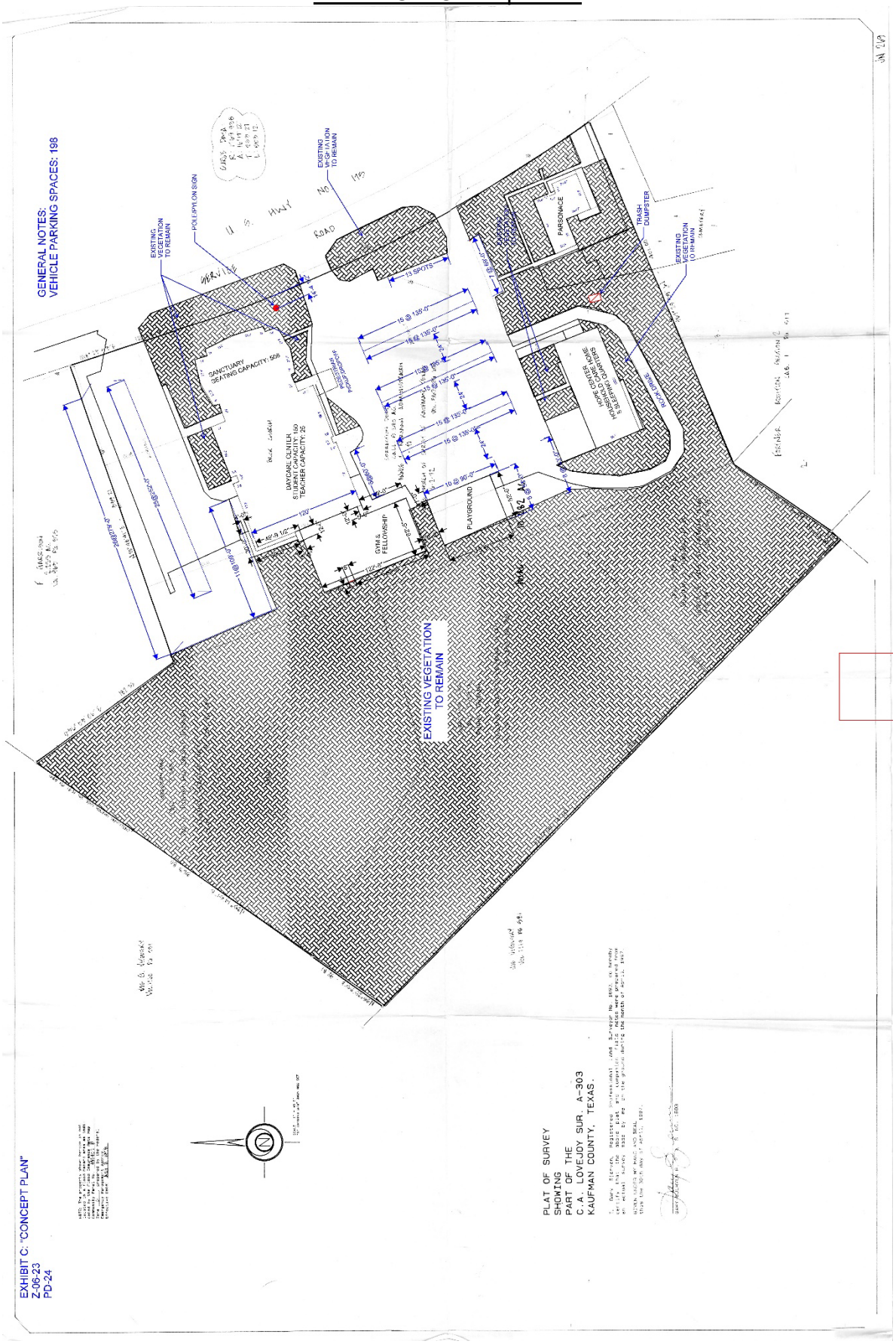


Exhibit D – Photos and Floor Plans

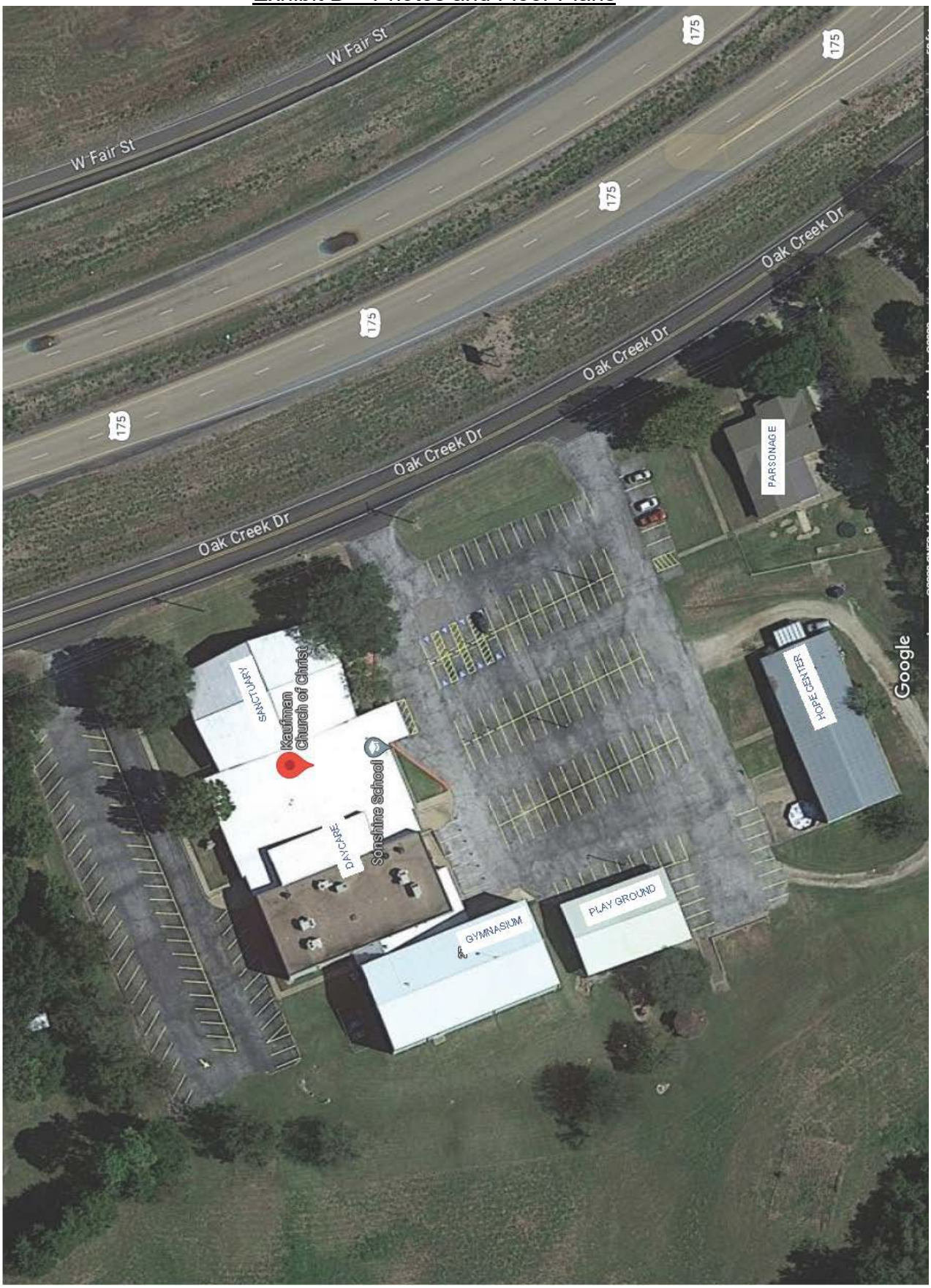


EXHIBIT "D"

Z-06-23
PD-24

Exhibit D – Photos and Floor Plans

Exhibit D – Photos and Floor Plans

Exhibit D – Photos and Floor Plans

Exhibit D – Photos and Floor Plans

Exhibit D – Photos and Floor Plans

Exhibit D – Photos and Floor Plans

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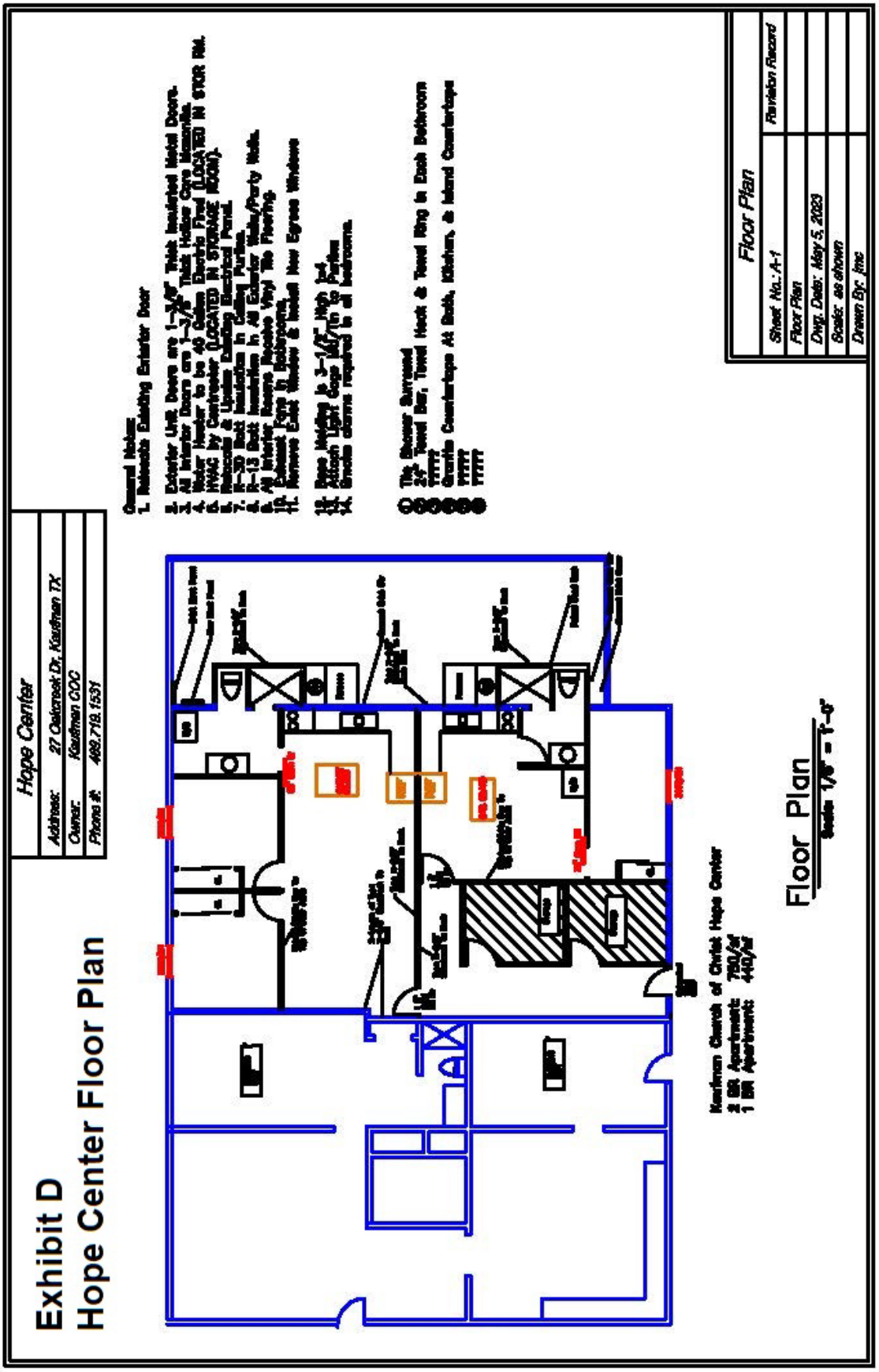


ORDINANCE O-21-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07, AS AMENDED, AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, COLLECTIVELY "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 10.282 ACRE TRACT OF LAND (PROPERTY IDs 9366 & 9380) FROM SINGLE-FAMILY RESIDENTIAL-10 ("SF-10") AND AGRICULTURAL/OPEN ("A-O") TO PLANNED DEVELOPMENT-24 ("PD-24") FOR A CHURCH AND ASSOCIATED USES (INCLUDING HOUSEHOLD CARE HOME USES), THE PROPERTY BEING GENERALLY LOCATED AT 27 OAK CREEK DR., BEING A TRACT OF LAND SITUATED IN THE C.A. LOVEJOY SURVEY, ABSTRACT NO. 303, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 1st day of August, 2023, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 10.282 acre tract of land (Property IDs 9366 and 9380) from Single-Family Residential-10 ("SF-10") and Agricultural/Open ("A-O") to Planned Development-24 ("PD-24") for a church and associated uses (including household care homes uses), the property being generally located at 27 Oak Creek Dr., such tract being a part of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"); and

WHEREAS, Planned Development-24 includes specific Planned Development Standards, as depicted on **Exhibit "B"**; the Concept Plan as depicted on **Exhibit "C"**; and Photos and Floor Plans as depicted on **"Exhibit D"**; each of which are attached hereto and incorporated herein, and reviewed as part of Case No. Z-06-23 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 21st day of August, 2023, the City Council held a public hearing for the proposed request to rezone the Property from Single-Family Residential-10 ("SF-10") and Agricultural/Open ("A-O") to Planned Development-24 ("PD-24"); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-24 ("PD-24") zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Ordinance No. O-02-07, as amended, and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, Texas, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", are hereby amended to reflect the change in zoning for an approximate 10.282 acre tract of land (Property IDs 9366 and 9380) generally located at 27 Oak Creek Dr., such tract being a part of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"). The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit "B"**, in accordance with the Concept Plan as depicted on **Exhibit "C"**, and in accordance with the Photos and Floor Plans as depicted on **"Exhibit D"**. Each of the foregoing Exhibits are attached hereto and incorporated herein.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the establishment of the zoning classification of the Property as Planned Development-24, ("PD-24"), thereon.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 21st day of August, 2023.

_____
JEFF JORDAN
MAYOR

ATTEST:

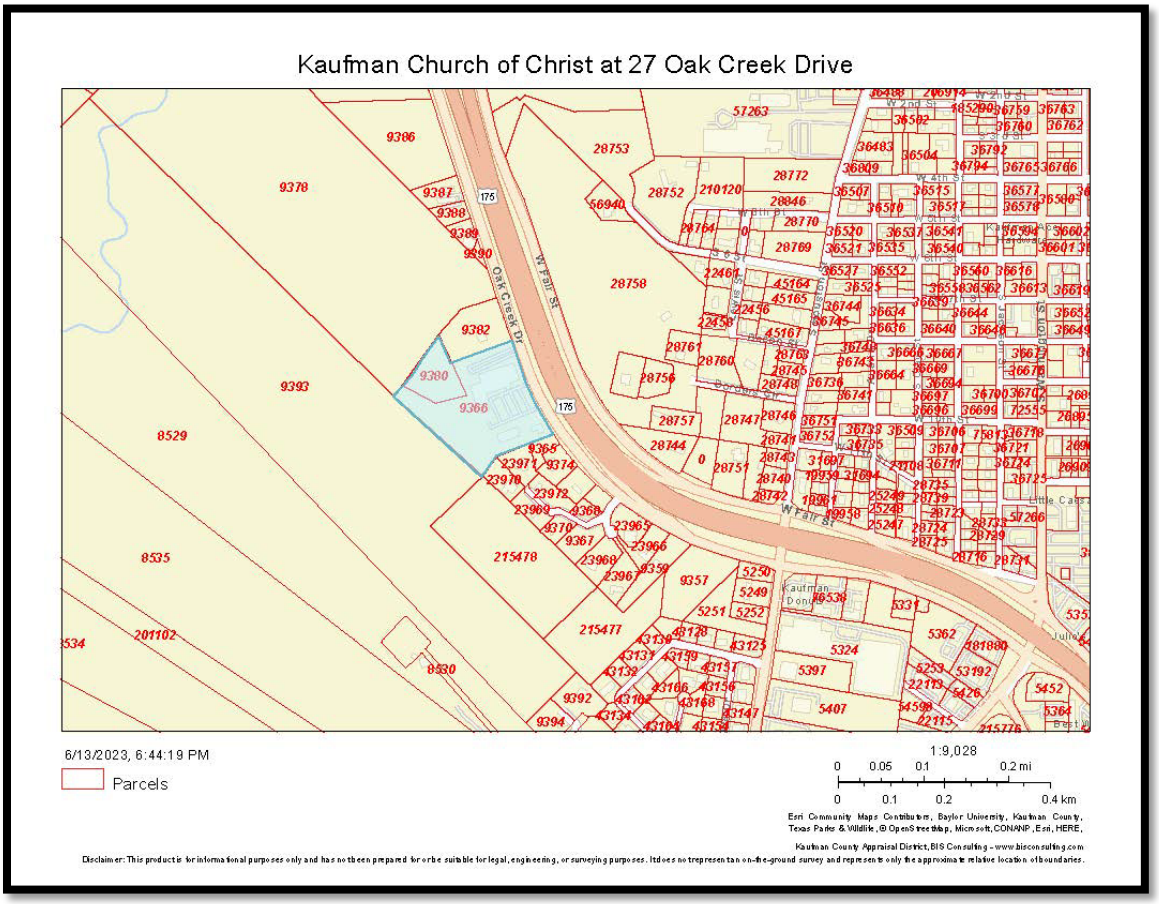
_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

“EXHIBIT B” Planned Development Standards

Z-06-23
Property IDs 9366 & 9380
Location Map



Recorded On-2007-Sep-28 As-23137

Escrow File No.: 24037-KF07

Z-06-23
PD-24

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the C. A. Lovejoy Survey, Abstract No. 303, Kaufman County, Texas, all of that certain 5.240 acre tract conveyed to The Church of Christ of Kaufman, Texas by Annie T. Norman, Administratrix, in a correction deed dated June 2, 1972, recorded in Volume 562, Page 609 of the Deed Records of Kaufman County, Texas, all of that certain called 0.793 acre tract conveyed to The Church of Christ of Kaufman, Texas by William J. Fortner, et ux on April 20, 1979, recorded in Volume 655, Page 125 of the Deed Records of Kaufman County, Texas, all of that certain 2.328 acre tract conveyed to The Church of Christ of Kaufman, Texas by Annie Norman in a correction deed dated April 11, 1979, recorded in Volume 654, Page 908 of the Deed Records of Kaufman County, Texas, all of that certain called 2.035 acre tract conveyed to The Church of Christ of Kaufman, Texas by Joe G. Vitovsky and Dorothy Vitovsky in a correction deed dated January 10, 1997, recorded in Volume 1241, Page 685 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8 inch iron rod found at the North corner of the above mentioned 5.240 acre tract, at the East corner of that certain 2.255 acre tract conveyed to F. Garrison, recorded in Volume 963, Page 875 of the Deed Records of Kaufman County, Texas, and being in the Southwest Right of Way line of U. S. Highway No. 175.

THENCE South 18 degrees 23 minutes 53 seconds East, with the Northeast line of said 5.240 acre tract and with the Southwest Right of Way line of U.S. Highway No. 175, a distance of 121.89 feet to a 3/8 inch iron rod set at the P.C. of a curve to the left, the radius point of which bears North 71 degrees 36 minutes 07 seconds East - 1769.938 feet.

THENCE continuing with the Northeast line of said 5.240 acre tract, with the Southwest Right of Way line of U. S. Highway No. 175 and with said curve to the left, the angle of which is 16 degrees 17 minutes 12 seconds, the radius is 1769.938 feet and the tangent is 253.27 feet, a distance of 503.12 feet to a 3/8 inch iron rod set at the East corner of said 5.240 acre tract and at the North corner of a cemetery.

THENCE South 67 degrees 29 minutes 59 seconds West, with the Southeast line of said 5.240 acre tract, a distance of 401.00 feet to a 3/8 inch iron rod set at the South corner of same, at the East corner of the above mentioned 0.793 acre tract and being the West corner of Lot No.3 and the North corner of Lot No. 2 of the Fortner Addition Section 2, as shown by plat of same recorded in Cabinet 1, Page 517 of the Plat Records of Kaufman County, Texas.

THENCE South 34 degrees 26 minutes 07 seconds West, with the Southeast line of said 0.793 acre tract, a distance of 128.81 feet to a 3/8 inch iron rod set at the West corner of the above mentioned Lot No. 2.

THENCE South 44 degrees 12 minutes 17 seconds West, continuing with the Southeast line

Recorded On 2007-Sep-28 As-23137

EXHIBIT "A"

of said 0.793 acre tract, a distance of 10.70 feet to a 3/8 inch iron rod set at the South corner of same.

THENCE North 45 degrees 28 minutes 29 seconds West, passing the West corner of said 0.793 acre tract and continuing with the Southwest line of the above mentioned 2.328 acre tract, a total distance of 706.10 feet to a 3/8 inch iron rod set at the West corner of said 2.328 acre tract.

THENCE North 35 degrees 25 minutes 35 seconds East, with the Westerly Northwest line of said 2.328 acre tract , a distance of 92.81 feet to a 3/8 inch iron rod set at the Westerly North corner of same and being at the West corner of the above mentioned 2.035 acre tract.

THENCE North 35 degrees 14 minutes 51 seconds East, with the Northwest line of said 2.035 acre tract, a distance of 363.80 feet to a 3/8 inch iron rod set at the North corner of same and being at the West corner of the above mentioned 2.255 acre tract.

THENCE South 36 degrees 03 minutes 06 seconds East, with the Northeast line of said 2.035 acre tract, a distance of 182.75 feet to a 3/8 inch iron rod set at an angle in said line, at the South corner of the above mentioned 2.255 acre tract and being at the West corner of the above mentioned 5.240 acre tract.

THENCE North 70 degrees 48 minutes 41 seconds East, with the Northwest line of said 5.240 acre tract, a distance of 339.21 feet to the PLACE OF BEGINNING and containing 10.282 acres of land, more or less.

Inst # 2007- 00023137

Filed for Record in: Kaufman County
On: Sep 28,2007 at 08:56A

"Exhibit B"
Planned Development-24 (PD-24)

1. Purpose
The purpose of this Planned Development (PD) is to include church/religious assembly, parsonage, child day care center and day camp facility, and household care home uses while preserving the natural features and surroundings of the area while maintaining the church that will service the needs and wants of the community surrounding it. The timeline for the entire development will be 2 years. The PD will keep the existing church, parsonage, and day care portions of the property largely as-is, while converting an existing metal building into household care use.

2. Property Location and Size
The property consists of 10.282 acres located at 27 Oak Creek Dr., generally situated along the west side of US Highway 175. The property is improved with a church building, a covered play area, a metal accessory building, a single-family home (parsonage), and a parking lot. The property is known and referred to as Kaufman Church of Christ.

3. Zoning Controls
   a. If there is a conflict between the text of this article and the conceptual plan ("Exhibit B"), the text of this article controls. City of Kaufman Zoning Ordinance O-02-07 as amended applies to this Planned Development except as amended herein. For development and use of the property, the property shall be considered one lot. The base zoning for the property is "SF-10 Single-Family Residential". The zoning regulations for SF-10 shall apply in all instances not covered by this PD.
   b. Deviations from the conceptual plan are allowed. The conceptual plan shall serve as a guide for use and development of the property. Minor deviations, as approved by the Director of Development Services or his/her designee, from the conceptual plan that do not change the uses of the property, do not increase the size of buildings, or do not increase the intensity of the development are allowed. Major deviations which increase the size or height of buildings, reduce the distances from buildings to property lines, increase the intensity of development, change the land use to uses not expressly allowed by this PD, make changes to traffic circulation, reduce the parking count, reduce the landscape plantings, or increase the signage (height, size, or quantity) shall require approval of the Planning & Zoning Commission and City Council.

4. Definitions and Interpretations
   a. **Church** – A building that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith. For the purposes of this ordinance, Bible study and other similar activities, which occur in a person's primary residence, shall not apply to this definition.
   b. **Day Camp for Children** – A facility located on three (3) acres or more arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

"Exhibit B"
Planned Development-24 (PD-24)

c. **Day Care Center/Child Care Center** – A commercial or non-profit facility or place designed for the case or training of seven (7) or more unrelated children under fourteen (14) years of age for less than 24 hours a day.

d. **Household Care Home** – A dwelling unit that provides residence, care, rehabilitation and support to not more than seven (7) persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial setbacks, living together with no more than two caregivers as a single household. Where applicable, a household care home shall have appropriate licensing and/or registration by the State of Texas. The structure is to be constructed to match, an exterior appearance compatible with the surrounding residential dwellings. Residential houses shall not convert garages into additional living or sleeping area. Cannot be located within one mile from another Household Care Home, Household Care Facility, and/or Household Care Institution.

e. **Parsonage** – A place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by State law).

5. Main Uses Permitted
   a. Church
   b. Day Camp for Children
   c. Day Care Center/Child Care Center
   d. Household Care Home
   e. Parsonage

6. Permitted Accessory Uses
   Any use customarily and incidental to the main use of a church, including religious and educational classes, church events, community events, holiday events, recreational activities, and inreach/outreach programs and activities.

7. Area, Lot, Yard, and Lot Coverage Regulations
   Shall follow the regulations for the SF-10 District as specified in the Zoning Ordinance. Any nonconforming situation in effect at the time of the passage of this PD Ordinance shall be allowed to remain, with the condition that the nonconformity not be allowed to increase. Any new structures or additions shall be subject to the SF-10 regulations as specified in the Zoning Ordinance, as amended.

8. Off Street Parking and Loading Regulations
   a. There are approximately 200 parking spaces at the time of approval of the PD, which shall be considered a conforming parking regulation for the combination of uses and layout of the areas at the time of approval of the PD.
   b. Parking requirement for church: One (1) space for every three (3) seats in the main auditorium/sanctuary.

"Exhibit B"
Planned Development-24 (PD-24)

i. For flexible (e.g., folding chairs, etc.) seating areas, one (1) seat equals eight (8) square feet of floor area occupied by such seating area. A four (4) foot aisle shall be understood around the perimeter of the area and will not be included in the seating area calculation;

ii. For fixed (e.g., church pews, grandstands, benches, etc.) seating, one (1) seat equals 1.75 feet of length.

c. Parking requirement for parsonage: Two (2) parking spaces.

d. Parking requirement for day care center/child care center/day camp: One (1) space per ten (10) pupils (based upon maximum occupancy and/or licensing capacity), plus one (1) space per teacher, plus one (1) space for each bus or van.

e. Parking requirement for household care home: One (1) parking space for each sleeping room, plus one (1) parking space for each host resident or employee during maximum (i.e. peak) shift.

f. All parking and driving areas shall be on an improved concrete or asphalt surface.

g. A loading area (pick-up/drop-off) is provided at the main entrance to the church.

h. The church may permit passengers of mass transportation and car pools to park in the church parking lot. Parking lots may be used to satisfy parking requirements for contiguous lots.

i. For purposes of meeting required parking, all lots in this district shall be treated as one lot.

j. Parking stops are prohibited.

k. Parking spaces may overhang the curb by 2 feet.

l. Parking may be located in the required front yard. Parking is not allowed within the first 10 feet of any front yard.

9. Screening
The intent of this PD to preserve the natural surroundings and existing vegetation at the time of approval of the PD. Screening of parking is not required. Screening of the property from all other zoning districts is not required.

10. Façade

a. The exterior of the existing structures within the Planned Development shall not change, with the exception that windows and doors shall be allowed to change as needed.

b. Areas of a façade that are devoted to windows, doors, fascia, or soffit shall not be counted as "wall surface" when calculating the building façade requirement.

c. Cementitious Siding, Cement Based Planks or Paneling are all considered approved masonry materials and not architectural accent material.

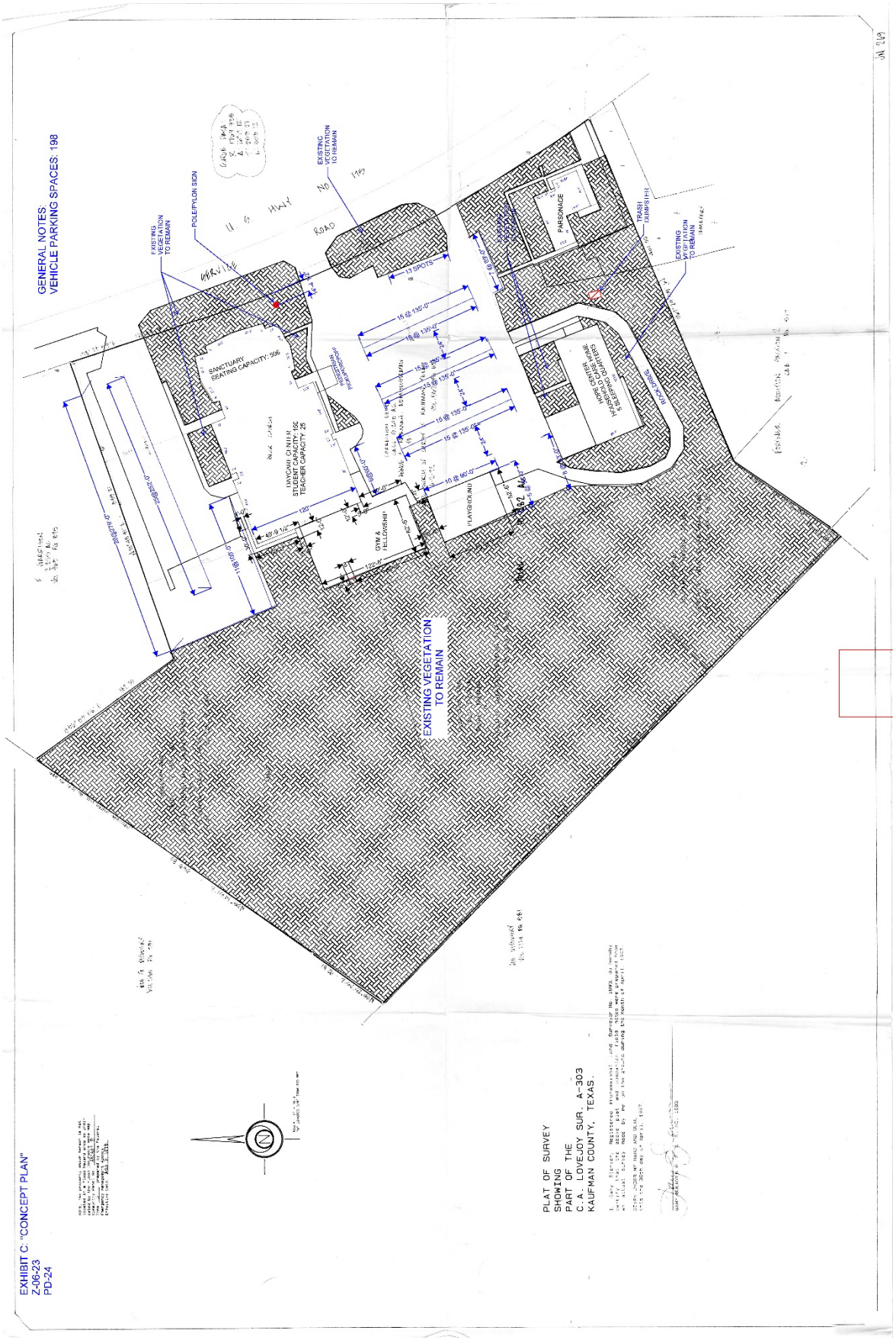
"Exhibit B"
Planned Development-24 (PD-24)

11. Landscaping
    a. The intent of this PD is to preserve the natural features, natural surroundings, and existing vegetation at the time of approval of the PD. No additional landscaping is required and the existing trees, bushes, and other vegetation shall be preserved in their existing condition, aside from regular maintenance.
    b. Additional parking lot landscaping or screening of parking lots is not required. Existing landscaping at the time of PD approval shall be allowed to remain as-is.
    c. Additional landscaping may be installed by the property owner at any time, with the condition that it does not interfere with visibility for traffic along Oak Creek Drive, visibility for traffic entering or leaving the premises, cause adverse impacts to surrounding properties, or conflict with utilities. In addition, trees and bushes may be allowed to be replaced with same or similar species/size at any time, such that the overall quantity and size of plantings is not reduced.

12. Signage
    a. For signage purposes, the PD shall follow the regulations for the "C" Commercial District as specified in the Zoning Ordinance.
    b. The existing pole/pylon sign shall be allowed to remain in its current height, sign area, and location/setback. The height shall be allowed to be reduced, the area allowed to be reduced, and the setback shall be allowed to be increased at any time. Any increase to the height or sign area shall require approval by City Council. No reduction to the setback shall be allowed.
    c. Wall signage shall be limited to ten percent (10%) of each wall facing a public street and shall require a permit.
    d. Banner signs in association with church or community events held on-site are allowed in this district when attached to walls of a building for a maximum of 14 days preceding the event. The maximum banner sign size is 100 square feet. Banner signs must be kept neat and in good repair.
    e. Any other temporary signage will require a permit and shall adhere to the regulations specified in Section 44.12 of the Zoning Ordinance.

13. Sidewalks, Lighting, Equipment, and Trash Enclosures
    a. There shall be no revisions required to the interior sidewalks, lighting, or equipment.
    b. Any new lighting shall not trespass or cause glare onto surrounding properties or thoroughfares.
    c. Any new roof-mounted equipment shall be screened by building parapets or screening systems. Any new ground-mounted equipment shall be screened by dense evergreen shrubs, solid fencing, or low walls that completely conceal the equipment.
    d. Any dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the main church building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

"EXHIBIT C" Concept Plan



“EXHIBIT D” Photos and Floor Plans

Exhibit D - Church South Elevation

“EXHIBIT D” Photos and Floor Plans

“EXHIBIT D” Photos and Floor Plans

Exhibit D - Playground & Gym Southeast Elevation

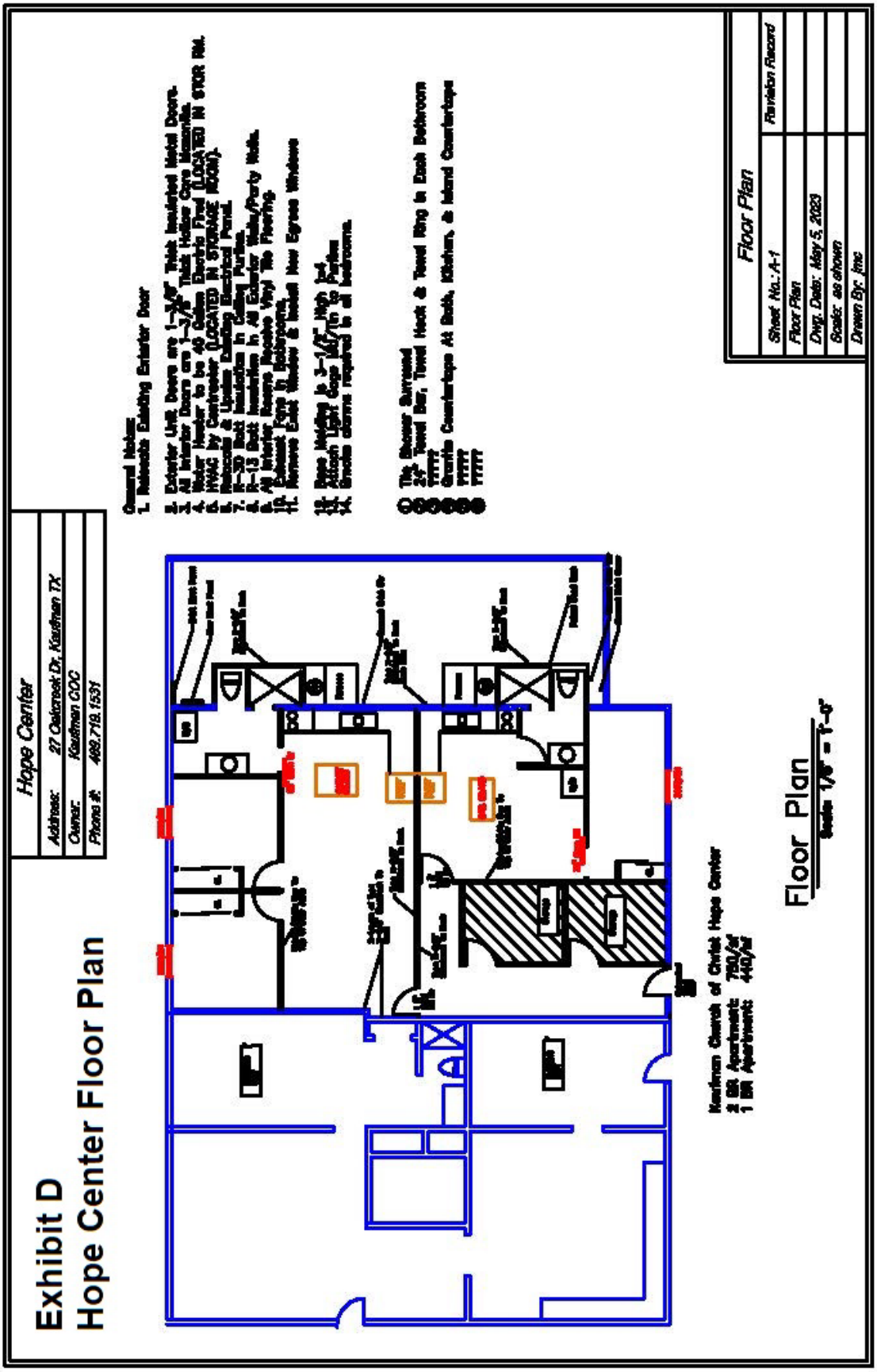
“EXHIBIT D” Photos and Floor Plans

“EXHIBIT D” Photos and Floor Plans

Exhibit D - Hope Center Side Elevation

Exhibit D - Hope Center Tree Boundary

"EXHIBIT D" Photos and Floor Plans



Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 16.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Land Study and Preliminary Plat of Highland Meadows**, which will create 435 single-family residential lots, 1 fire station lot, 21 open space lots, and right-of-way on 106.417 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2268, 2269, 2270, 2278, and 11497). (Case No. PP-04-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Land Study and Preliminary Plat of Highland Meadows.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	■	■	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of Highland Meadows**, which will create 435 single-family residential lots, 1 fire station lot, 21 open space lots, and right-of-way on 106.417 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2268, 2269, 2270, 2278, and 11497). (Case No. PP-04-23)

BACKGROUND:
The subject property includes 106.417 acres located on the south side of State Highway 243 (SH 243) at Ola Road. In July 2022, a development agreement was approved for the property, which set the framework for the overall development of the property; this agreement was amended in January 2023. In March 2023, 105.923 acres were annexed and zoned PD Planned Development-23 for single-family residential uses in general conformance with the development agreement. The conceptual plan approved with the PD provided for 435 residential lots, a fire station lot, and several open space lots.

The remaining 0.491 acres were annexed in July 2023 after the developer acquired control of the property, which is needed to accommodate the primary access to the development from SH 243 via Street A, as well as entryway features at the intersection of SH 243 and Street A. Prior to or concurrent with the final plat of Phase 1 of the development, City staff will recommend that PD-23 be expanded to include the 0.491 acres.

The developer is requesting approval of a preliminary plat for the 106.417 acres.

SUMMARY
The preliminary plat will include 435 single-family residential lots, one 1.1-acre fire station lot, and 21 open space lots. The development will be divided into two phases. Phase 1 will include 224 residential lots, 1 fire station lot, and 12 open space lots. Phase 2 will include 211 residential lots and 9 open space lots. All of the residential lots will have a minimum lot width of 50', a minimum lot depth of 110', and a minimum lot area of 5,500 sq. ft. As shown on the Land Study, 24 lots will have a typical dimension of 50' x 110', 336 lots will have a typical dimension of 50' x 115', and 75 lots will have a typical dimension of 50' x 120'. The preliminary plat is in conformance with the conceptual plans approved with the Planned Development zoning and is also in compliance with the lot area, dimensions, and setbacks that were established.

The largest open space lots are Lots 14X and 39X of Block D and Lot 7X of Block J. Lot 14X is 11.98 acres and includes areas of floodplain and wetlands; it will also include an off-street

meandering public trail with a trailhead and parking near the intersection of Streets F and J. Lot 39X is 1.48 acres and will include a detention pond. Both Lots 14X and 39X of Block D and Lot 1X of Block A will include blanket drainage easements at the time of final platting. Lot 7X is 1.16 acres and will include the amenity center for the development. The other open space lots are each less than an acre and will accommodate entryway features, median landscaping, perimeter landscaping, the off-street trail, and landscaping at the end of some of the blocks. Lots 3X and 4X of Block R (which total almost an acre) are necessary due to the curvature of Street A.

The primary sanitary sewer line serving the development (as well as future development of the 85-acre Kaufman ISD campus across SH 243) will be routed through the western part of the development. In areas where the sewer line is not in the street right-of-way, a sanitary sewer easement has been provided, as can be seen through Lot 14X of Block D and Lots 12 (fire station lot) and 13X of Block A. A 15' sanitary sewer easement will also be dedicated across the northern edge of Lot 39X of Block D to provide better connection between Phases 1 and 2. The primary water line serving the development (as well as the Kaufman ISD campus across SH 243) will be routed along SH 243, where a 15' water easement is planned.

A 5' pedestrian access easement will be provided along the street side of Lots 4 and 5 of Block E and along the front of Lots 1 – 6 of Block C to facilitate a 10' public trail connection from the off-street trail on Lot 14X of Block D to the off-street trail proposed for Lot 6X of Block B. The public trail will continue northward through Lots 12 (fire station lot) and 13X of Block A. A parking and access easement will be provided off Street J on Lot 14X of Block D, which will allow for the off-street parking for the trailhead. In addition, a 3.5' pedestrian access easement will be provided adjacent to Street S on Lot 7X of Block J to facilitate the public sidewalk encroachment into the amenity center lot, as parallel parking spaces that will serve the amenity center will use up much of the available right-of-way.

A 5' fence maintenance easement will be provided along the rear of all lots that back up the perimeter screening fence.

PRELIMINARY LANDSCAPE PLAN

A preliminary landscape plan set has been provided, which shows the planned landscaping, screening, and amenities for the development.

Large swaths of trees are to be preserved on Lot 14X of Block D. A 10'-wide meandering concrete trail will be routed through this lot; the trail will be extended off-site south to Rand Rd. by the developer in accordance with the development agreement. In addition, a trailhead, with landscaping, bench seating, signage, lighting, a trash receptacle, and parking is planned at the intersection of Streets F and J. The trail will continue along Streets J and E, before going off-street again through Lot 6X of Block B and Lots 12 (fire station lot) and 13X of Block A. The trail will include landscaping in these additional off-street sections.

Lot 7X of Block J will include the amenity center for the development. The amenity center will include a swimming pool with pool deck, cabanas, and shade structures, with a perimeter decorative metal fence and tiered planting. A 675 sq. ft. building with breezeway will accommodate restrooms, a shower, and storage closets; the building will include a pitched roof with modern farmhouse-style architecture. Other amenities will include sports courts, a playground, and picnic and seating areas. The area will be landscaped extensively with a mix of shade trees, accent trees, shrubs, and groundcover. While the amenity center is centrally

located and walkable for most of the development, 14 parallel parking spaces will be provided along Streets F and S. A mixture of perimeter and internal sidewalks will provide adequate pedestrian access to the amenities.

In accordance with the development agreement, perimeter screening and landscaping will be provided along the rear of lots that back up to SH 243, Street A, and Street B. The perimeter screening will include a 6'-tall cedar wood fence with horizontal planks and overlapping diagonal planks, with stone columns placed at every other property corner (roughly every 100'). In front of the screening fence, a mixture of accent trees, shrubs, and groundcover will be planted, generally in clusters spaced at regular intervals. A meandering sidewalk will also be provided.

Street C (off Street A) will serve as the primary entrance into the development and will include enhanced landscaping at the intersection, along both sides of the street (within the right-of-way), and in center medians. Signage will also be provided within the median closest to Street A. Additional landscaping and signage will be provided on Lot 13X of Block A at the intersection of Street A and SH 243. Secondary entry column monuments and landscaping will be provided at the other entrances to the development.

Some of the smaller open space lots and areas where lots side to streets will include trees.

PRELIMINARY CIVIL PLANS, FLOOD STUDY, AND TRAFFIC IMPACT ANALYSIS

Preliminary civil plans, a flood study, and a traffic impact analysis have all been prepared for the development and reviewed and accepted by the City Engineer.

The civil plans include the preliminary paving plan, existing drainage area map, proposed drainage area map, preliminary storm sewer plan, preliminary water plan, and preliminary sanitary sewer plan. A more thorough review of civil plans will occur prior to the final platting of each phase.

The flood study was conducted for Prairie Branch, which runs through the western part of the development. The study found that while the actual floodplain is larger than the FEMA-designated floodplain, the size of Lot 14X of Block D will accommodate the majority of the increased floodplain. Grading and drainage improvements will allow floodplain reclamation to take place in areas where residential lots and streets encroach the floodplain. In addition to the storm drain system, other drainage improvements will include channel widening to handle increased drainage velocities and volumes, as well as on-site detention in the eastern portion of the development.

To accommodate increased traffic volumes, the traffic impact analysis recommends turn lanes along SH 243 at Street A. TxDOT will be constructing a two-way left-turn lane which should accommodate left-turns from westbound SH 243 to Street E. If only Highland Meadows is developed, it is not anticipated that signal improvements are required. However, when the proposed elementary school across SH 243 is built, signal improvements will be warranted at the intersection of SH 243 and Street A. The analysis also projects that the combined buildout of Highland Meadows, the Kaufman ISD campus, and future surrounding developments in the area will warrant the widening of SH 243 by 2033 and recommends the City, County, and TxDOT coordinate to plan for highway widening.

THOROUGHFARE PLAN:
The Thoroughfare Plan designates SH 243 as a "Type A" Major Arterial" requiring a right-of-way width of 120 feet. The necessary right-of-way for SH 243 already exists at this location. The open space lots along SH 243 could likely absorb future widening of the right-of-way (if needed).

Street A is designated as a "Type C" Major Collector requiring a right-of-way width of 80 feet. The developer is working to acquire a half-acre off-site tract to allow Street A to connect to SH 243. Upon acquisition of this off-site tract and prior to development of the subject property, the developer will dedicate the full right-of-way and construct the full street section for Street A from SH 243 to the main entrance to the development (Street C). East of Street C, Street A will taper to a half-street section and the developer will dedicate half the right-of-way east to Street B. The adjacent property owner will need to dedicate the other half and construct the other half of the street section when that property develops.

Street B is designated as a "Type B", Minor Arterial, requiring a right-of-way width of 100 feet. The developer will be dedicating half the right-of-way for Street B and constructing half the street section and the adjacent property will be required to dedicate and pave the other half of the street section when that property develops.

Street C, the main entrance to the development, will include a divided boulevard with a right-of-way width of 70', with two 21'-wide paving sections in either direction. The remainder of streets in the development will include 50' right-of-way widths, with 31'-wide paving sections. On-street parallel parking spaces adjacent to the amenity center will increase the paving section in that area.

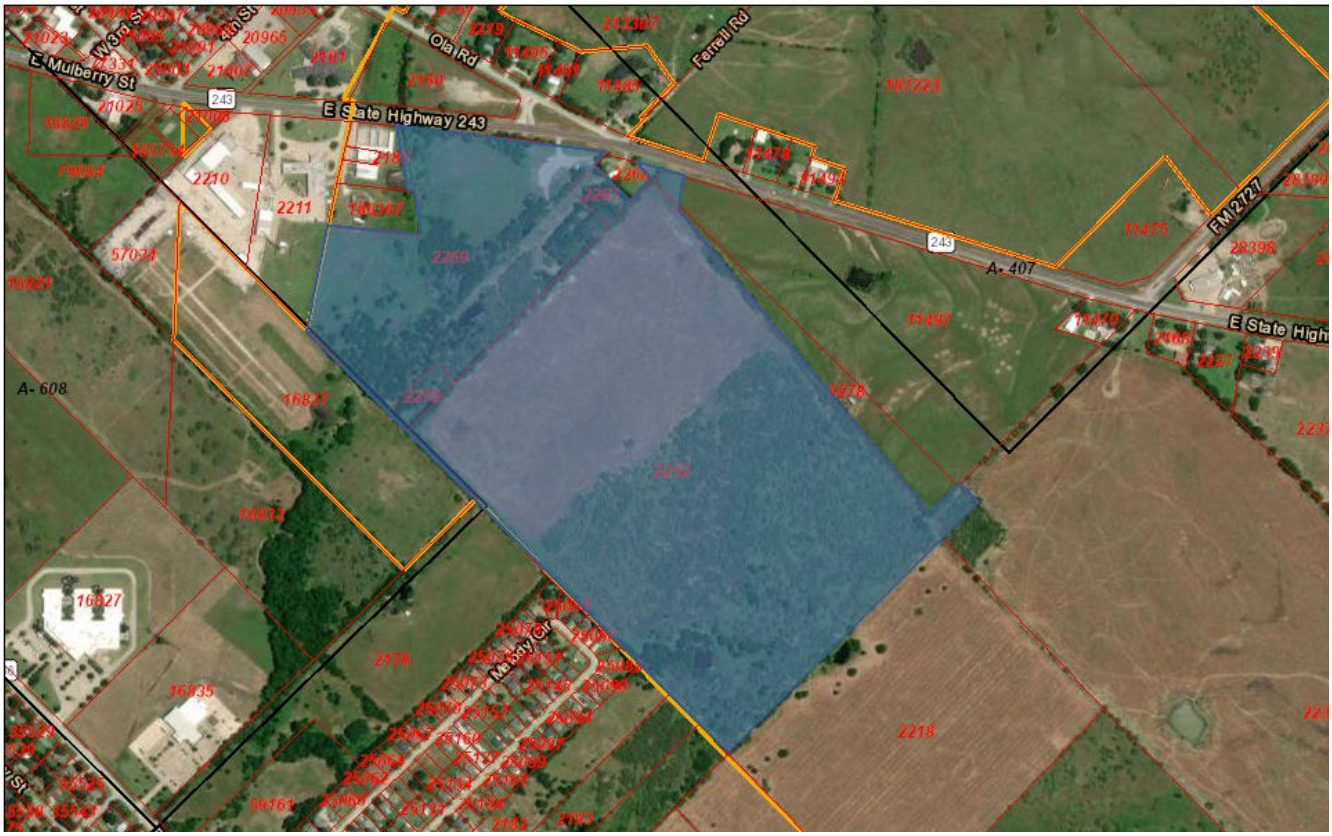
RECOMMENDATION:
The preliminary plat conforms to the PD-23 zoning and the necessary studies, analyses, and preliminary plan reviews have been conducted. In addition, staff finds the preliminary landscape plan consistent with the development agreement and zoning. Staff recommends approval of the Land Study and Preliminary Plat of Highland Meadows.

ATTACHMENTS:
1. Location Map
2. Approved Conceptual Plan (PD-23)
3. Land Study of Highland Meadows
4. Preliminary Plat of Highland Meadows
5. Preliminary Landscape Plans
6. Flood Study acceptance letter
7. Traffic Impact Analysis acceptance letter

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

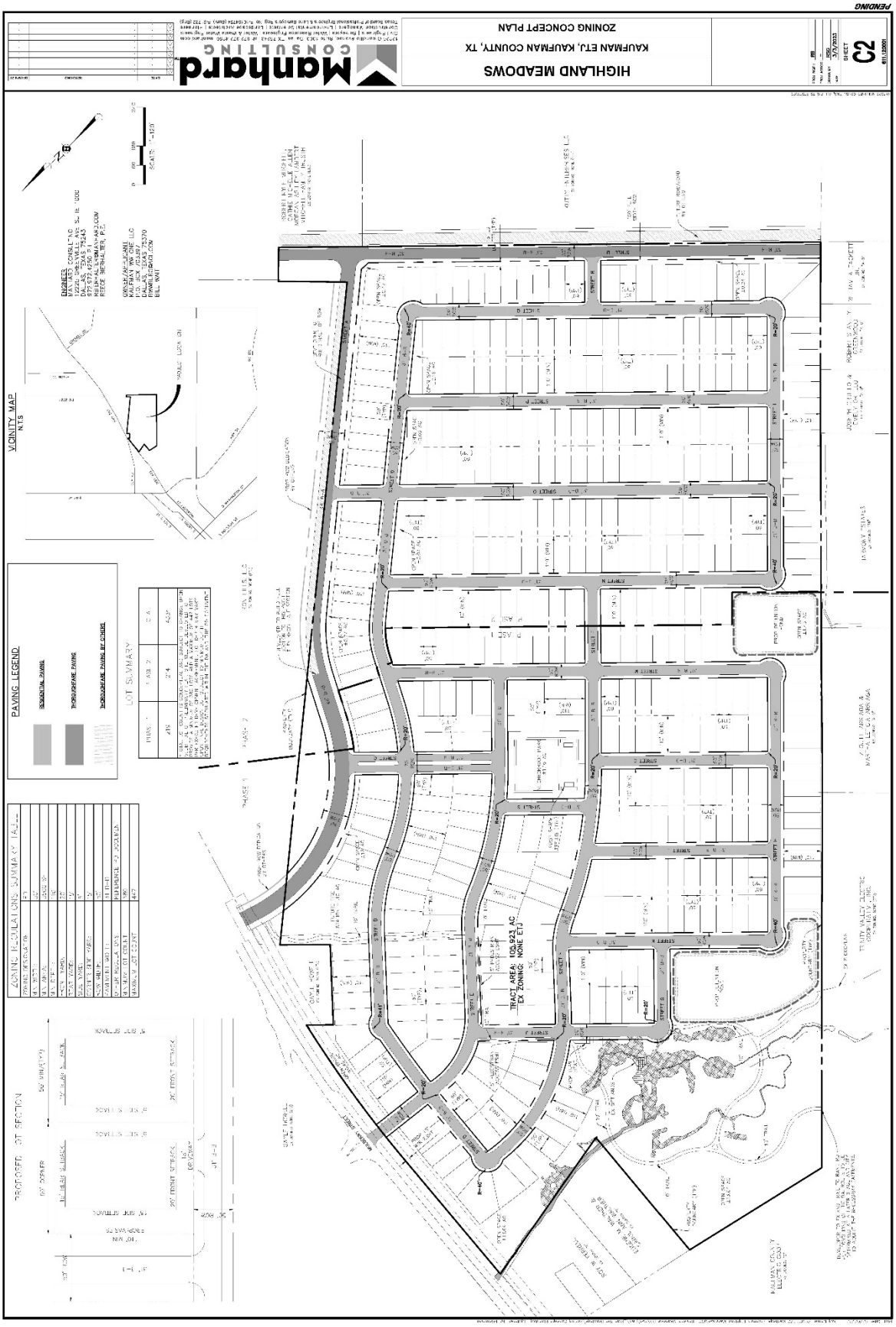
Location Map

Highland Meadows

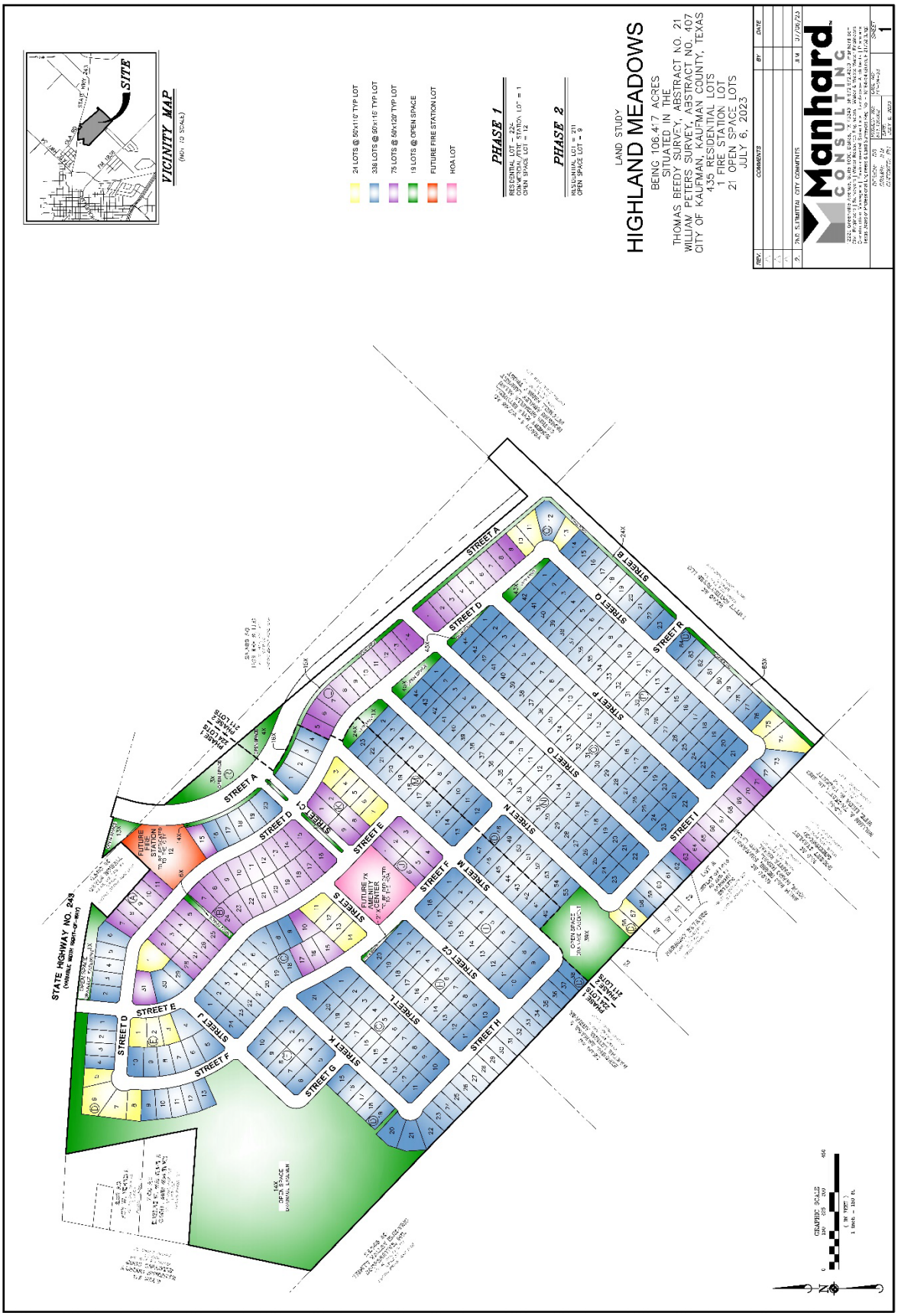


Approved Conceptual Plans (PD-23)

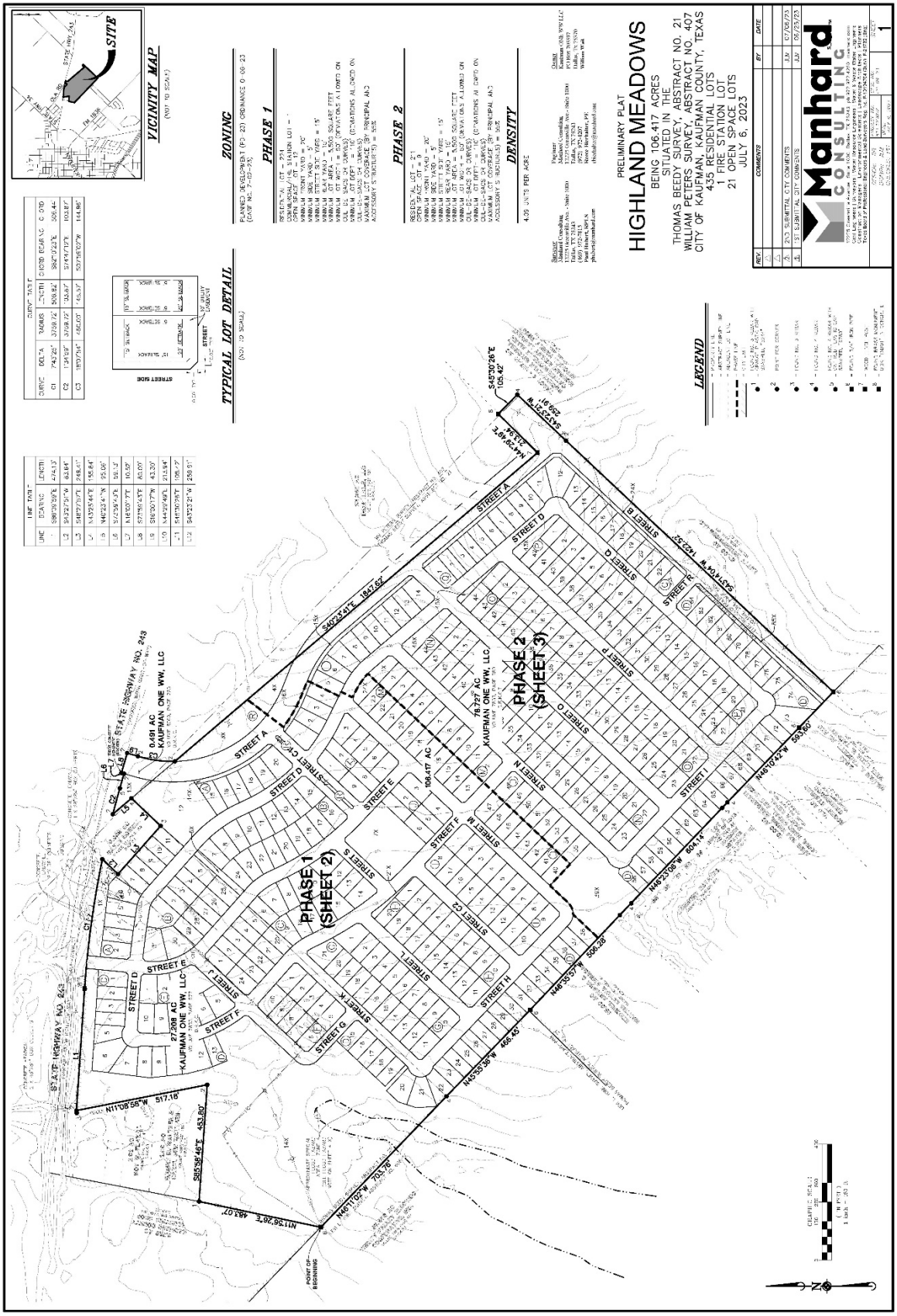
Approved Conceptual Plans (PD-23)



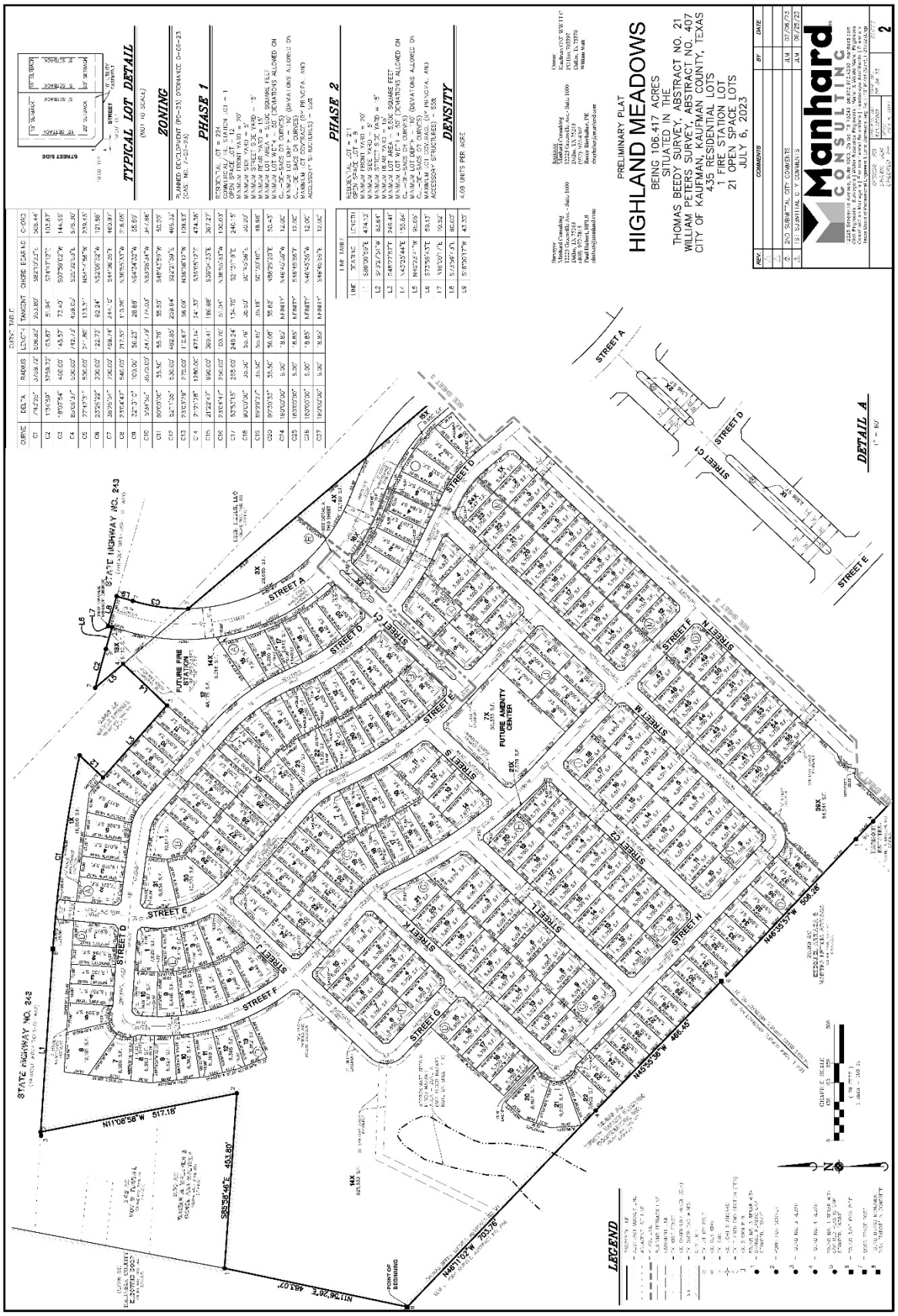
Land Study of Highland Meadows



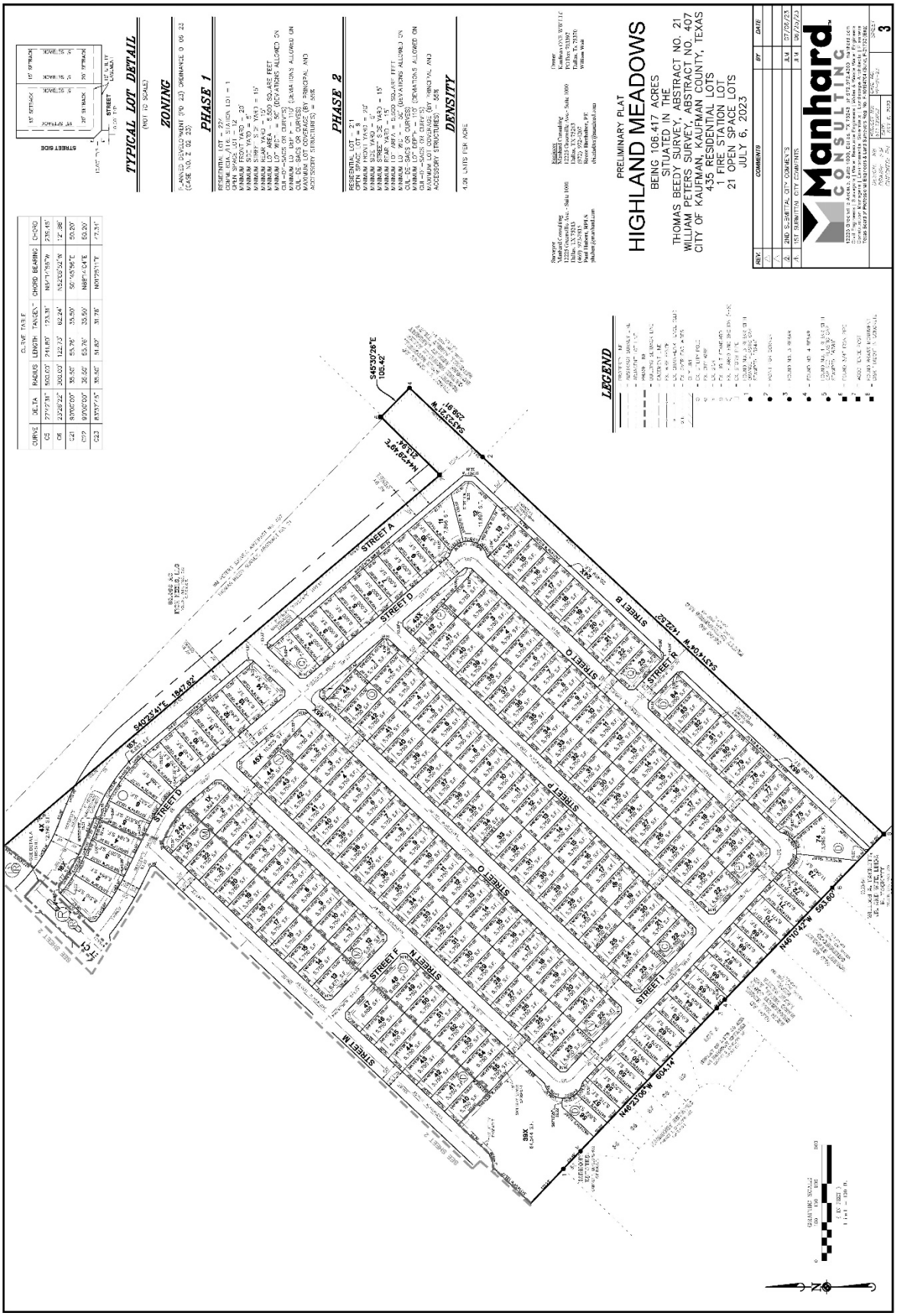
Preliminary Plat of Highland Meadows (Sheet 1 of 4)



Preliminary Plat of Highland Meadows (Sheet 2 of 4)



Preliminary Plat of Highland Meadows (Sheet 3 of 4)



OWNERS CERTIFICATE

STATE OF TEXAS §

KAUFMAN COUNTY §

WHEREAS Kaufman ONE WW, LLC, is the owner of that tract or parcel of land situated in the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, Kaufman County, Texas, being all of those parcels described in Deeds to Kaufman One WW, LLC., as recorded in Volume 7853, Page 577, (called 27.208 acres), Volume 7853, Page 589 (called 78.727 acres), and Volume 8069, Page 225, (called 0.491 acre), Deed Records Kaufman County Texas (D.R.K.C.T.), and being more particularly described by metes and bounds to follow;

BEGINNING at a found 3/4-inch iron pipe for the most westerly corner of that called 27.208 acre parcel described in Volume 7853, Page 577, D.R.K.C.T. and the southeast corner of a called 6.728 acre tract described in a Warranty Deed to Kaufman County Electric Cooperative, Inc. as recorded in Volume 605, Page 364, D.R.K.C.T., and bring in the northeasterly line of a called 23.656 acre tract described in Special Warranty Deed to Trinity Valley Electric Cooperative, Inc. as recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11°56'26" East with the west line of said 27.208 acre tract and the east line of said Kaufman County Electric tract, a distance of 483.07 feet to a found No. 3 rebar with orange plastic cap stamped "5244" for the southwest corner of a called 2.00-acre tract described in Warranty Deed to Eugene M. Walther and Carol Ann Walther as recorded in Volume 4007, Page 256, D.R.K.C.T.;

THENCE South 85°58'46" East with the south line of said Walther 2.00-acre tract, a distance of 453.80 feet to a point for the southeast corner of said Walther 2.00-acre tract;

THENCE North 11°08'58" West with the east line of said Walther tract and a called 2.02 acre tract described in a Warranty Deed to Roy W. Ferrell as recorded in Volume 645, Page 45, D.R.K.C.T., a distance of 517.18 feet to a point for the northeast corner of said Ferrell tract and in the south right-of-way line of State Highway 243 (SH 243 - a variable width right-of-way), from which a found 3/8-inch iron rod with orange plastic cap stamped "5411" bears South 82°35' West, a distance of 9.6 feet;

THENCE South 80°09'59" East with the north line of said 27.208-acre tract and the south right-of-way line of FM. 243 a distance of 474.13 feet to a found 3-inch brass disk stamped "TXDOT" in concrete for being at the beginning of a non-tangent curve;

THENCE continuing with said right of way and along the arc of said curve to the right, having a central angle of 7°43'25", a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South 82°10'23" East, 506.44 feet to a found No. 4 rebar for the northwest corner of a called 0.808 acre tract as described in Special Warranty Deed to Gayle Howell as recorded in Volume 912, Page 169, D.R.K.C.T.;

THENCE South 43°27'51" West leaving said right of way and with the northwesterly line of said Howell tract a distance of 83.64 feet to a found No. 3 rebar for the west corner of said Howell 0.808-acre tract;

THENCE South 48°27'57" East with the southwesterly line of said Howell 0.808-acre tract, a distance of 249.41 feet to a found No. 3 rebar for the south corner of said Howell tract;

THENCE North 43°25'44" East with the northwesterly line of said Kaufman One WW, LLC., 78.727-acre tract and the southeasterly line of said Howell 0.808-acre tract, a distance of 155.84 feet to a found No. 4 rebar for the north corner of said Kaufman One WW, LLC., 78.727-acre tract and being in the southwesterly line of that called 0.491-acre tract described in Special Warranty Deed as recorded in Volume 8069, Page 225, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE N 40°23'41" W, a distance of 95.06 feet to a point on the aforesaid right of way line for SH 243, the beginning of a curve;

THENCE easterly with the arc of said curve to the right, having a central angle of 01°34'59", a radius of 3759.72 feet, an arc length of 103.87 feet, and a chord of S 74°47'12" E, 103.87 feet to a found No. 4 rebar with red plastic cap stamped "6789";

THENCE generally easterly with said right of way line as follows:

S 73°59'43" E, a distance of 59.13 feet to a point for corner;

N 16°00'17" E, a distance of 10.52 to a found TxDOT concrete monument (broken);

S 73°59'43" E, a distance of 80.00 feet to a point for corner;

THENCE S 16°00'17" W leaving said right of way line, a distance of 43.30 feet to a point for the beginning of a curve;

THENCE southerly with the arc of said curve to the left, having a central angle of 18°07'54", a radius of 460.00 feet, an arc length of 145.57 feet, and a chord of S 07°59'02" W, 144.96 feet to a point for corner on the most easterly line of the aforesaid Kaufman One WW, LLC. tract, same being the southwesterly line of that called 33.360 acre tract described in Warranty Deed with Vendors Lien to Iron Hills, LLC as recorded in Volume 7617, Page 232, O.P.R.K.C.T.;

THENCE South 40°23'41" East with the northeasterly line of said Kaufman One WW, LLC., 78.727-acre tract and the southwesterly line of said Iron Hills tract and near a barbed wire fence line a distance of 1,847.62 to the south corner of a square wood fence corner post found for the common corner of said tracts;

THENCE North 44°29'49" East continuing with the common line for said tracts and near a barbed wire fence, a distance of 213.94 feet to a found 3/4-inch iron pipe for a north corner of said Kaufman One WW, LLC., 78.727 acre tract and being at a West corner of a called 127.45 acre tract as described in General Warrant Deed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust as recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45°30'36" East with a northeasterly line of said Kaufman One WW, LLC., tract and a southwesterly line of said Mitchell Family Trust tract a distance of 105.42 feet to a found No. 4 rebar for an east corner of said Kaufman One WW, LLC. tract and an ell corner of said Mitchell Family Trust tract;

THENCE South 43°23'21" West with the southeasterly line of said Kaufman One WW, LLC., tract and the northwesterly line of said Mitchell Family Trust tract a distance of 259.91 feet to a point for a west corner of said Mitchell Family Trust tract and the north corner of a called 85.00-acre tract described in a Warranty Deed with Vendors Lien to Kutty Enterprises LLC as recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43°14'04" West with the southeasterly line of said Kaufman One WW, LLC., tract and the northwesterly line of said Kutty tract, near a barbed wire fence, a distance of 1422.52 feet to a found 3/4-inch iron pipe for the south corner of said Kaufman One WW, LLC., tract, being the east corner of a called 9.944-acre tract described in Warranty Deed to William A. Tackett Jr. and wife Linda M. Tackett, as recorded in Volume 577, Page 305, D.R.K.C.T.;

THENCE North 46°10'42" West with the southwesterly line of said Kaufman One WW, LLC., 78.727-acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a found No. 4 rebar for the north corner of a called 10.00-acre tract described in Warranty Deed to Arun Raj Regmi, Bhagabati Joshi, Mano Nepal, and Laxmi Panta Nepal, as recorded in Volume 7434, Page 553, O.P.R.K.C.T., same being the east corner of Lot a, Replat of Lot 40 and 41, Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 2, Envelope 237, P.R.K.C.T.;

THENCE North 46°33'06" West with the southwesterly line of said Kaufman One WW, LLC., tract and with the northeasterly line of Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 1, Envelope 652, P.R.K.C.T, a distance of 604.14 feet to a found No. 3 rebar with orange plastic cap stamped "5244" for the north corner of said Harmony Estates Addition and the east corner of a called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leticia Arriaga as recorded in Volume 4961, Page 65, O.P.R.K.C.T.

THENCE North 46°35'57" West with the southwesterly line of said Kaufman One WW, LLC., tract and the northeasterly line of said Arriaga tract, a distance of 506.28 feet to a found 3/4-inch iron pipe for the north corner of said Arriaga tract and the east corner the aforesaid Trinity Valley Electric Cooperative 23.656-acre tract;

THENCE North 45°55'36" West with the southwesterly line of said Kaufman One WW, LLC., tract and the northeasterly line of said Trinity Valley Electric Cooperative tract, a distance of 466.45 feet to a found No. 4 rebar for the west corner of said Kaufman One WW, LLC., 78.727-acre tract;

THENCE North 46°11'02" West continuing with the southwesterly line of said Kaufman One WW, LLC. tract and the northeasterly line of said Trinity Valley Electric Cooperative tract a distance of 703.76 feet to the POINT OF BEGINNING containing 106.417 acres of land, more or less.

OWNERS CERTIFICATE (CONTINUED)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Kaufman ONE WW, LLC. acting herein by William Wait , its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **Highland Meadows**, an Addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas

WITNESS, my hand, this the ____ day of ____________, 2023.

Kaufman ONE WW, LLC
William Wait

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Wait, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

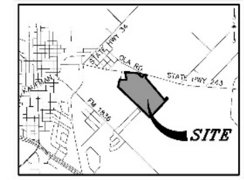
Given under my hand and seal of office, this ____ day of ____________, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

GENERAL NOTES:

1. All open space lots and all improvements thereon, open space landscaping, landscaping in rights-of-way as shown on the preliminary landscape plans, entryway features, monument signage, perimeter screening, parking for amenity areas, and drainage facilities and associated screening shall be owned and maintained by the homeowners' association.
2. This plat does not alter or remove existing deed restrictions, if any, on this property
3. Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
4. Blanket drainage easements within Block A, Lot 1X, Block D, Lot 14X Block D, Lot 39X are to to dedicated on the final plat of Highland Meadows Phase 1.
5. Block A, Lot 12 will be dedicated to the city for the use of a future fire station.
6. Blocking the flow of water in drainage easements and filling or obstruction of drainage facilities or floodways with fencing, trees, bushes, structures, trash, debris, etc. is prohibited. Maintenance of drainage easements and drainage facilities will be the responsibility of the individual lot owners and/or the Homeowners' Association. The City of Kaufman will not be responsible for the maintenance and operation of said drainage easements or facilities or for the control of erosion. The City of Kaufman will not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
7. The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Kaufman, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
8. Floodplain: A portion of the surveyed property is located within Zone A, Special Flood Hazard Areas subject to inundation by the 1% annual chance flood where No Base Flood Elevations have been determined and a portion of the surveyed property is located within Zone X, Other Flood Areas, areas of 0.2% annual chance flood as identified by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map (FIRM) - map number 48257C0310D with a Map Effective Date of July 3, 2012 . The approximate floodplain zones depicted hereon are subject to scale error and map interpretation.
9. Basis of Bearings: Coordinates and bearings are based upon the Texas coordinate system, Central Zone (NAD 83), utilizing the Alterra Central rtknet virtual reference network.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul Hubert, do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

FOR REVIEW ONLY

Paul Hubert
Texas Registered Professional Land Surveyor No. 1942

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Hubert, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of ____________, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

Surveyor	Engineer	Owner
Manhard Consulting	Manhard Consulting	Kaufman ONE WW LLC
12225 Greenville Ave. - Suite 1000	12225 Greenville Ave. - Suite 1000	PO Box 703397
Dallas, TX 75243	Dallas, TX 75243	Dallas, Tx 75370
(469) 973-7815	(972) 972-4207	William Wait
Paul Hubert, RPLS	Reese Bierhalter, PE	
phubert@manhard.com	rbierhalter@manhard.com	

PRELIMINARY PLAT
HIGHLAND MEADOWS
BEING 106.417 ACRES
SITUATED IN THE
THOMAS BEEDY SURVEY, ABSTRACT NO. 21
WILLIAM PETERS SURVEY, ABSTRACT NO. 407
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
435 RESIDENTIAL LOTS
1 FIRE STATION LOT
21 OPEN SPACE LOTS
JULY 6, 2023

PRELIMINARY PLAT

Approved By: Planning and Zoning Commission
City of Kaufman

By: ____________ Date ______
Chairman

Approved By: City Council
City of Kaufman

By: ____________ Date ______
Mayor

Attest: ____________ Date ______
City Secretary

REV.	COMMENTS	BY	DATE
4			
3			
2	2ND SUBMITTAL CITY COMMENTS	JLM	07/06/23
1	1ST SUBMITTAL CITY COMMENTS	JLM	06/25/23

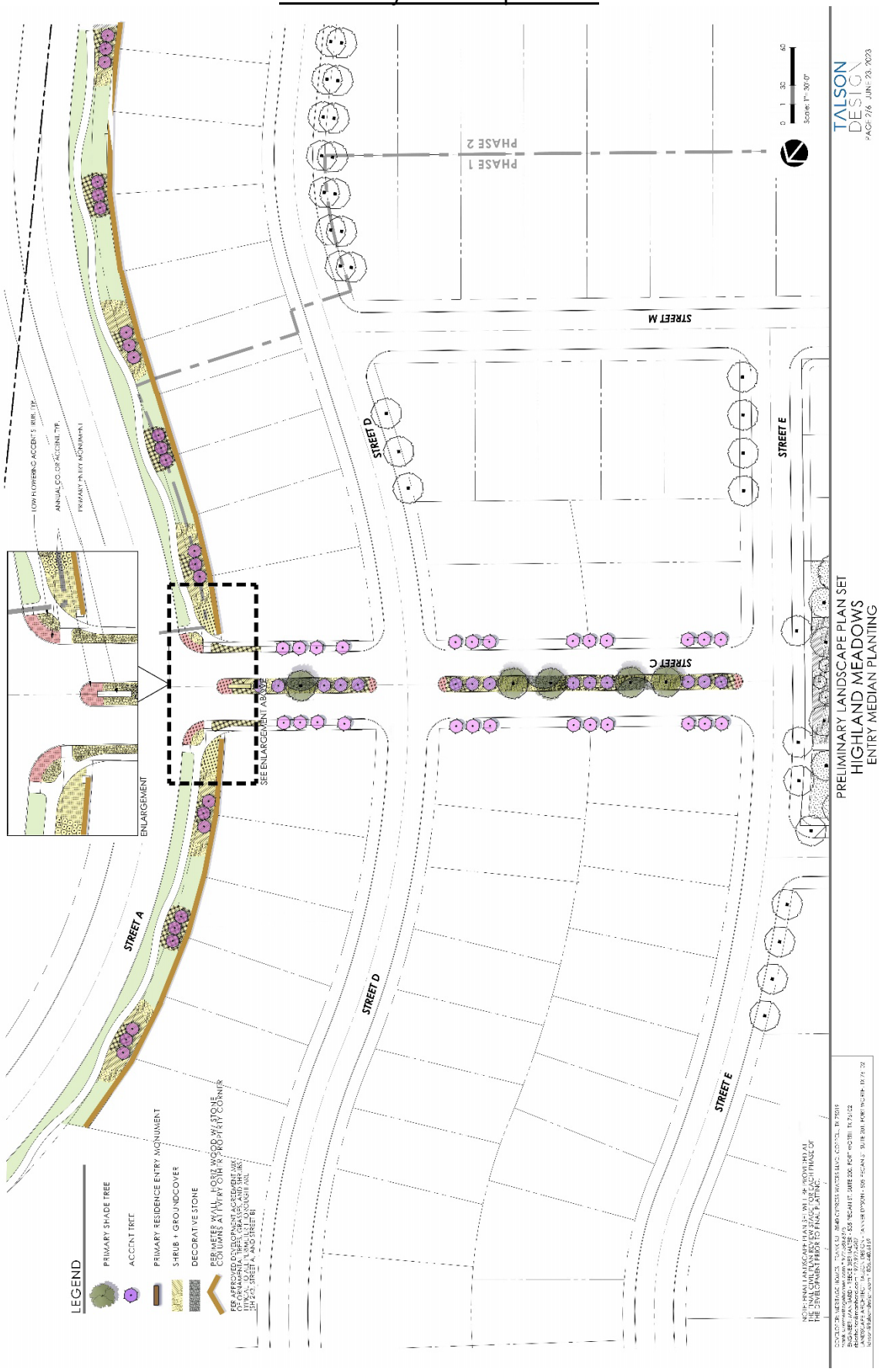
Manhard CONSULTING

12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph: 972.972.4200 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10164764 (Surv), F-21732 (Eng)

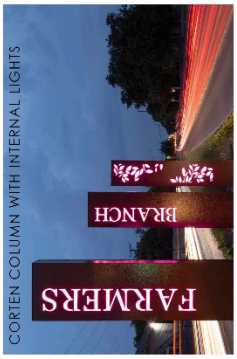
DESIGN: RB DRAWN: JLM CHECKED: PH	PROJECT NO.: KTT.TX0002 DATE: JULY 6, 2023	CASE NO.: PP-04-23	SHEET 4

Preliminary Landscape Plans

Preliminary Landscape Plans

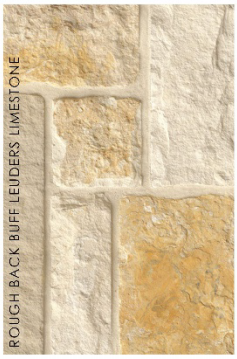


Preliminary Landscape Plans



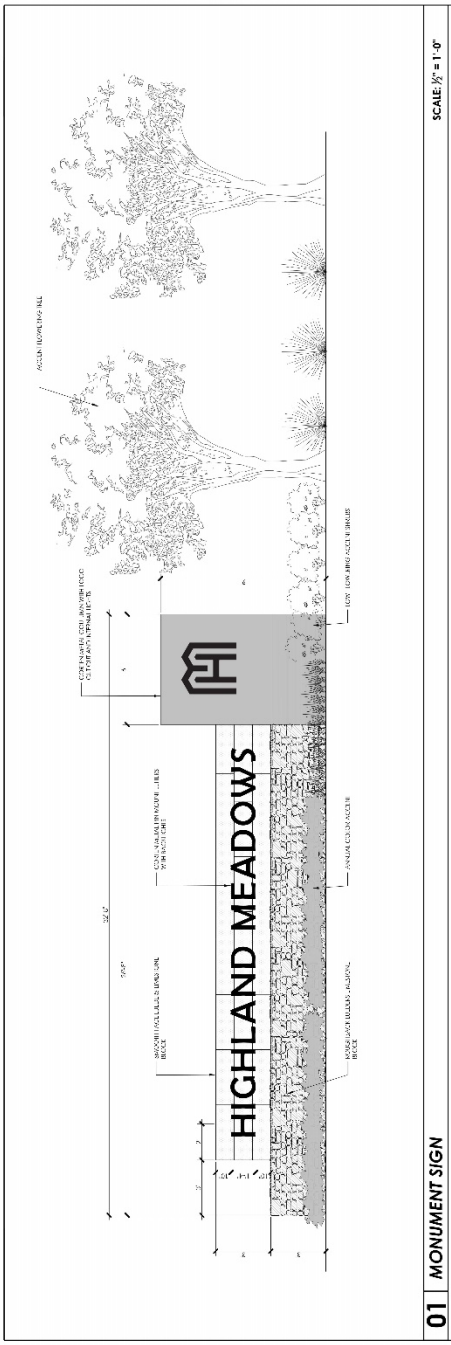
CORTEN COLUMN WITH INTERNAL LIGHTS

SMOOTH FACE BUFF LEUDERS LIMESTONE



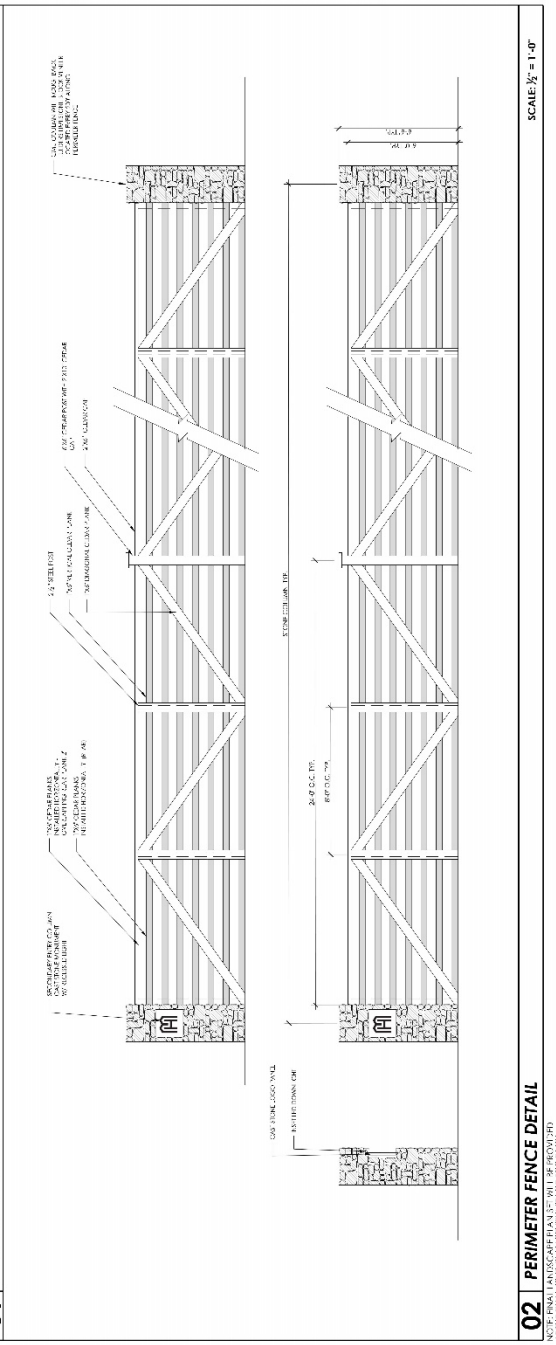
ROUGH BACK BUFF LEUDERS LIMESTONE

WOOD PERIMETER FENCE



01 MONUMENT SIGN

SCALE: ½" = 1'-0"



02 PERIMETER FENCE DETAIL

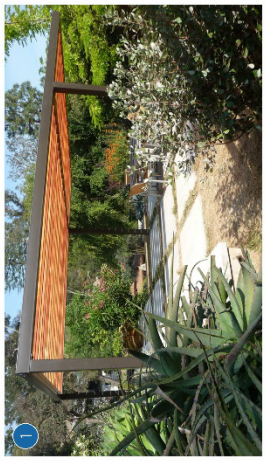
SCALE: ½" = 1'-0"

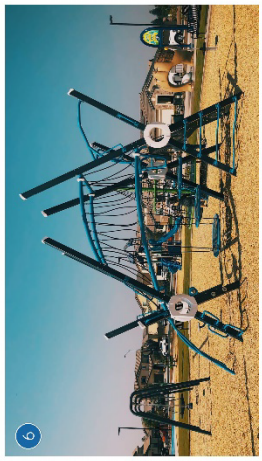
PRELIMINARY LANDSCAPE PLAN SET
HIGHLAND MEADOWS
MONUMENT SIGN & PERIMETER FENCE DETAIL

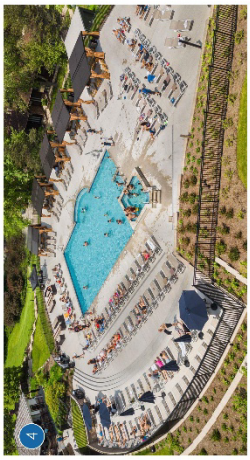
TALSON DESIGN
PAGE 3/6 JUNE 23, 2023

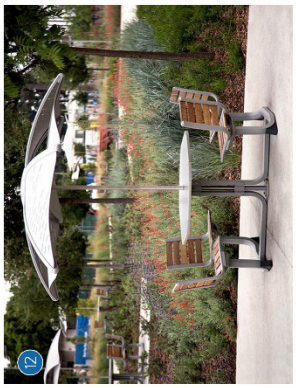
Preliminary Landscape Plans

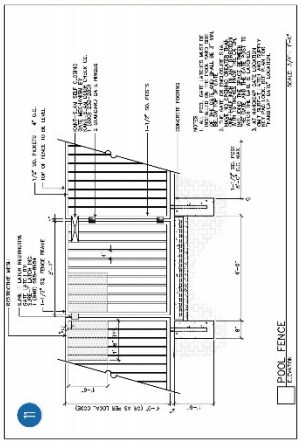
Preliminary Landscape Plans

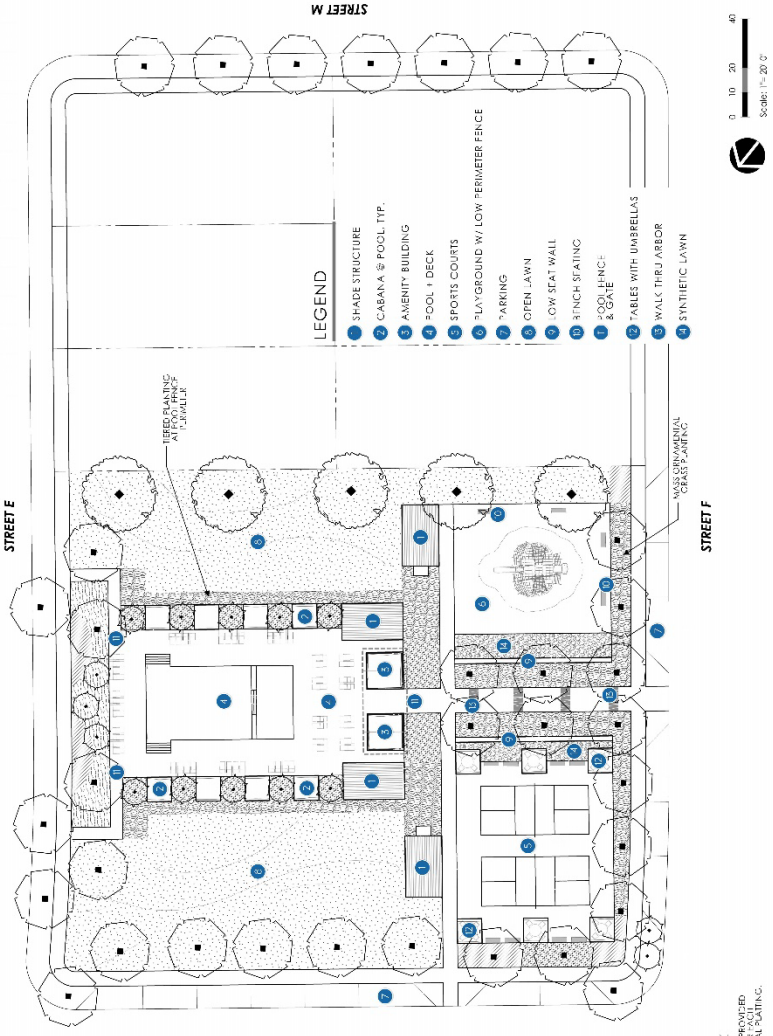












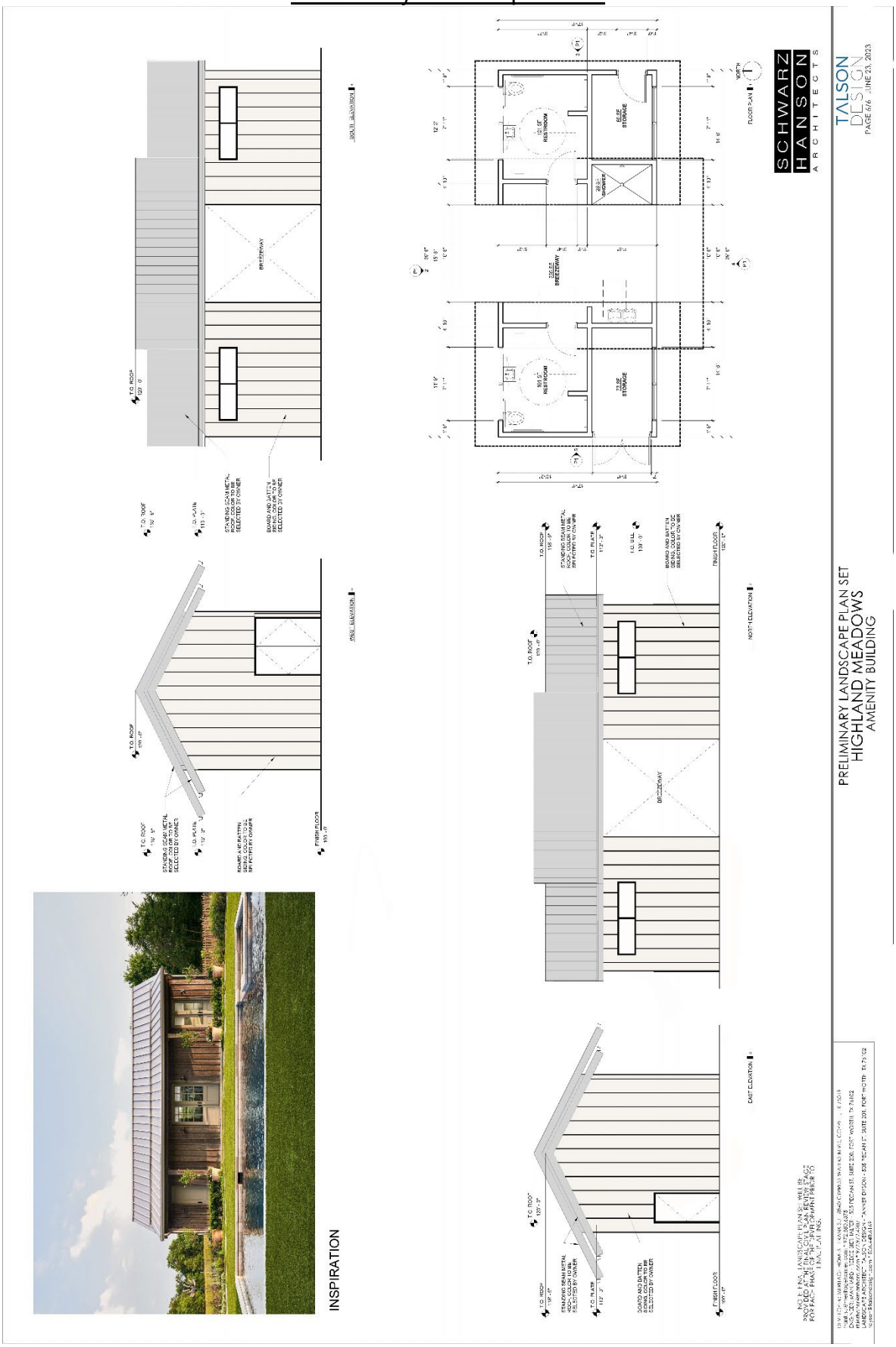
NOTE: FOR AMENITY BUILDING FLOOR PLAN, REVIEW ARCHITECTURAL PROGRAM, KPF SHEET 6/6.

NOTE: FINAL LANDSCAPE PLANS SET WILL BE PROVIDED AT FINAL PLAT STAGE OF DEVELOPMENT. PRELIMINARY PLANS ARE PHASE OF THE DEVELOPMENT PRIOR TO FINAL PLATTING.

PRELIMINARY LANDSCAPE PLAN SET
HIGHLAND MEADOWS
AMENITY CENTER

TALSON DESIGN
PAGE 5/6 JUNE 23, 2023

Preliminary Landscape Plans



Flood Study acceptance letter

www.tnpinc.com
engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

PLAN REVIEW

To: City of Kaufman

From: Philip C. Varughese, P.E. and Jared Horst, P.E.

Date: June 5, 2023

RE: **Highland Meadows – Preliminary Flood Study, 2nd Submittal**

All comments have been addressed. Please provide a final signed/sealed flood study report.

Traffic Impact Analysis acceptance letter

www.tnpinc.com
engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

TIA REVIEW

To: City of Kaufman

From: Chris Edwards, P.E., and Philip C. Varughese, P.E.

Date: June 23, 2023

RE: **3rd Review of the Traffic Impact Analysis for Highland Meadows Development**

Teague Nall and Perkins, Inc. (TNP), on behalf of the City of Kaufman, has performed a third review of the above referenced Traffic Impact Analysis (TIA), originally dated May 3, 2023, updated on June 5, 2023, and again on June 22, 2023. Tnp agrees in general with the conclusions and recommendations of the revised TIA and has no reservations regarding the City's acceptance of it.

If you have any questions regarding these review comments, please contact Chris Edwards at (817) 665-7111 or cedwards@tnpinc.com. We are available to meet with you or the engineer should you desire.

Sincerely,
tnp
teague nall & perkins

Chris A. Edwards

Chris Edwards, PE
Senior Engineer, Associate

817.336.5773 main | 817.665.7111 direct | 817.713.8614 mobile
5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

cedwards@tnpinc.com

TNP Firm Registrations
Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Texas Board of Architectural Examiners Firm No. BR 2673

Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 17.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Steve's Diesel Addition,** being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. (Case No. SP-05-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Site Plan of Steve's Diesel Addition with the following conditions:

1. **Adjust the orientation of the front row of parking spaces and associated shrubs to be parallel with the building to provide a larger landscape buffer in which to place the required landscaping, including trees.**
2. **Re-locate the required trees out of the right-of-way for U.S. 175 to a landscape buffer on the property in front of the parking spaces.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Steve's Diesel Addition,** being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. (Case No. SP-05-23)

BACKGROUND/SUMMARY:
In March 2023, the applicant preliminary platted two separate lots for Steve's Diesel Addition, Block 1, Lots 1 and 2, which collectively contain 653,400 square feet or 15.0 acres.

The subject property is Lot 1 and is located closest to E. U.S. 175 and will be addressed as 3736 E. U.S. 175. Lot 1 contains 2 acres and was zoned Light Industrial (LI) on April 25, 2016. The proposed site plan is for the development of an automotive repair shop. Steve's Diesel and Automotive will relocate to this property from their previous location at 3390 E. U.S. 175.

Site Plan:
The Site Plan includes a 7,200 sq. ft. building with a 24-space parking lot, with 9 spaces in the front of the building and the remainder of the spaces in the rear of the building. The amount of parking meets the requirements for the use. Access to the property is provided off U.S. 175 at the southeast corner of the property; a 24' public access easement along the south side of the property will also accommodate future access to Lot 2. Fire lanes will be dedicated along the front and rear of the building.

The proposed use of the property is for major auto repair. Four auto repair bays will be provided and the office/customer service area will be at the northeast corner of the building. The trash enclosure and ground equipment will be located behind the building and screened from view.

Notes have been added to the plan requiring all parking areas, drive aisles, and sidewalks to be concrete; prohibiting the open storage of materials or inoperable vehicles awaiting repair; prohibiting the outside display of merchandise; requiring adequate lighting in accordance with the Zoning Ordinance; and requiring all signage to adhere to the Zoning Ordinance.

Building Elevations and Floor Plan:
Elevations and Floor Plans have been provided for the proposed building, which show a metal building with a slightly pitched roof. The building will house four auto repair bays with a office/customer service area at the northeast corner of the building.

Landscape Plan:
The Landscape Plan shows trees and shrubs in the landscape buffer along U.S. 175, as well as trees and groundcover in the front tree islands. The site will need to be revised to adjust the

angle of the front parking spaces to be parallel with the building, which will provide a larger area in which to place the required front landscaping (the trees along U.S. 175 are currently shown to be in the TxDOT right-of-way, which is not allowed).

SURROUNDING ZONING AND EXISITNG LAND USES:

	Zoning	Existing Land Use
North:	**A-O**	**Vacant land; Contractor office**
South:	**A-O**	**Vacant land**
East:	**ETJ**	**Vacant land**
West:	**LI**	**Vacant land**

COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Industrial Use. The property is zoned Light Industrial (LI) for commercial and industrial development. The proposed major auto repair use is allowed in the Light Industrial District and complies with the 2014 Future Land Use Plan.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. Staff has submitted the driveway permit application to TxDOT.

RECOMMENDATION:

Staff recommends approval of the Site Plan of Steve's Diesel Addition with the following conditions:

1. Adjust the orientation of the front row of parking spaces and associated shrubs to be parallel with the building to provide a larger landscape buffer in which to place the required landscaping, including trees.
2. Re-locate the required trees out of the right-of-way for U.S. 175 to a landscape buffer on the property in front of the parking spaces.

ATTACHMENTS:

Location Map
Exhibit A – Survey
Exhibit B – Site Plan
Exhibit C – Elevations and Floor Plan
Exhibit D – Landscape Plan

Joy Henderson, Planner I
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Andrew Bogda, AICP, Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map

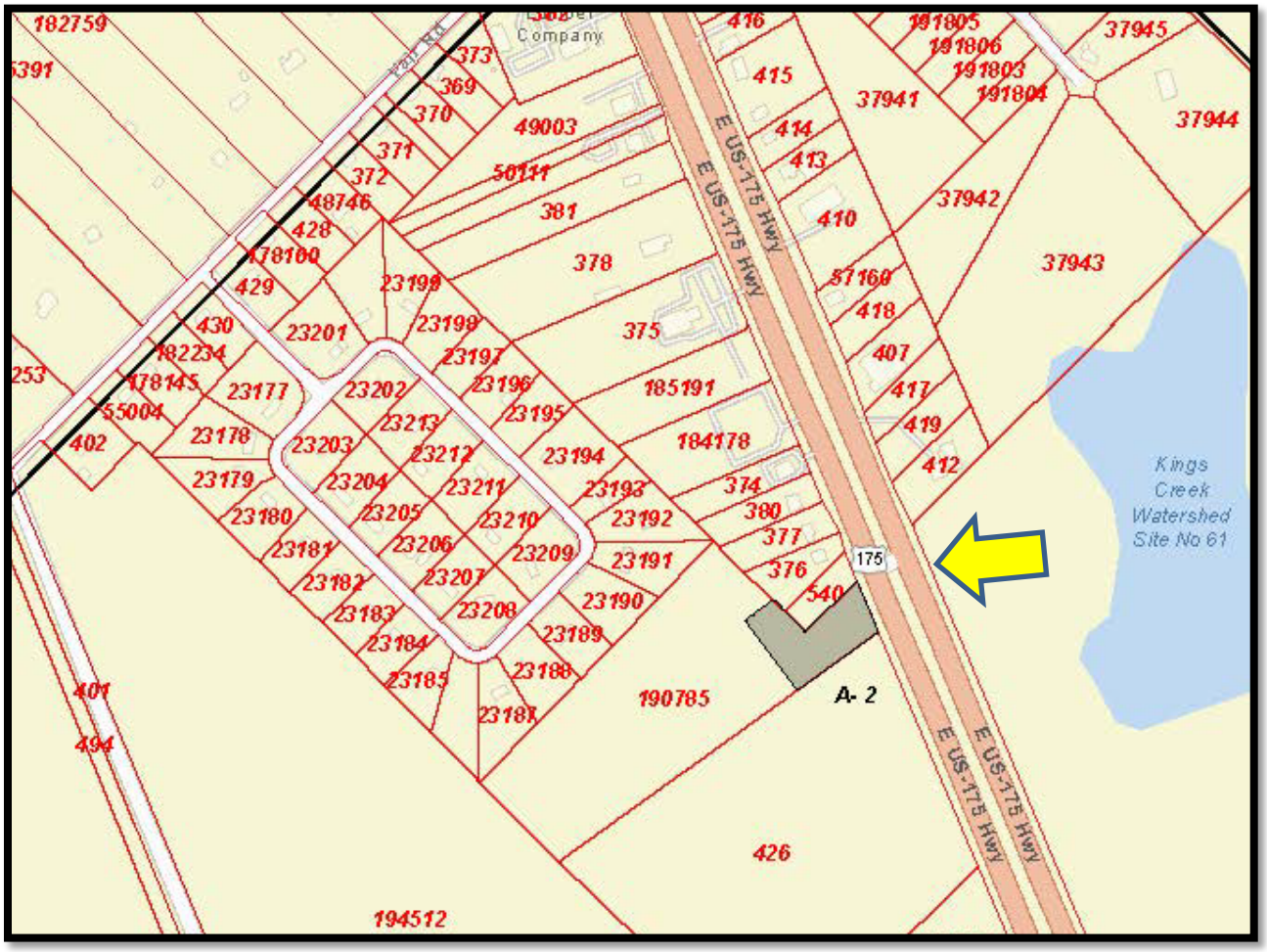


Exhibit A – Survey

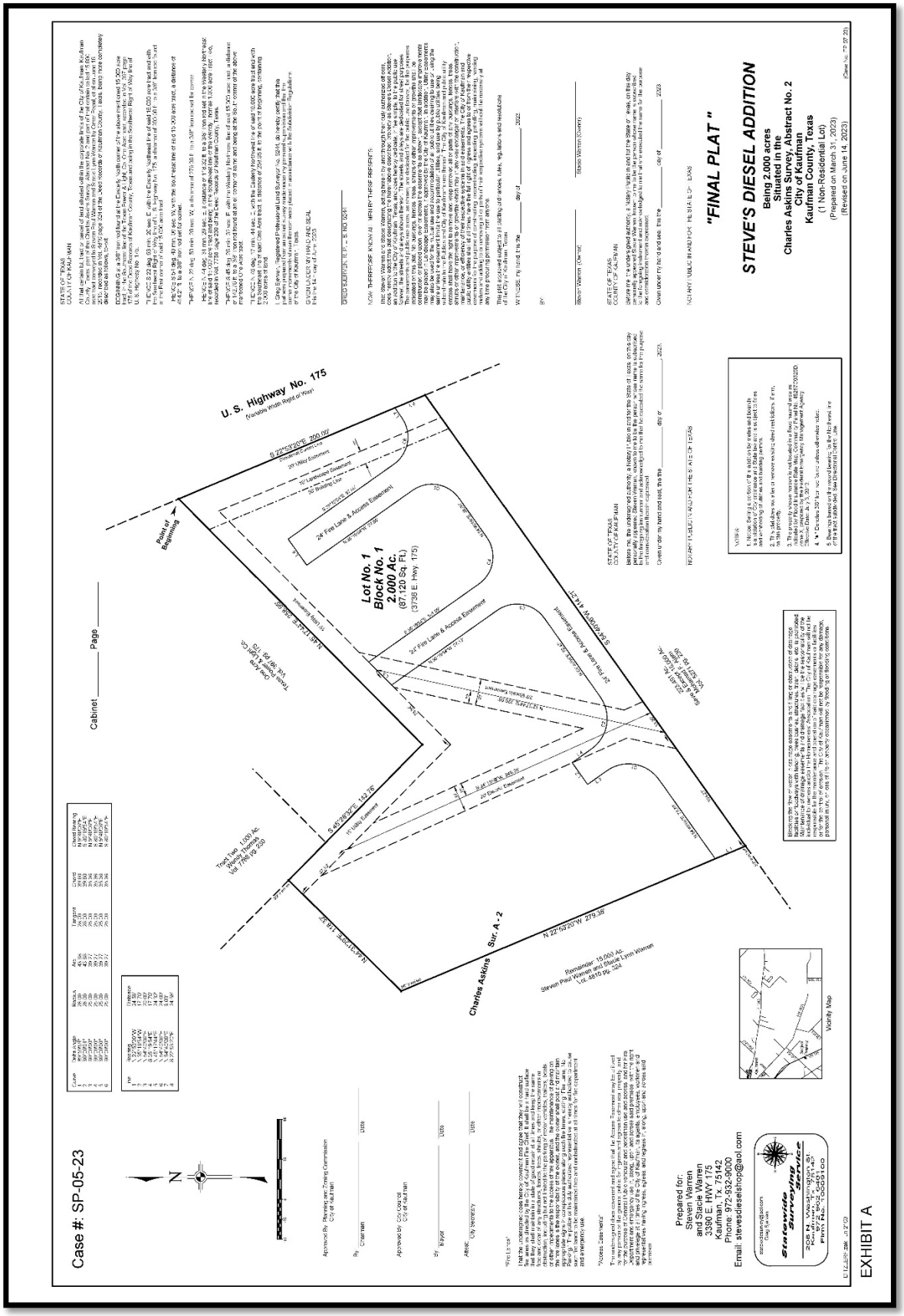


Exhibit B – Site Plan

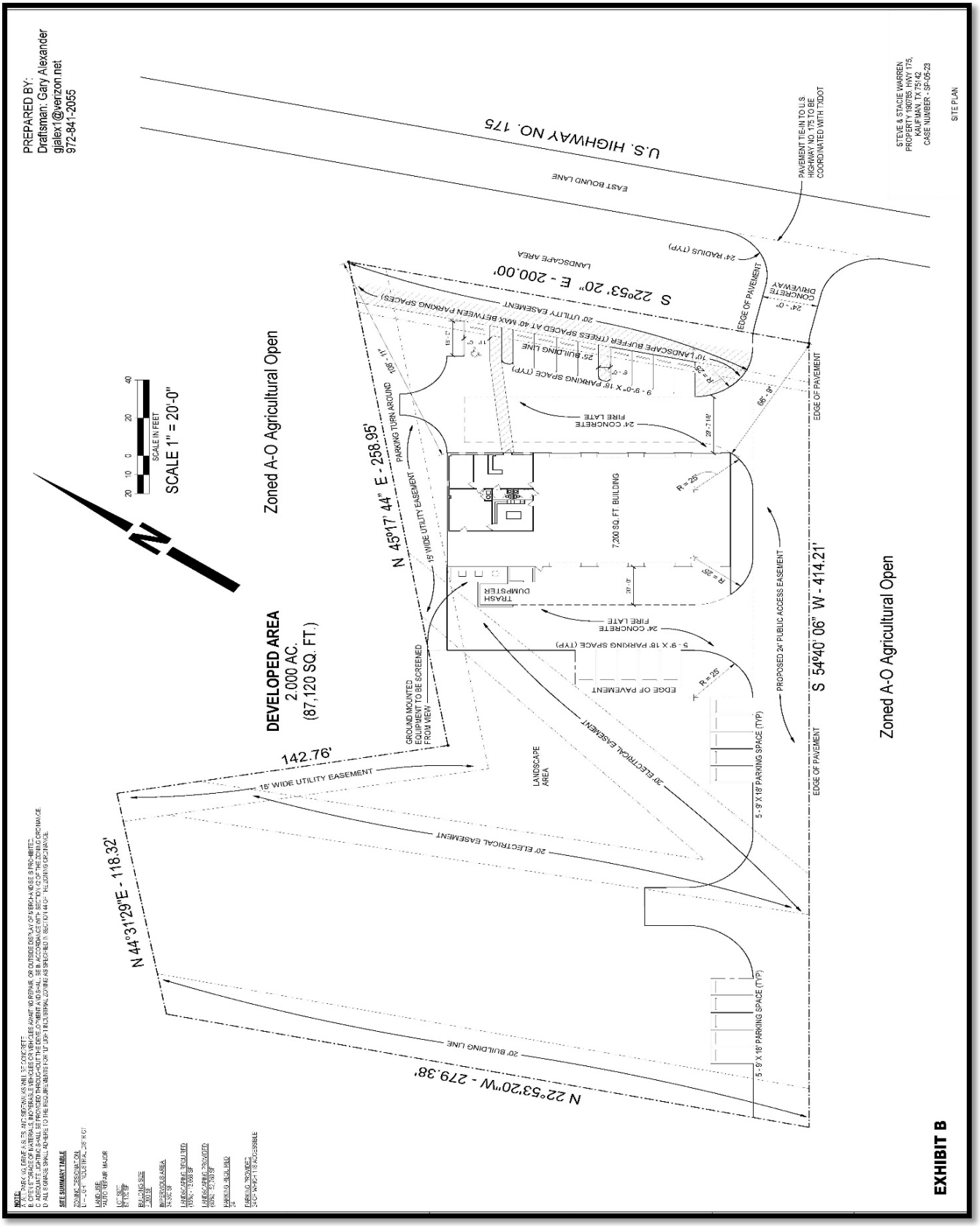
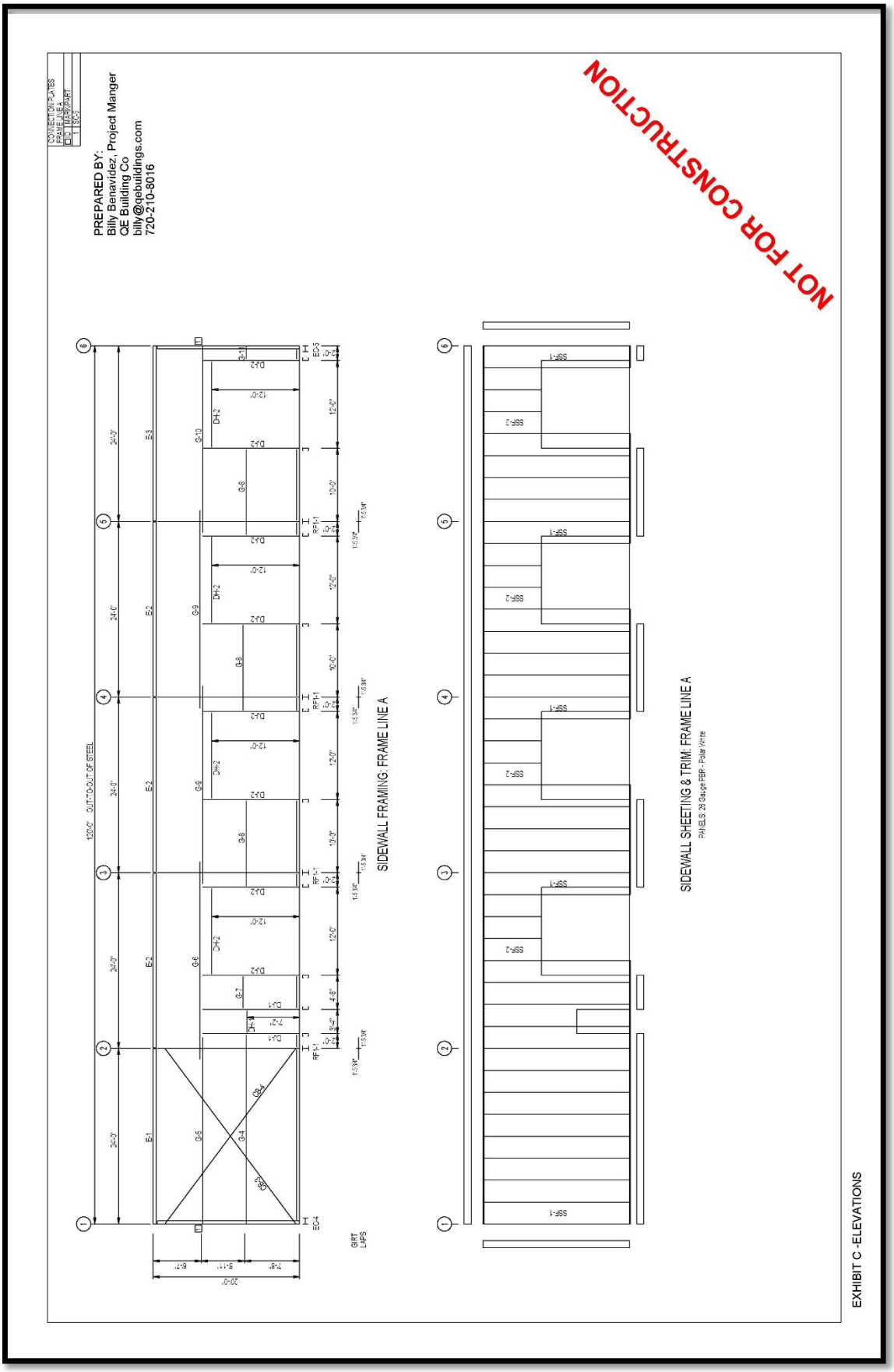


Exhibit C – Elevations and Floor Plan



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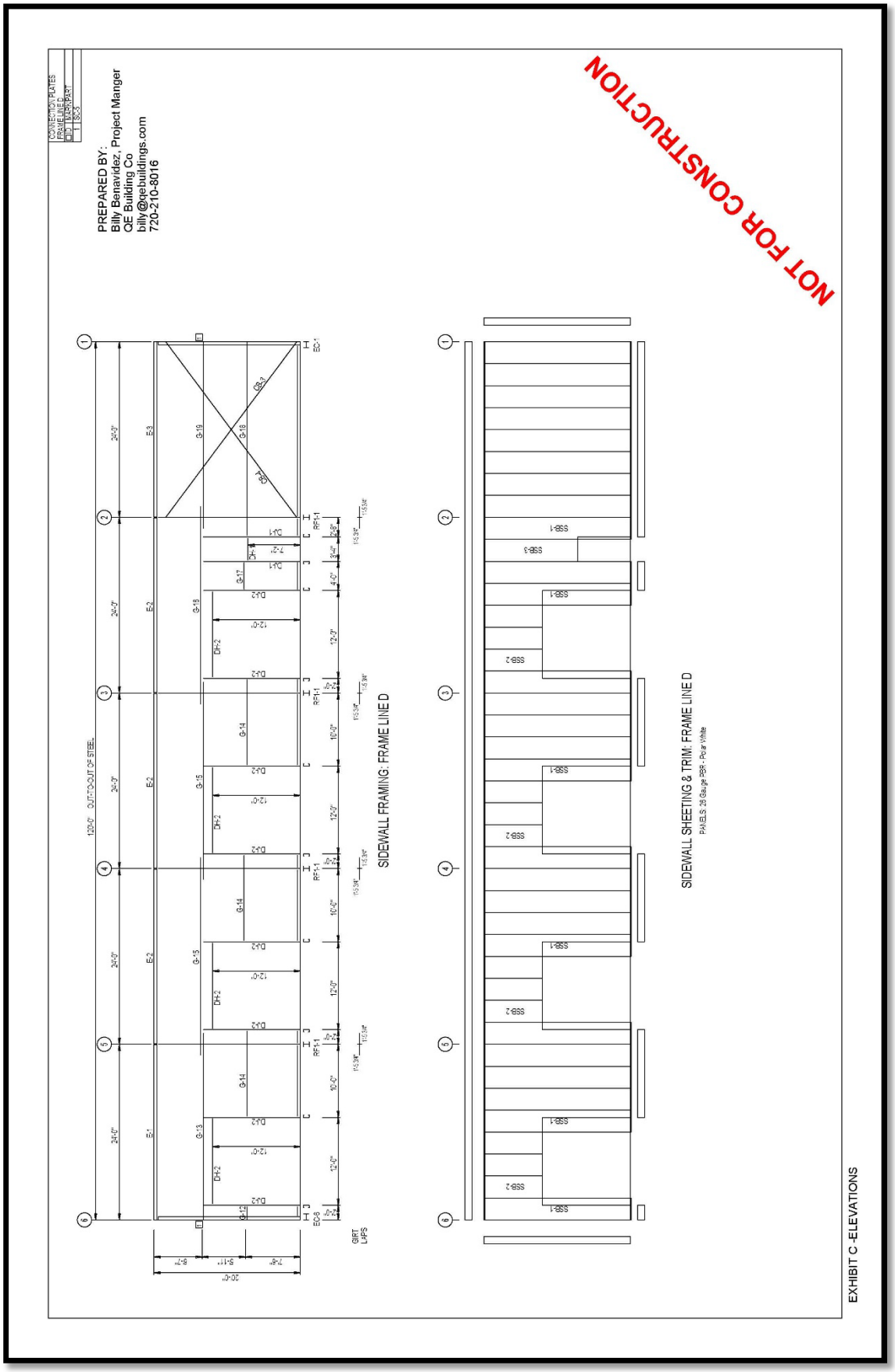

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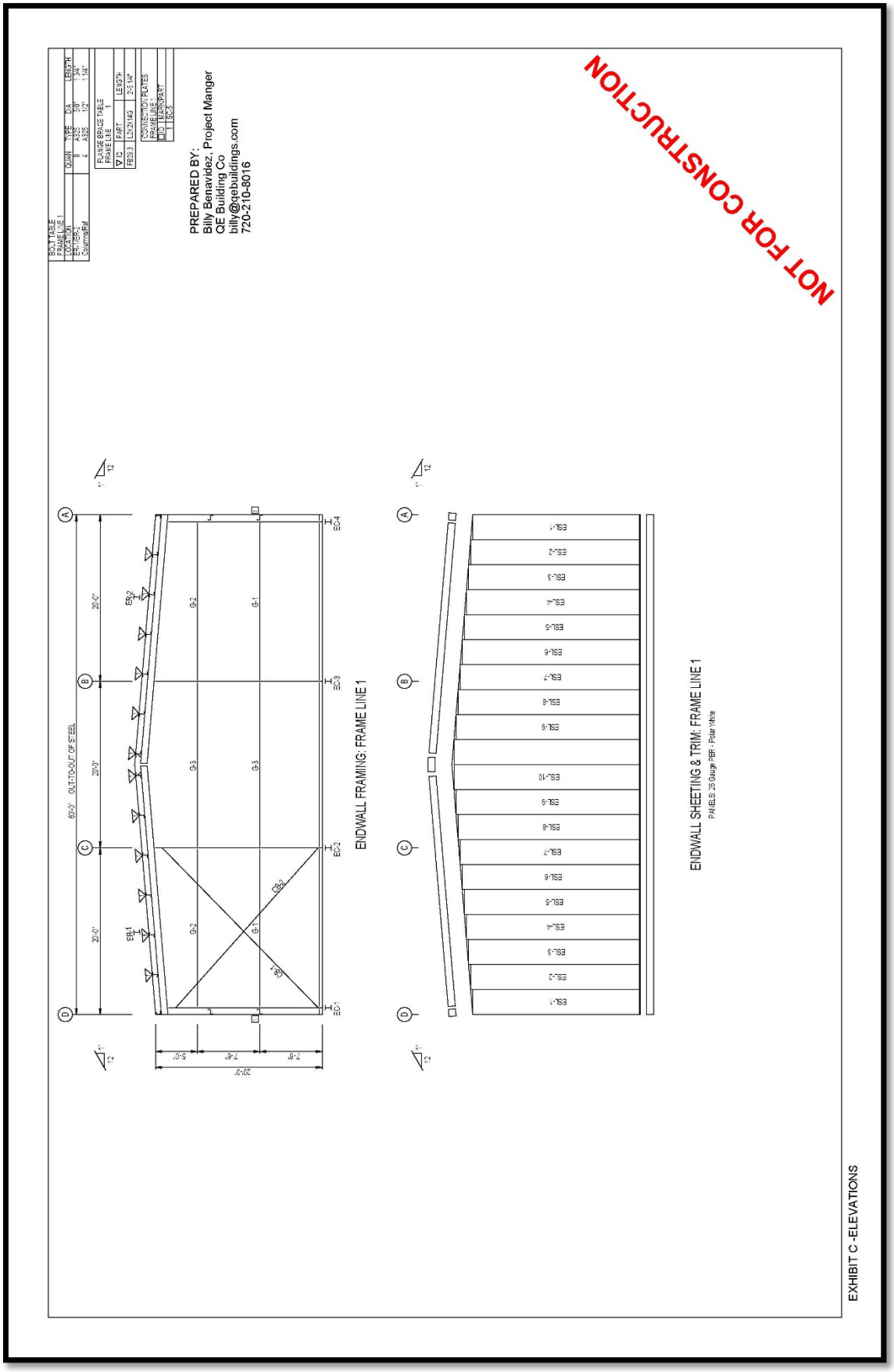

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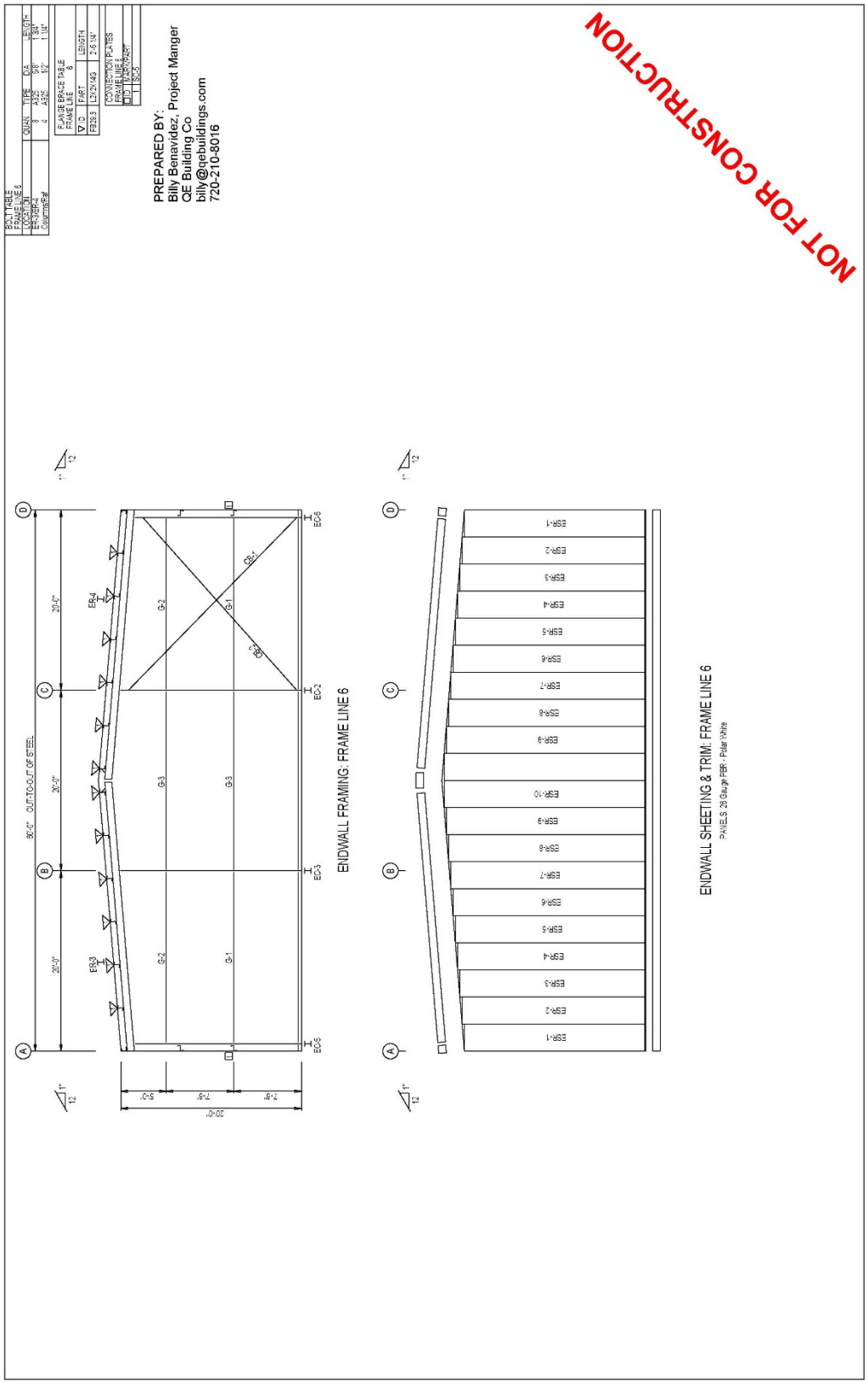

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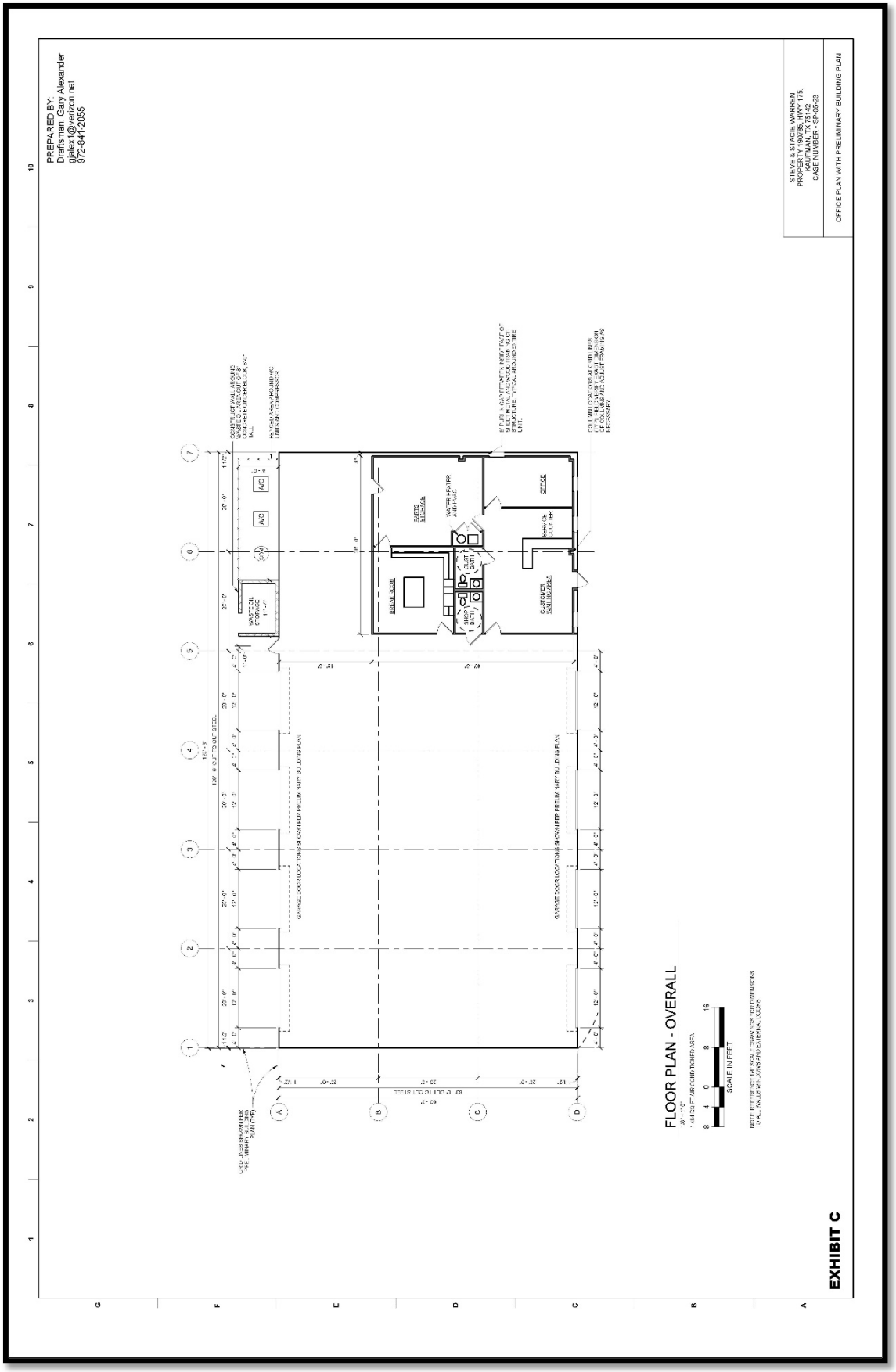
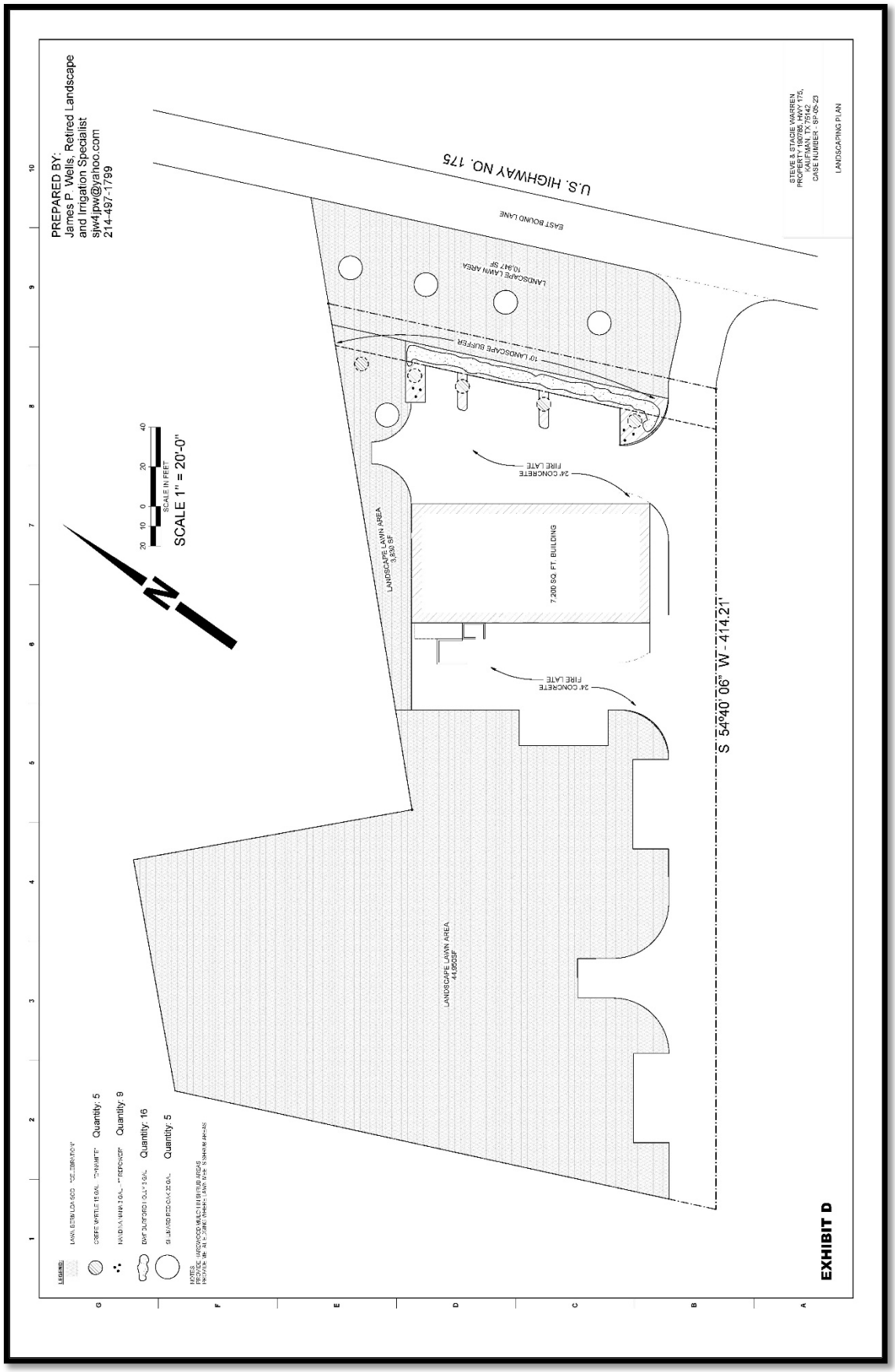


Exhibit D – Landscape Plan



Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 18.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Lot 1, Block 1 of Steve's Diesel Addition,** being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-07-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Final Plat of Lot 1, Block 1 of Steve's Diesel Addition.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Lot 1, Block 1 of Steve's Diesel Addition,** being a tract of land containing 2.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-07-23)

BACKGROUND/SUMMARY:
In March 2023, the applicant preliminary platted two separate lots for Steve's Diesel Addition, Block 1, Lots 1 and 2, which collectively contain 653,400 square feet or 15.0 acres.

The subject property is Lot 1 and is located closest to E. U.S. 175 and will be addressed as 3736 E. U.S. 175. Lot 1 contains 2 acres and was zoned Light Industrial (LI) on April 25, 2016. The proposed final plat is for the development of an automotive repair shop. Steve's Diesel and Automotive will relocate to this property from their previous location at 3390 E. U.S. 175.

The 24' fire lane and access easement will be located on the south side of the property and will provide access to U.S. 175 for both Lots 1 and 2. Two additional 24'-wide fire lane and access easements will be dedicated to provide fire access to the front and rear of the building.

There is a 15' utility easement located on the west side of the property, which will provide utilities to Lot 2 when it is developed. There are two 20' electric easements located across the middle of the lot. There is a 20' utility easement and a 10' landscape easement located along the frontage of the property.

Lot 1 meets the minimum width of 100', minimum depth of 150', and minimum square footage (20,000 sq. ft.) requirements for the LI zoning district. The lot also meets the minimum front yard setback of 25', side yard setback of 15', and rear yard setback of 20'.

Utility services to the property will be provided by Trinity Valley Electric, Becker Jiba water, and a septic system that will be permitted through Kaufman County. Becker Jiba provided a letter stating that it could provide retail water service the property, but it does not guarantee fire flow within its service area.

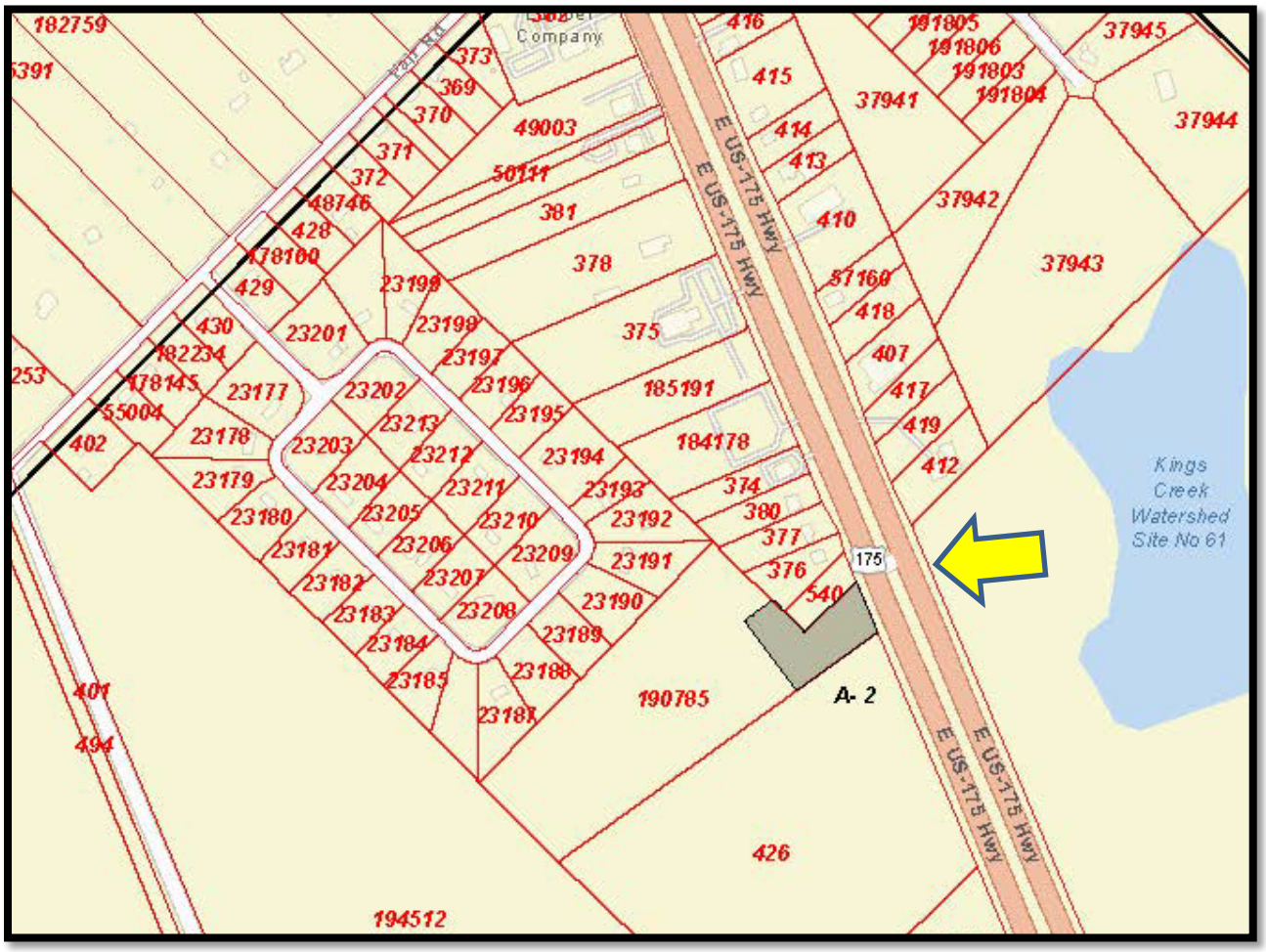
THOROUGHFARE PLAN:
The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. TxDOT controls all the driveway accesses. Staff has submitted the driveway permit application to TxDOT and previously worked with the agency to determine the acceptability of the location as shown.

RECOMMENDATION:
The final plat is in conformance with the approved preliminary plat and adheres to the zoning and subdivision regulations. Staff recommends approval of the Final Plat of Lot 1, Block 1 of Steve's Diesel Addition.

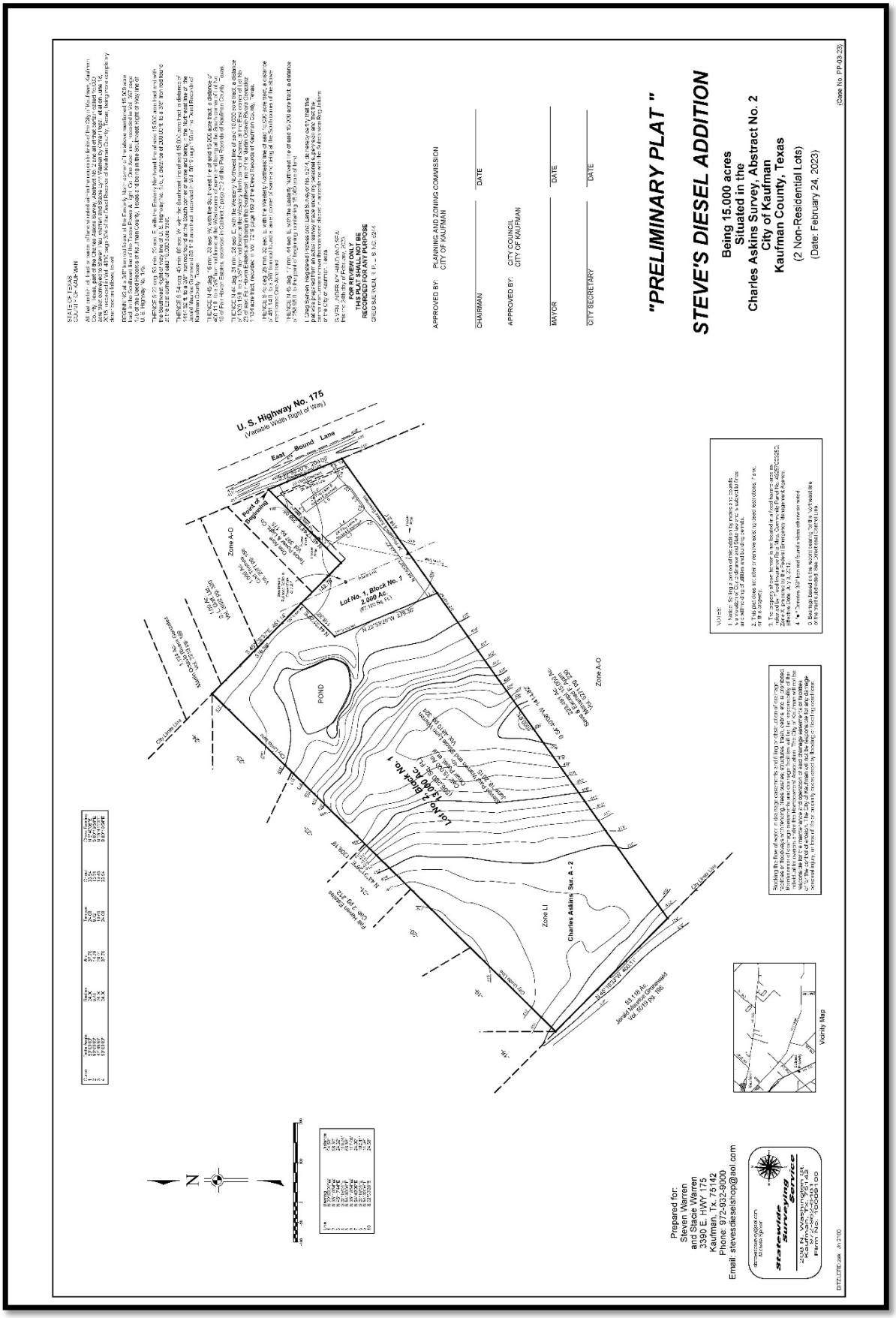
ATTACHMENTS:
Location Map
Approved Preliminary Plat of Steve's Diesel Addition
Final Plat of Lot 1, Block 1 of Steve's Diesel Addition

Joy Henderson
Planner I
972-932-2216 ext. 115
jhenderson@kaufmantx.org

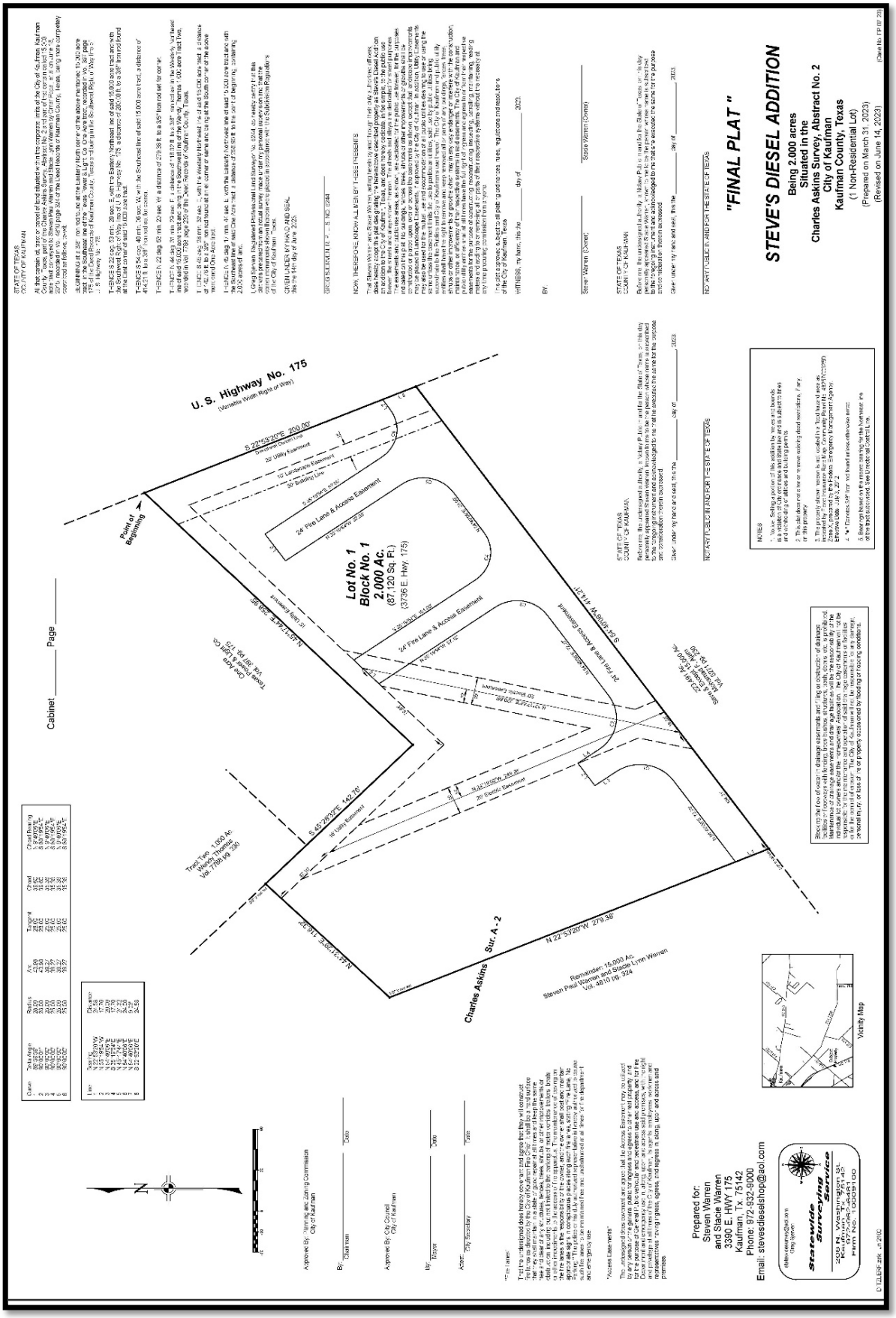
Location Map



Approved Preliminary Plat of Steve's Diesel Addition



Final Plat of Lot 1, Block 1 of Steve's Diesel Addition



Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 19.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2,** being a tract of land containing 4.09 acres (Property ID 49003 & 187999), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 & 3260 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-05-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Preliminary Plat of TLH Business Park, Block 1, Lots 1 and 2,** being a tract of land containing 4.09 acres (Property ID 49003 & 187999), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 & 3260 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-05-23)

SUMMARY:
The applicant is requesting a preliminary plat to create two separate lots for **TLH Business Park**, **Block 1, Lots 1 and 2,** which collectively contain approximately 178,160 square feet or 4.09 acres. The subject property is located on the south side of East Highway 175 and was zoned Commercial ("C") in September 2022.

Lot 1 is 1.08 acres and will be located at the front, closest to East Highway 175. This lot will be final platted and site planned for the development of a furniture rental store, in addition to the existing commercial building located on the south side of the lot. There is a 15' utility easement located on the north side. The 5' sewer easement is a private easement allowing the sewer to service the proposed building. The 24' fire lane and access easement will be located through the middle of the property between the existing and proposed buildings.

Lot 2 is 3.01 acres and will be located at the rear of Lot 1. In addition to having direct frontage on Fair Road, Lot 2 can also be accessed from East Highway 175 via a 24'-wide access easement through Lot 1. Lot 2 will not be developed at this time.

Each lot meets the minimum width of 100', minimum depth of 100', and minimum square footage (10,000) requirements for the C zoning district. They also meet the minimum front yard setback of 25', side yard setback of 15', and rear yard setback of 20'.

Utility services to the property will be provided by Trinity Valley Electric, Becker-Jiba (water), and City of Kaufman (sewer).

THOROUGHFARE PLAN:
The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. TxDOT controls all driveway accesses. The applicant already has a driveway that they will share with 3260 East Highway 175.

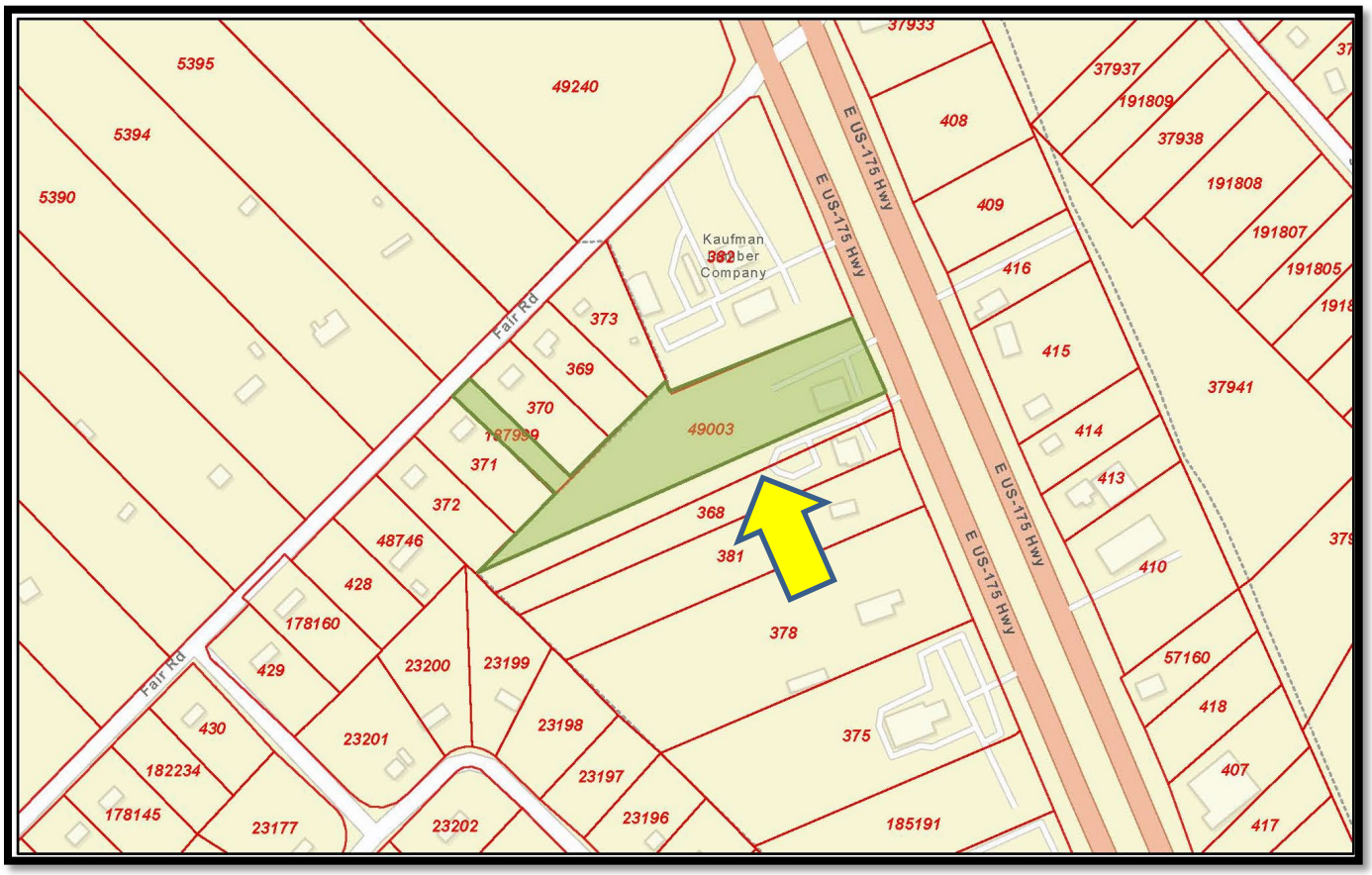
RECOMMENDATION:
Staff recommends approval of the Preliminary Plat of TLH Business Park**,** Block 1**,** Lots 1 and Lot 2.

ATTACHMENTS:

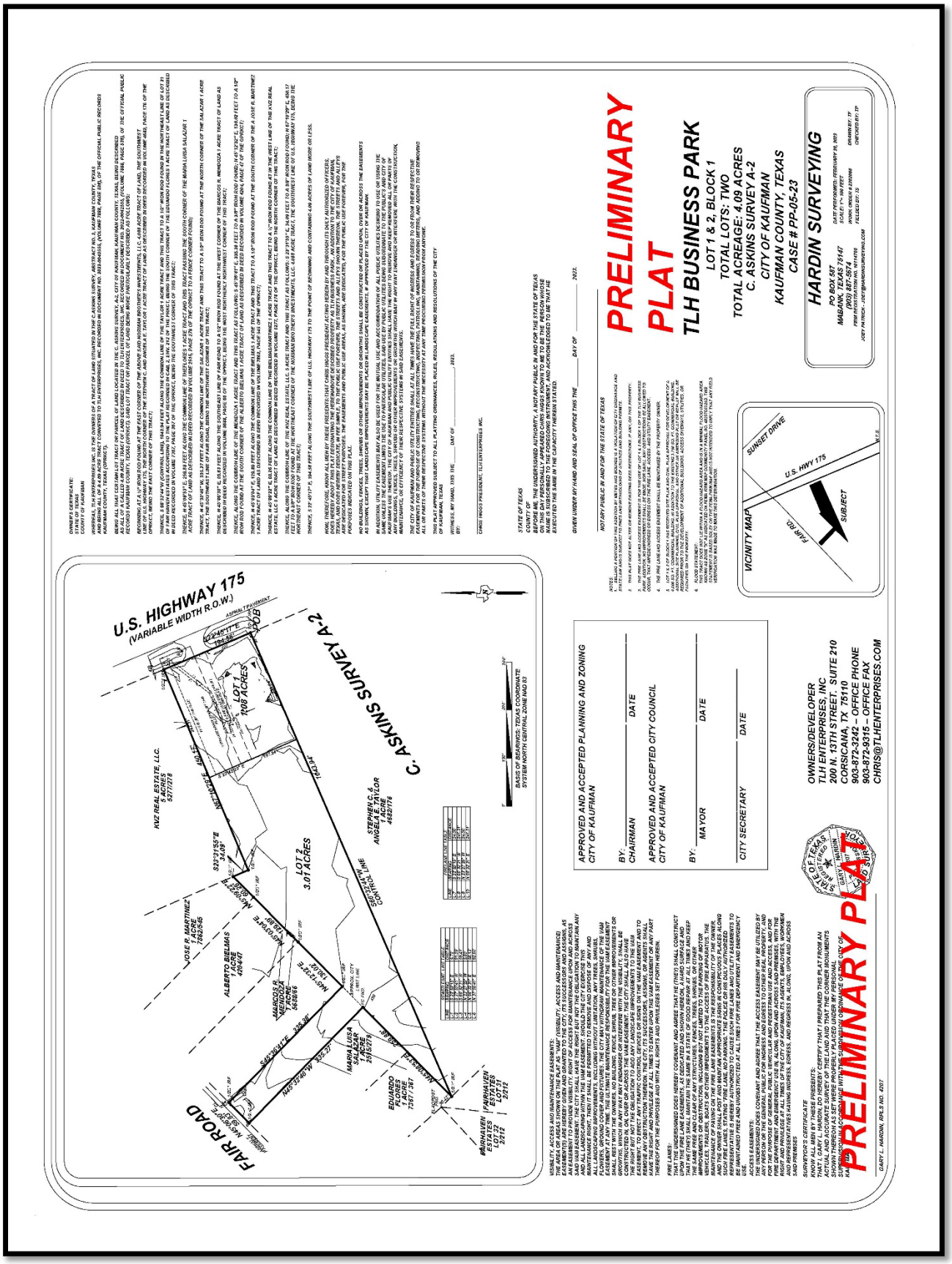
1. Location Map
2. Preliminary Plat
3. Becker Jiba Letter

Joy Henderson
Planner I
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Location Map



Preliminary Plat of TLH Business Park



Becker-Jiba Letter for Water

Becker-Jiba

Special Utility District

June 21st, 2023

To: Watkins Development,
c/o TLH Enterprises Inc.

Re: C ASKINS, TRACT 49003; 3.73 ACRES, & OUT BLDGS, 3260 E Hwy 175

This letter is to confirm that C ASKINS, TRACT 49003; 3.73 ACRES, & OUT BLDGS, 3260 E Hwy 175 also known as THE DANCE FACTORY in Kaufman County Texas is within the CCN or service area of Becker Jiba Special Utility District (BJSUD). Upon the final approval of the BJSUD board of directors and the completion and inspection of all approved or required system improvements, if any, Becker Jiba Special Utility District (BJSUD) will provide continuous water service.

Thanks,

Clayton Dickerson, Operations Manager
Becker-Jiba Special Utility District

Office: (903)498-3592 ext. 503
Cell: (214)543-0558

15269 FM 2860
Kaufman, TX 75142

Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 20.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Rent-A-Center,** situated on 1.08 acres (Property ID 49003) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located at 3250 E. U.S. Highway 175. (Case No. SP-03-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Site Plan of Rent-A-Center at 3250 E. U.S. Highway 175.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Rent-A-Center,** situated on 1.08 acres (Property ID 49003) out of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located at 3250 E. U.S. Highway 175. (Case No. SP-03-23)

SUMMARY:
The subject property consists of 1.08 acres located at 3250 E. U.S. Highway 175. The property is currently improved with a 3,750 sq. ft. commercial building on the south side of the property, with a parking lot on the north and east sides of the building. The applicant is requesting a site plan to accommodate the development of a new 3,995 sq. ft. building on the north side of the property, which will house a Rent-A-Center indoor furniture rental business. The property was zoned "C" Commercial in 2022 and the proposed use is permitted in the zoning district.

Site Plan
Access into the development will be provided by the existing access point on U.S. Highway 175. A shared driveway will serve both the existing building and the new building. 7 new parking spaces and 1 accessible parking space will be provided in front of the new building. This is in addition to the 20 existing parking spaces. Parking calculations for the combination of uses have been provided which demonstrate that the provided parking exceeds the minimum parking requirements by 1 space. A loading area, trash enclosure, and mechanical equipment will be located behind the building. A sidewalk on the east and south sides of the building will provide pedestrian access.

A freestanding sign will be located at the main entrance off U.S. 175 in front of the new building. While renderings have not been provided, notes have been added requiring all signage to meet the zoning requirements and specifying that the pole sign will be shared amongst both buildings.

Building Elevations and Floor Plan
The building includes brick around the bottom two-thirds of the front and side elevations, with metal on the upper third, and all metal on the rear elevation. Storefront windows and entrance doors will be provided on the front and side elevations, while an overhead steel door will be provided on the rear elevation. The building will include a peaked roof with a 2:12 slope. Wall signage is proposed for the front (east) and south side elevations. The floor plan shows a 2,480 sq. ft. furniture sales area in the front of the building with a 1,515 sq. ft. furniture storage area, offices, restrooms, break area, and appliances and equipment in the rear of the building.

Landscaping
As depicted on the site plan, new landscaping will be provided in front of the new building, including a tree at the end of the row of parking in front of the building, as well as shrubs to

screen the parking lot from U.S. 175, two trees along U.S. 175, and stones around the base of the sign. In addition, the three trees along U.S. 175 in front of the existing building will remain.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	**C**	**Kaufman Lumber**
South:	**C**	**Former Steve's Diesel**
East:	**A-O & C (w/ SUP)**	**US 175; Premier Diesel Engine and Sunbelt Vacuum Service (across the highway)**
West:	**ETJ**	**Single-family residences**

COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as "Future Commercial". The property is zoned "C" Commercial, which generally allows for most commercial, retail, and service-related uses. The site plan for an appliance, tool, or furniture rental business (indoors) is in conformance with the 2014 Future Land Use Plan and the zoning regulations.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 240 feet. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Site Plan of Rent-A-Center at 3250 E. U.S. Highway 175.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey
- Exhibit B – Site Plan
- Exhibit C – Elevations/Floor Plan

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map

Exhibit A – Property Description/Survey

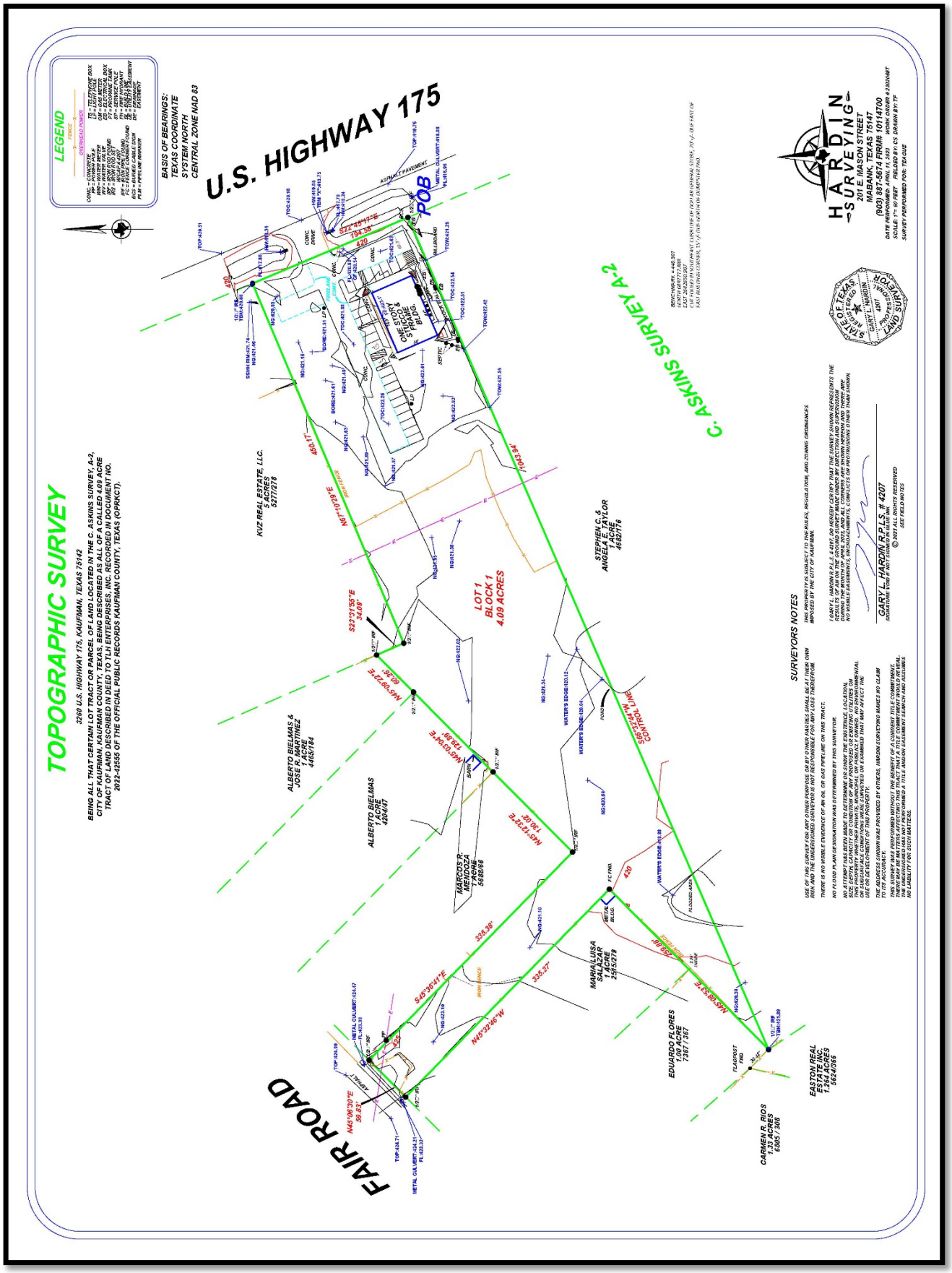


Exhibit B-1 – Site Plan (Overall Tract)

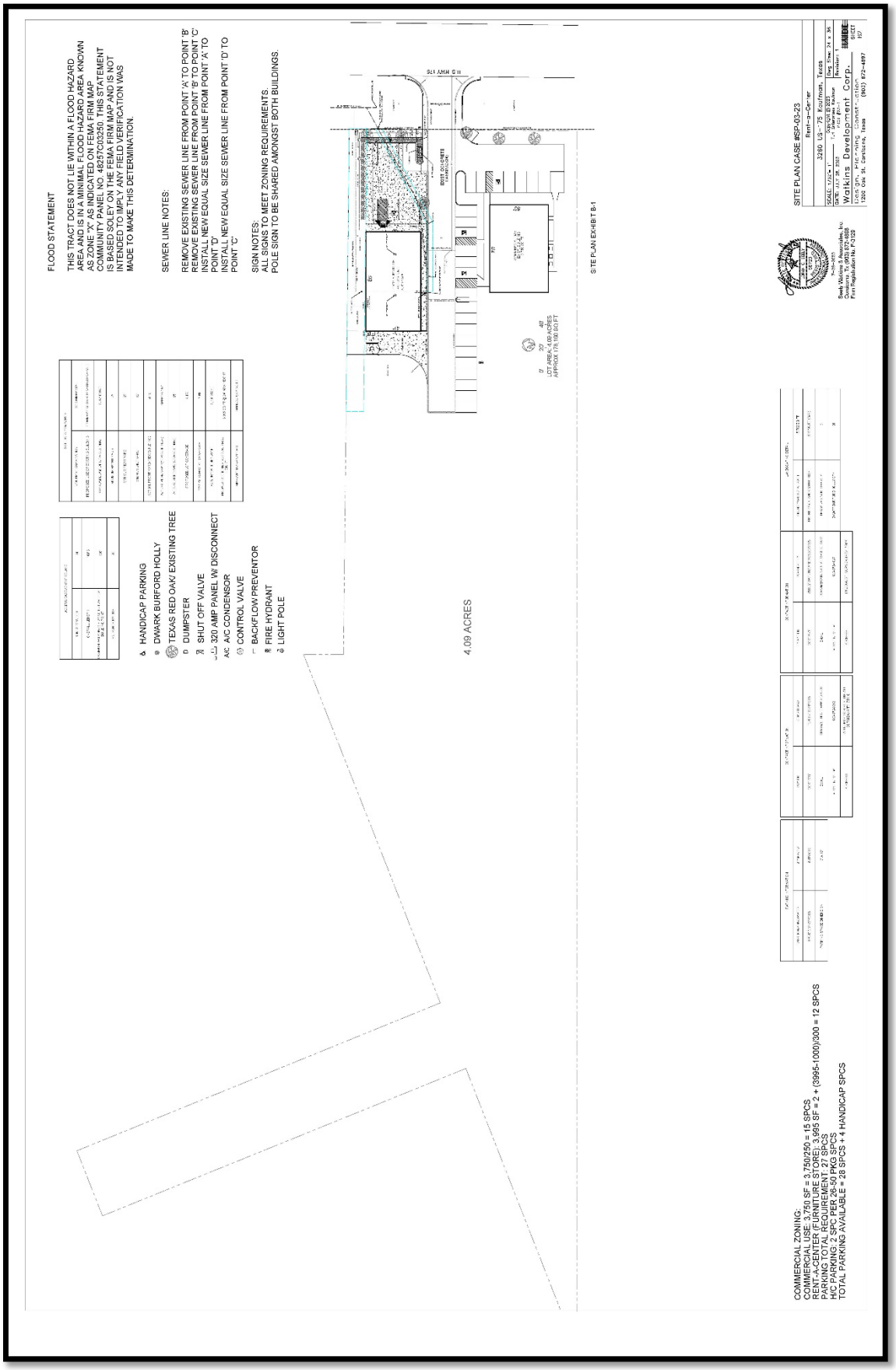


Exhibit B-2 – Site Plan (Lot 1)

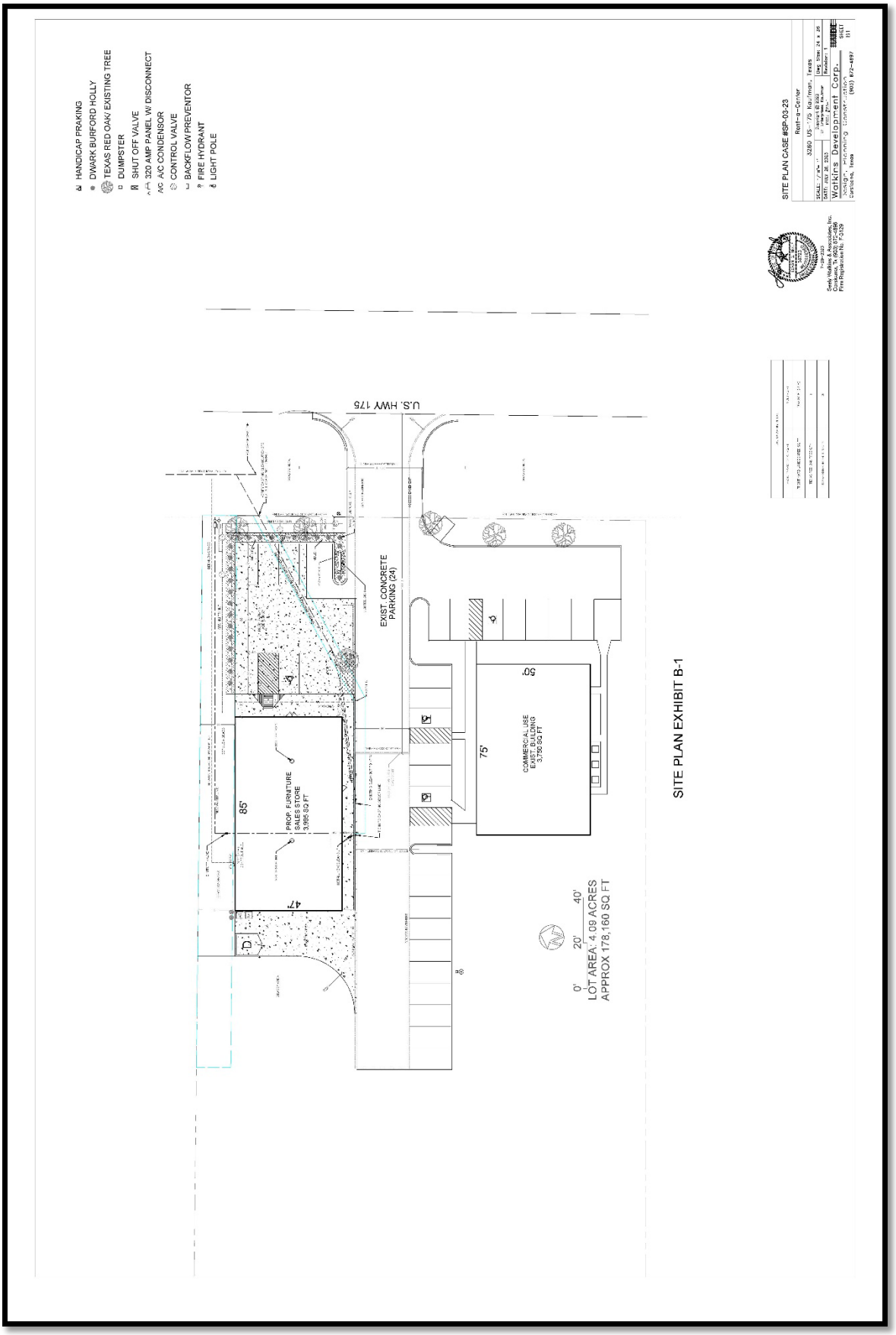
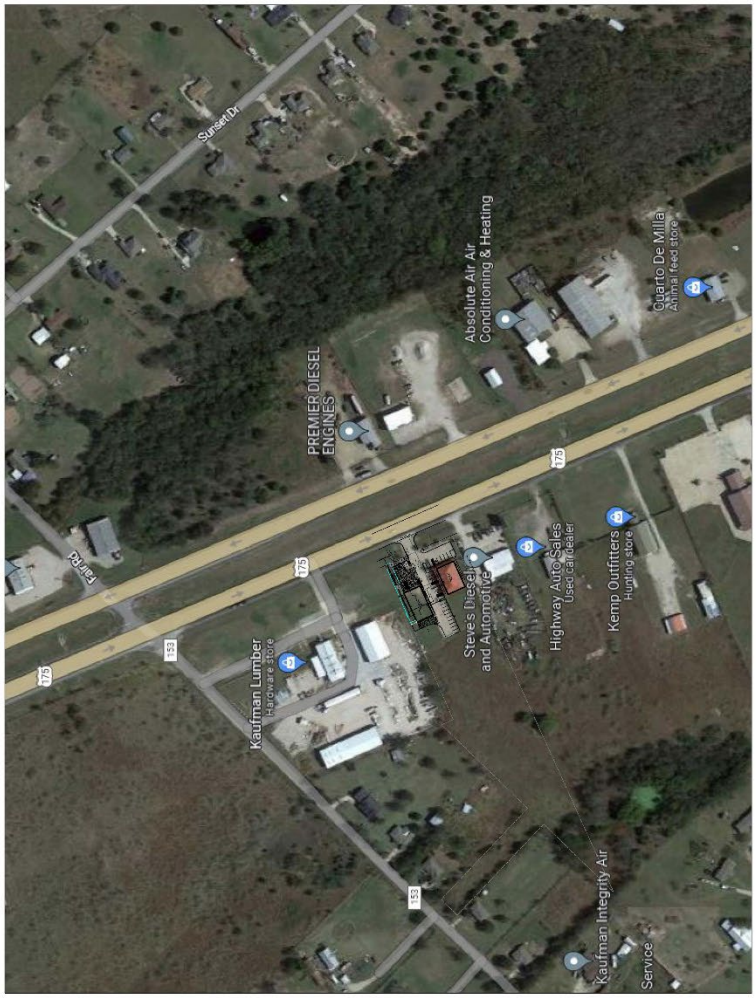


Exhibit B-3 – Surrounding Area



SITE PLAN CASE #SP-03-23
Rent-a-Center
3280 US - 175 Kaufman, Texas
SCALE: 1" = 200' | Drawn by: J. Phillips
DATE: July 28, 2023 | Checked by: Chris Weaver, P.E. / Jeffrey Walker, P.E.
Revision 1
Watkins Development Corp.
Design, Planning, Construction
1200 Oak St. Cleveland, Texas (903) 592-4897
SHEET 1 OF 1

Seal: Walker & Associates Inc.
Cleveland, Tx (903) 592-4896
Firm Registration No. F-3129

Exhibit C – Building Elevations & Floor Plan

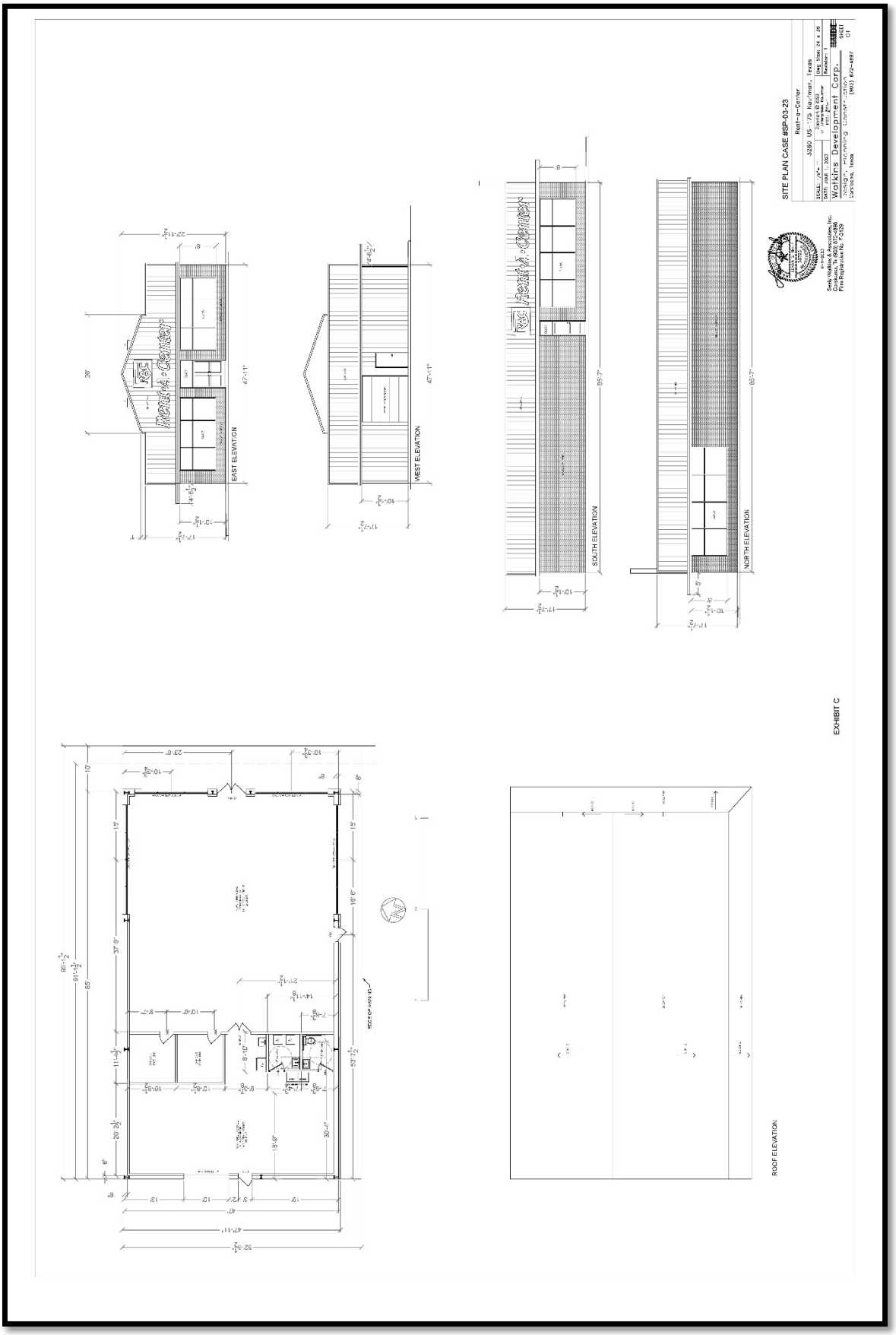
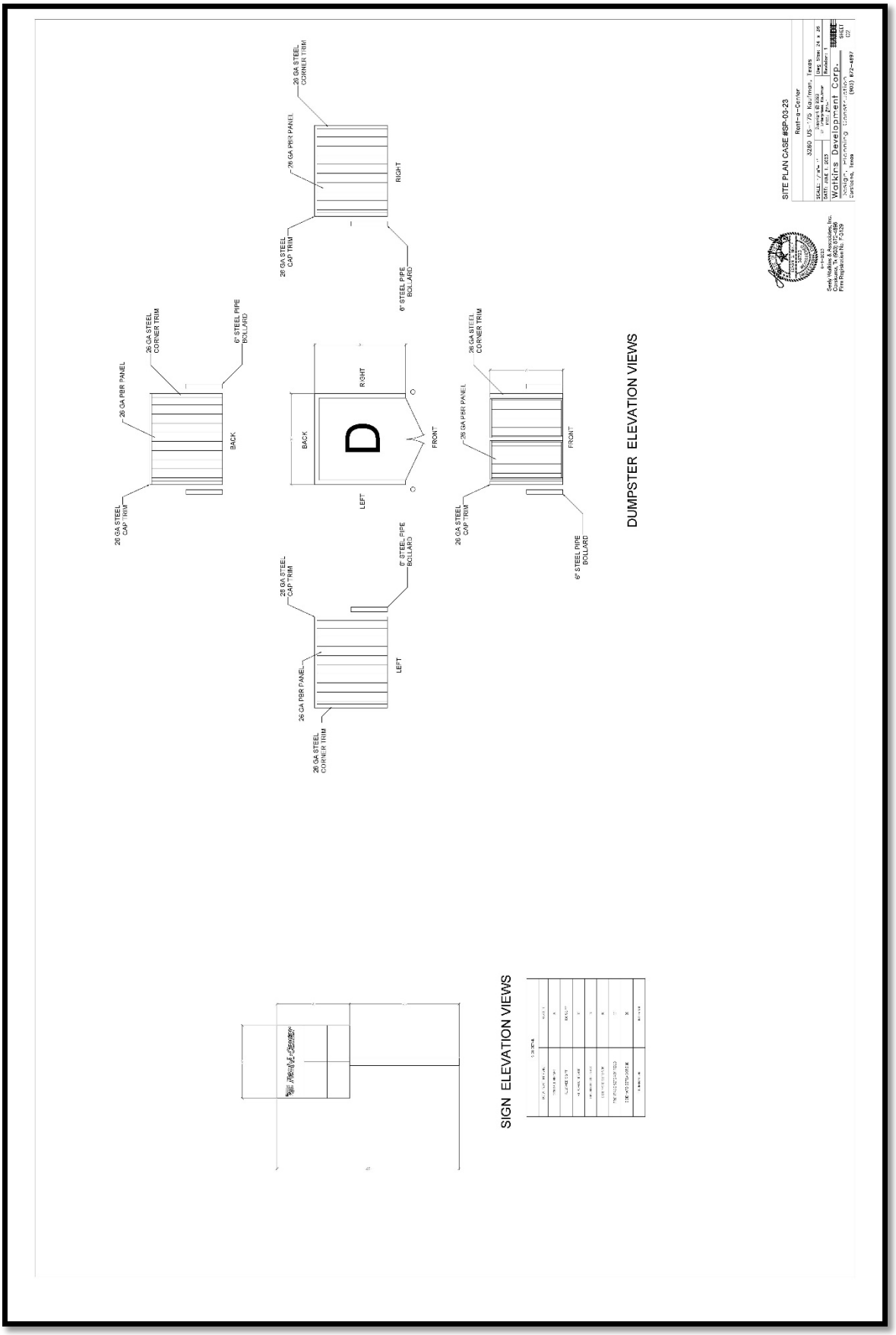


Exhibit C – Trash Enclosure Elevations



Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 21.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of TLH Business Park, Block 1, Lot 1,** being a tract of land containing 1.08 acres (Property ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 East Highway 175. The Final Plat is for 1 non-residential lot. (Case No. FP-06-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Final Plat of TLH Business Park, Block 1, Lot 1.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of TLH Business Park, Block 1, Lot 1,** being a tract of land containing 1.08 acres (Property ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Commercial ("C") and is generally located 3250 East Highway 175. The Final Plat is for 1 non-residential lot. (Case No. FP-06-23)

SUMMARY:
The applicant is requesting to final plat **TLH Business Park**, **Block 1, Lot 1,** which contain 1.08 acres. The subject property is located on the south side of East Highway 175 and was zoned Commercial ("C") in September 2022. The proposed Final Plat will be for Lot 1 only. Lot 2 will be final platted when it is developed.

Lot 1 is 1.08 acres and will have two separate businesses. This lot is being Preliminary Platted with Lot 2 and site planned for the development of a furniture rental store, in addition to the existing commercial building located on the south side of the lot. There is a 15' utility easement located on the north side that can service Lot 1 and Lot 2. The 5' sewer easement is a private easement allowing the sewer to service the proposed building. The 24' fire lane and access easement will be located through the middle of the property between the existing and proposed buildings and will allow access to Lot 2 when it is developed

Lot 1 meets the minimum width of 100', minimum depth of 100', and minimum square footage (10,000) requirements for the "C" zoning district. It also meets the minimum front yard setback of 25', side yard setback of 15', and rear yard setback of 20'.

Utility services to the property will be provided by Trinity Valley Electric, Becker-Jiba (water), and City of Kaufman (sewer).

THOROUGHFARE PLAN:
The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. TxDOT controls all driveway accesses. The applicant already has a driveway that they will share with 3260 East Highway 175.

RECOMMENDATION:
Staff recommends approval of the Final Plat of TLH Business Park**,** Block 1**,** Lot 1.

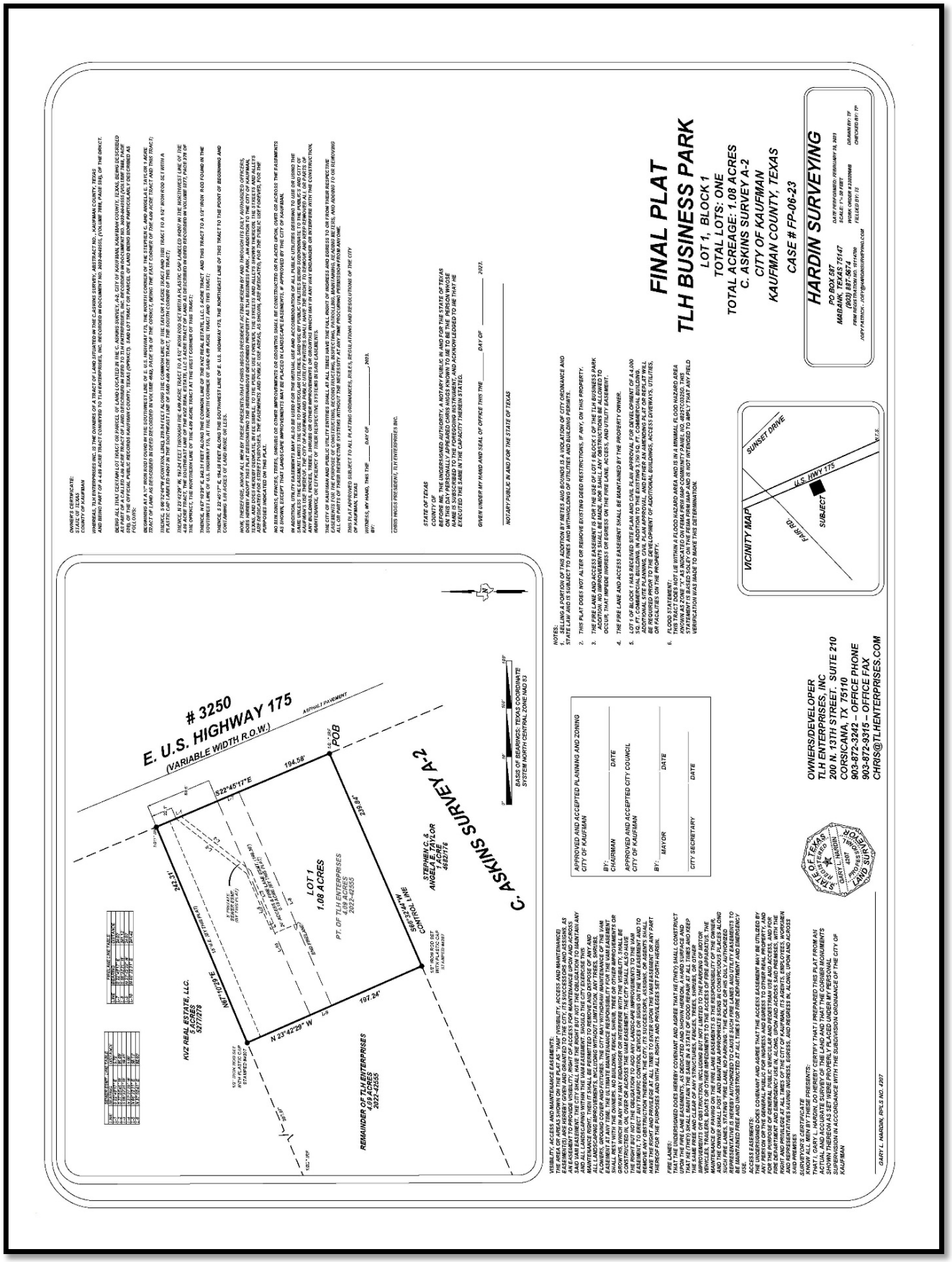
ATTACHMENTS:
- Location Map
- Final Plat of Lot 1, Block 1 of TLH Business Park

- Becker Jiba Letter for Water

Joy Henderson
Planner I
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Location Map

Final Plat of Lot 1, Block 1 of TLH Business Park



Becker-Jiba Letter for Water

Becker-Jiba

Special Utility District

June 21st, 2023

To: Watkins Development,
c/o TLH Enterprises Inc.

Re: C ASKINS, TRACT 49003; 3.73 ACRES, & OUT BLDGS, 3260 E Hwy 175

This letter is to confirm that C ASKINS, TRACT 49003; 3.73 ACRES, & OUT BLDGS, 3260 E Hwy 175 also known as THE DANCE FACTORY in Kaufman County Texas is within the CCN or service area of Becker Jiba Special Utility District (BJSUD). Upon the final approval of the BJSUD board of directors and the completion and inspection of all approved or required system improvements, if any, Becker Jiba Special Utility District (BJSUD) will provide continuous water service.

Thanks,

Clayton Dickerson, Operations Manager
Becker-Jiba Special Utility District

Office: (903)498-3592 ext. 503
Cell: (214)543-0558

15269 FM 2860
Kaufman, TX 75142

Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 22.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Jiffy Lube,** situated on 1.214 acres (Property ID 202752) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. (Case No. SP-07-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Site Plan of Jiffy Lube at 730 E. U.S. Highway 175.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Jiffy Lube,** situated on 1.214 acres (Property ID 202752) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. (Case No. SP-07-23)

SUMMARY:
The subject property consists of 1.214 acres located on the south side of U.S. Highway 175 and the north side of Kings Fort Parkway, immediately west of Lone Star Credit Union, in the Kings Fort Addition. The property is addressed as 730 East U.S. Highway 175. The property was zoned Planned Development 15 – Highway Commercial ("PD-15-HC") in 2017 and the Preliminary Plat for the undeveloped portions of the Kings Fort development (including this property) was revised in January 2023. The subject property represents the eastern portion of Property ID 202752, with the western remainder of the tract to be developed in the future.

The applicant is requesting a site plan to accommodate a Jiffy Lube minor auto repair business on the property. The PD zoning specifically allows for this use.

Site Plan
A shared access easement along the west property line will provide the primary access for the site, as well as the future Lot 3 to the west. A fire lane will also be included within a portion of that easement, with a small stub to the east into the parking lot. All parking spaces (10 regular and 1 accessible) are located on the south side of the building, with the regular parking spaces facing Kings Fort Parkway and the accessible parking space facing the building. Only 6 parking spaces are required for the use (1 per service bay and 1 per 500 sq. ft. of office/sales area), but 11 are provided to accommodate peak periods of activity. A crosswalk and sidewalk connection will be made through the property to provide direct pedestrian access from the sidewalk along Kings Fort Parkway to the main entrance of the building.

The building is 4,166 sq. ft. in size and is located roughly in the center of the lot, with four service bays in the eastern portion of the building and a 975 sq. ft. office/sales area in the western portion of the building. The service bays will be accessed from the south and the vehicles will exit to the north and then west. Notes have been added to the plans prohibiting the outside storage of materials or merchandise as well as the overnight parking of vehicles awaiting repair.

The property generally drains to the north and east; drainage easements are provided.

Building Elevations
The building includes predominantly EIFS stucco materials with a mix of beige and red colors, as well as a stone base similar to other buildings in the Kings Fort development. The building

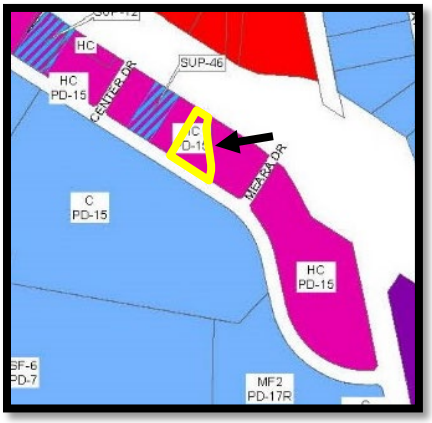
will also include dark grey service bay doors with windows and a metal parapet cap. The office/sales area will include customer doors on the north and south elevations and a window on the west elevation.

Signage, Trash Enclosure, and Equipment
Wall signage will be provided on all sides of the building and a monument sign will be provided along U.S. Highway 175. The monument sign will include a masonry base to match the building. The trash enclosure will be located on the east side of the property, off the parking lot, and will also include masonry materials to match the building. The rooftop mechanical equipment will be mostly or partially screened by building parapets.

Landscaping
Landscaping will include shrubs around the perimeter of the parking lot and driving aisles (with the exception of the shared access easement along the west side of the property), shade trees at the ends of the rows of parking spaces, some additional shade trees and ornamental trees along Kings Fort Parkway, and shrubs and groundcover near the main entrance to the property, near the building entrances, and around the base of the monument sign.

SURROUNDING ZONING AND EXISITNG LAND USES:

	Zoning	Existing Land Use
North:	**US 175**	**US 175**
South:	**PD-15-C**	**Vacant land**
East:	**PD-15-HC**	**Lone Star Credit Union**
West:	**PD-15-HC**	**Vacant land**



COMPREHENSIVE PLAN:
Land Use Plan:
The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned PD-15-HC, which generally allows for highway commercial uses. The site plan for a minor auto repair business is in conformance with the 2014 Future Land Use Plan and the PD zoning regulations.

Thoroughfare Plan:
The Thoroughfare Plan designates East Highway 175 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 240 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:
Staff recommends approval of the Site Plan of Jiffy Lube at 730 E. U.S. Highway 175.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey
- Exhibit B – Site Plan
- Exhibit C – Elevations/Floor Plan/Sign Plan
- Exhibit D – Landscape Plan

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map

Exhibit A – Property Description/Survey

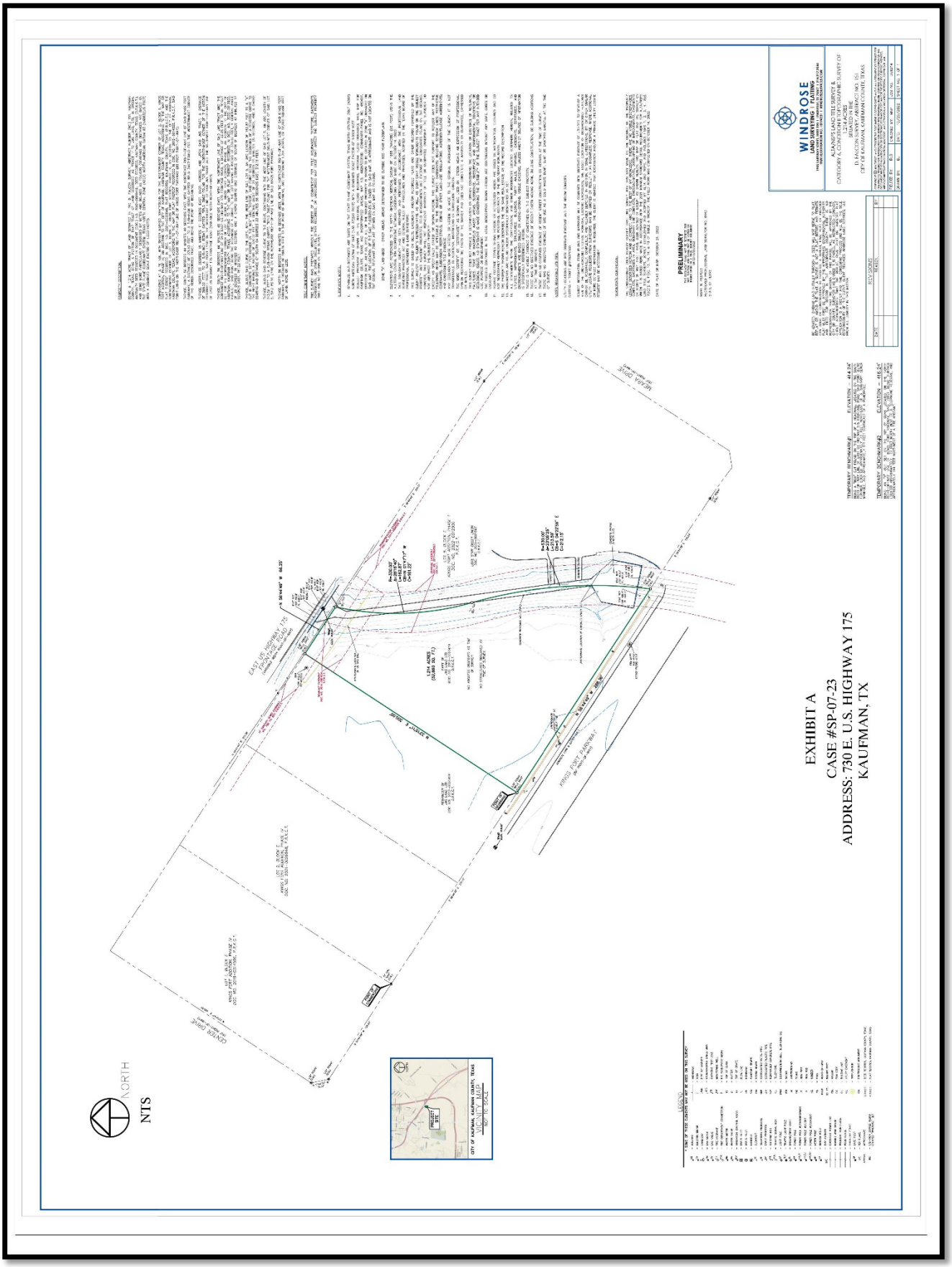


Exhibit B – Site Plan

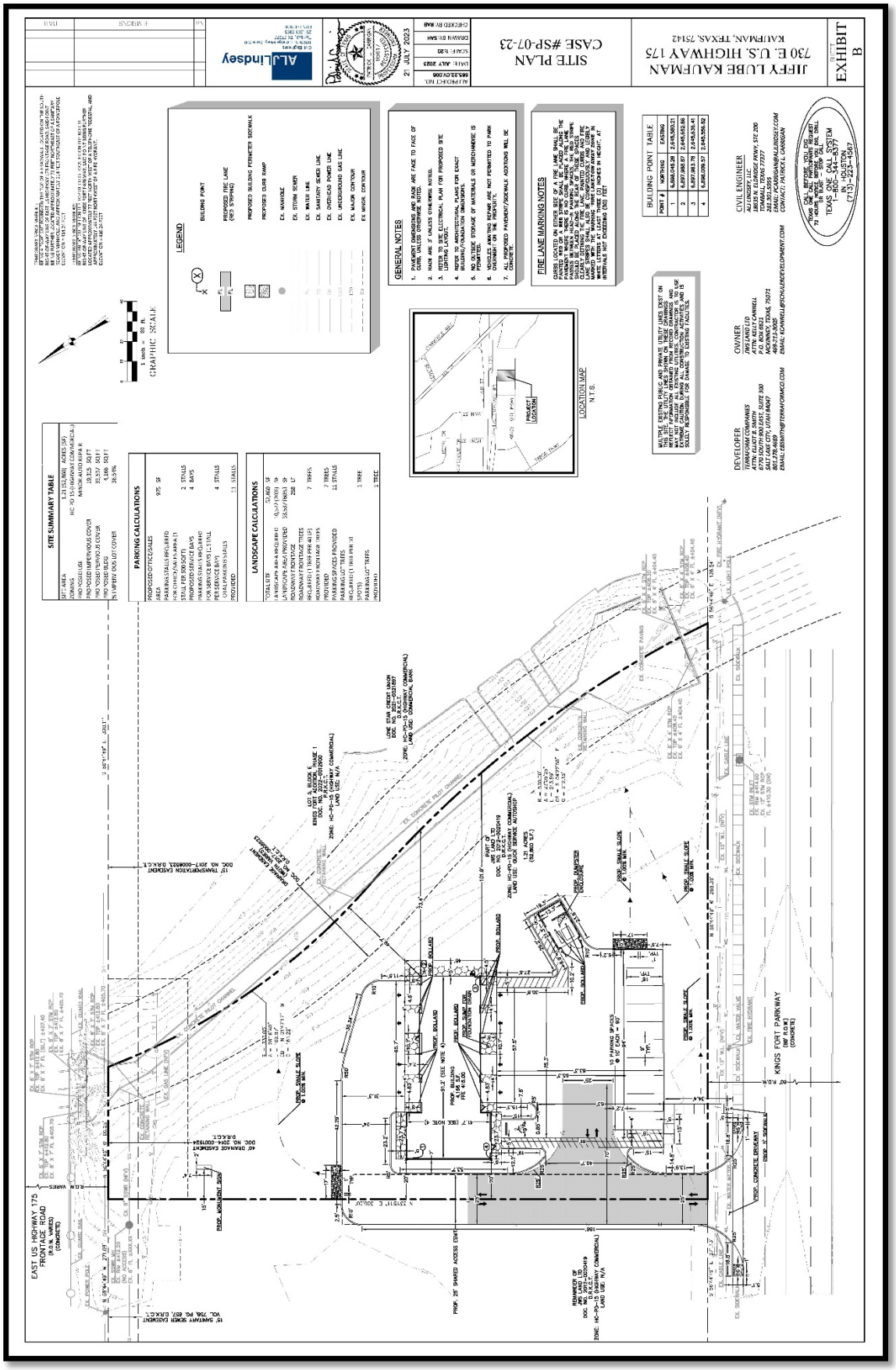


Exhibit C – Floor Plan (Upper Level)

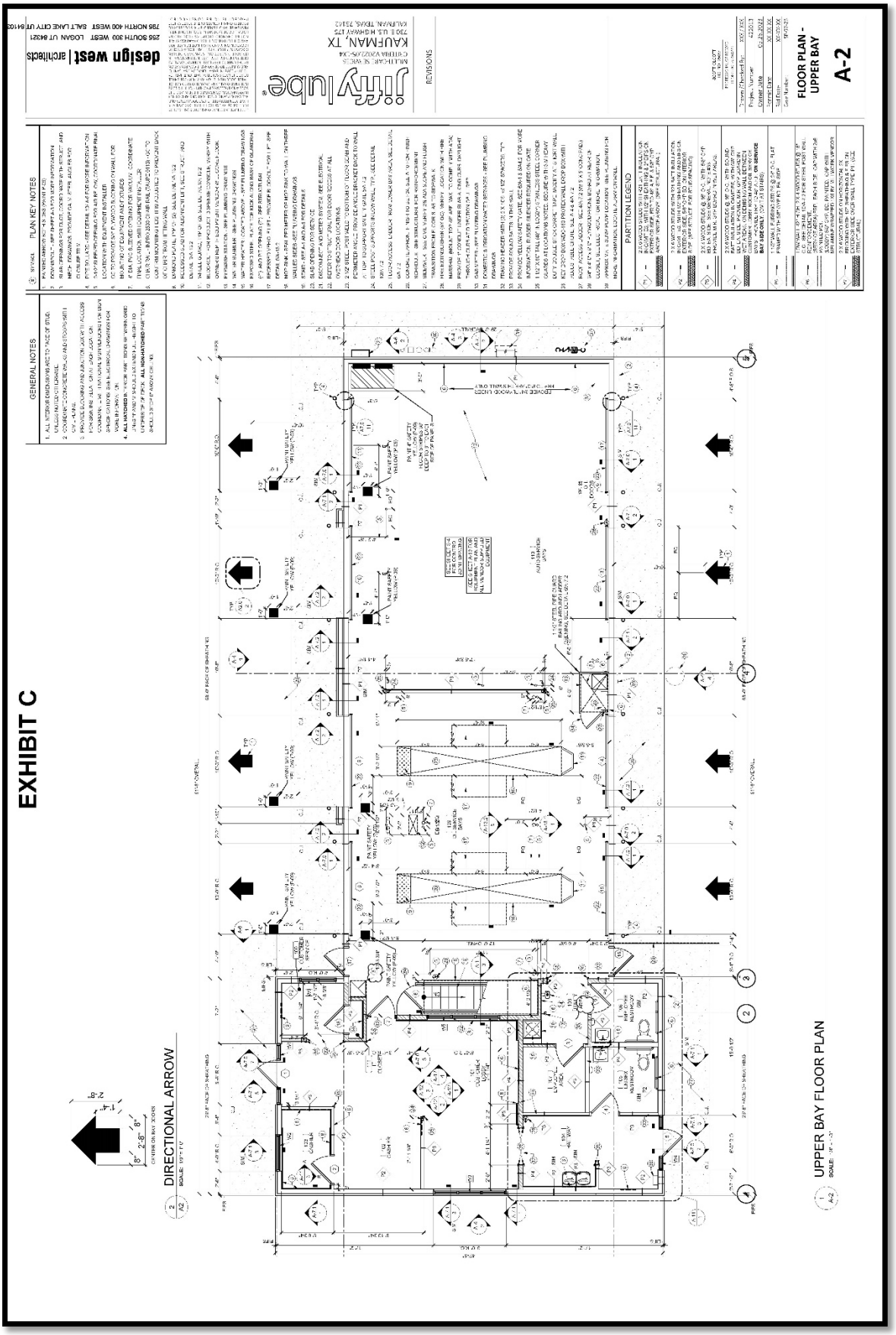


Exhibit C – Floor Plan (Lower Level)

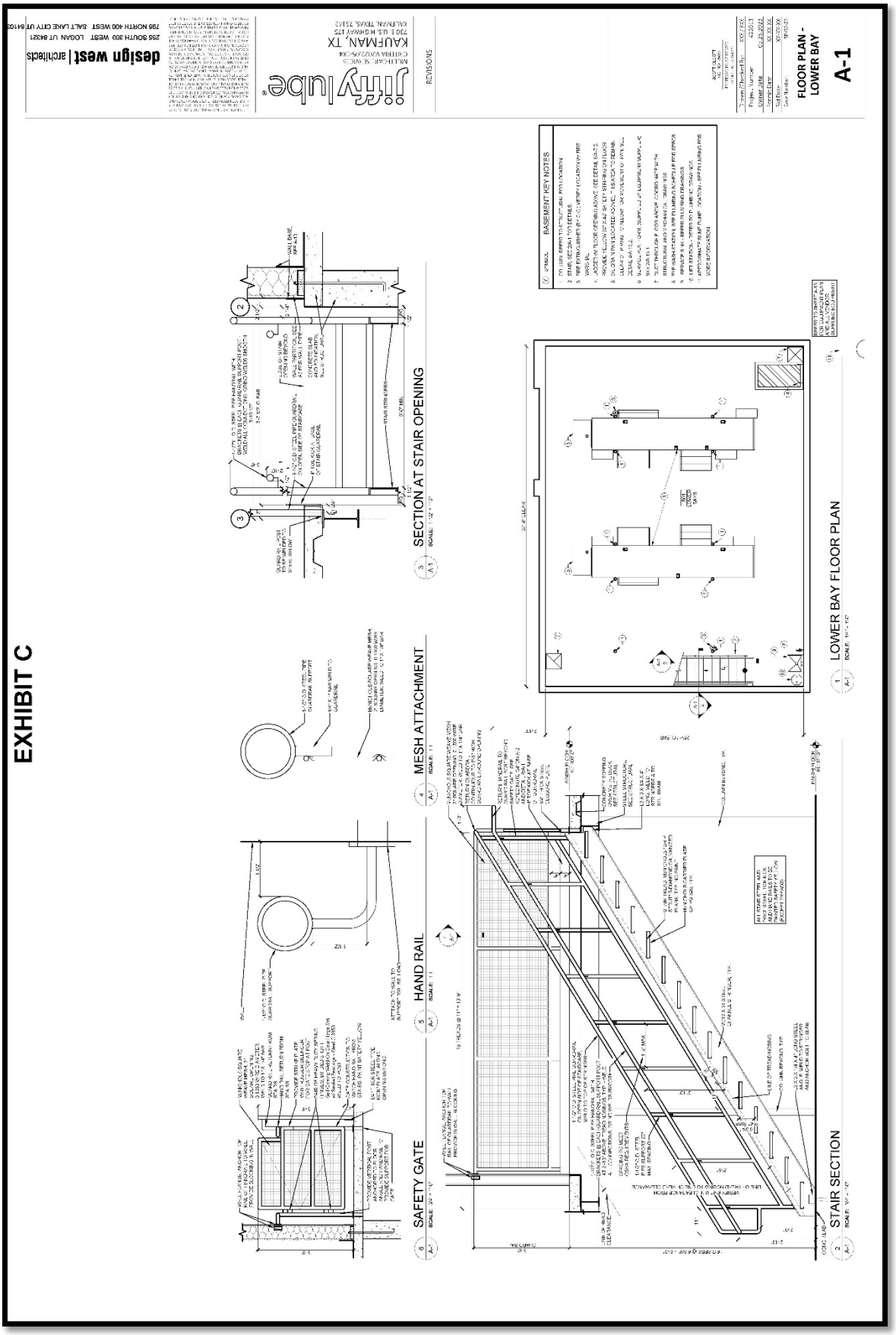


Exhibit C – Building Elevations

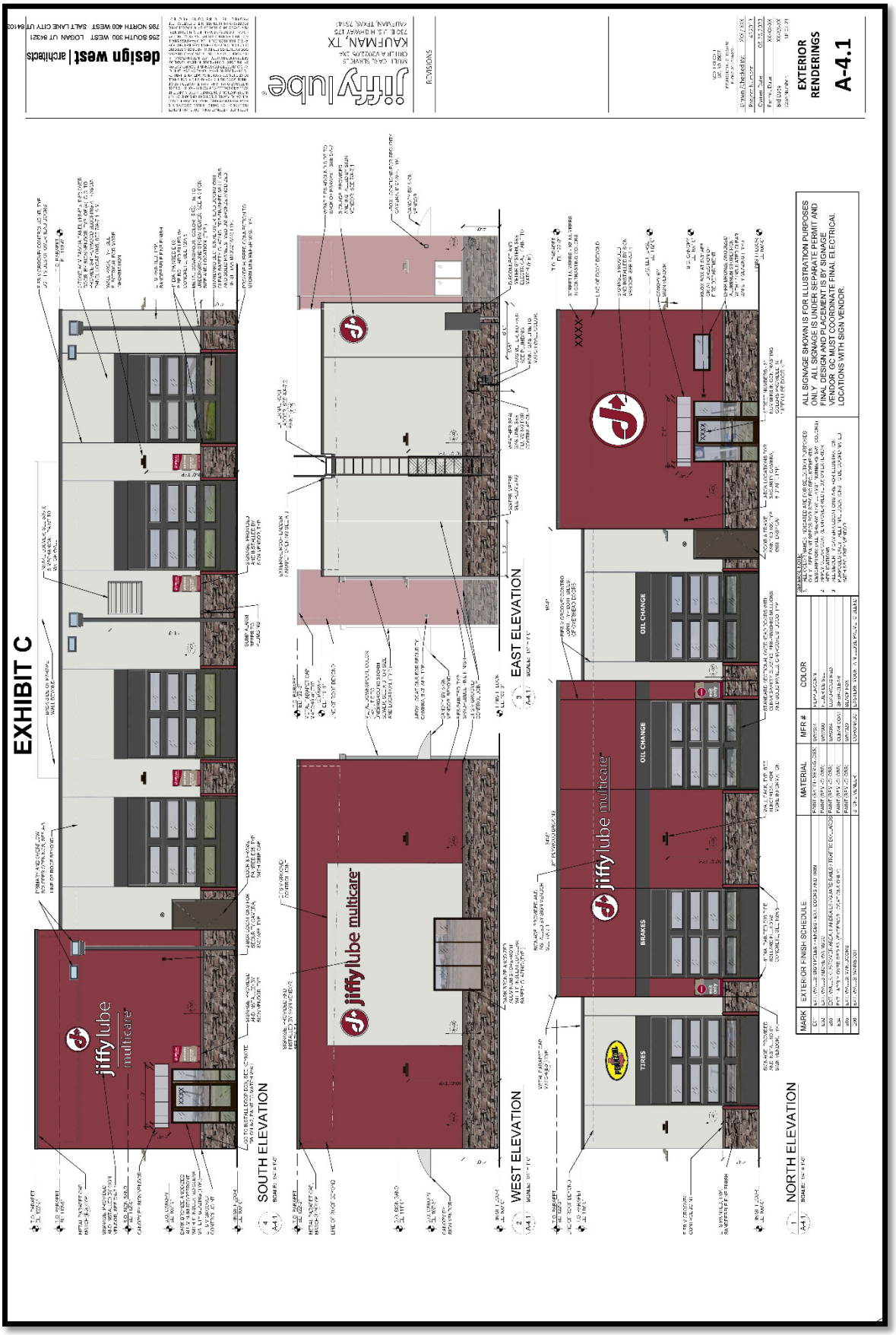


Exhibit C – Wall Signage Plan

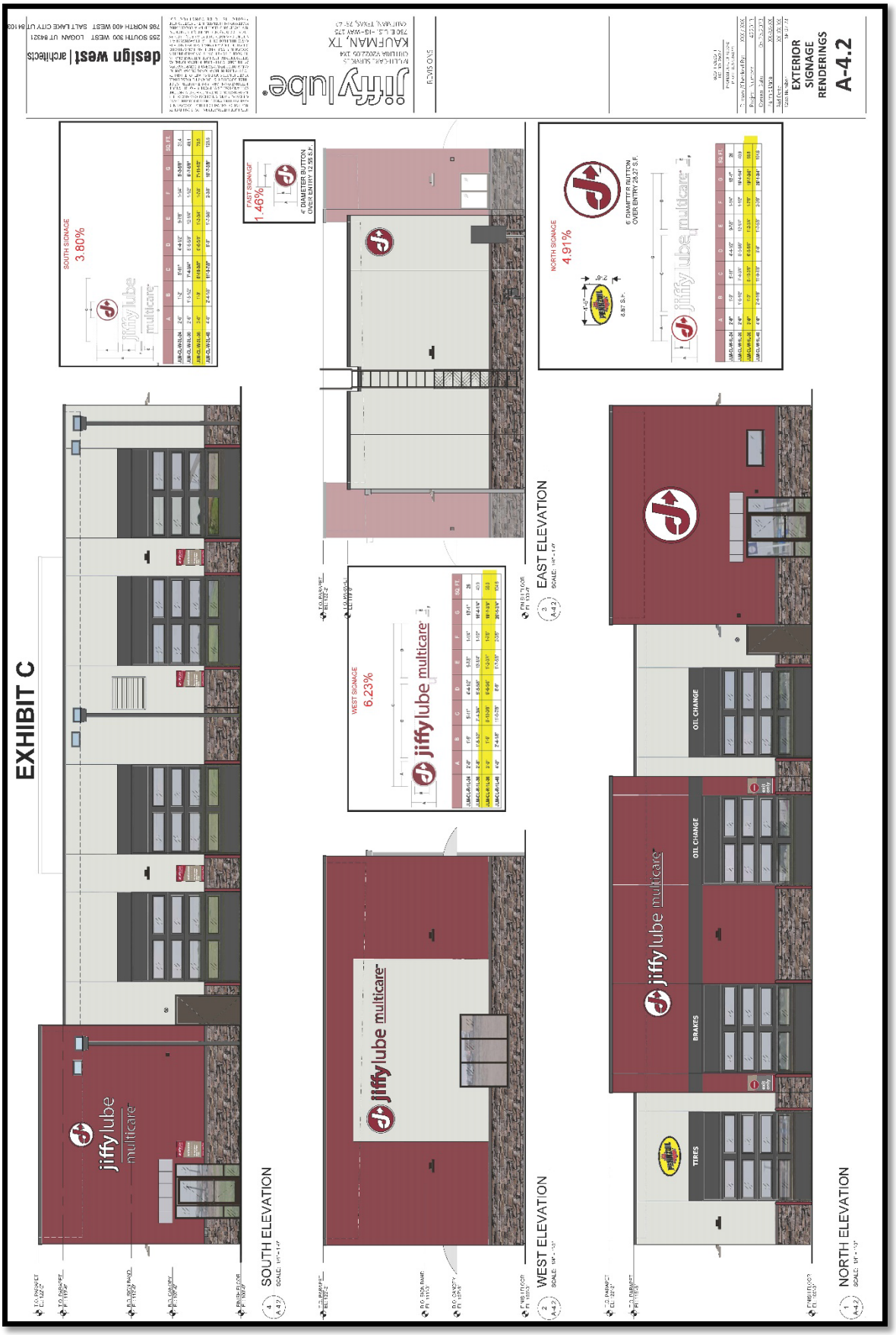


Exhibit C – Monument Sign Plan

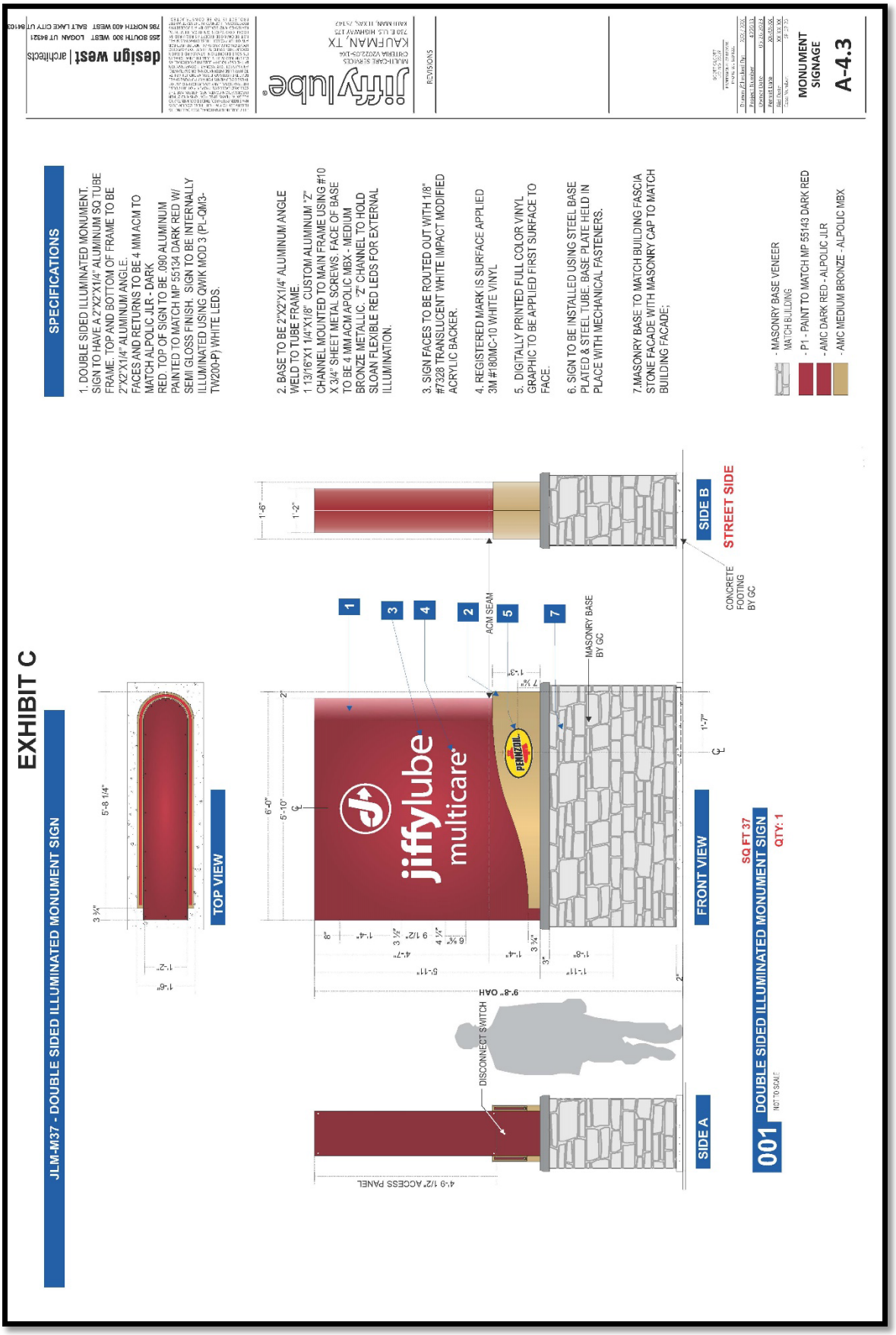


Exhibit C – Site Line Elevations

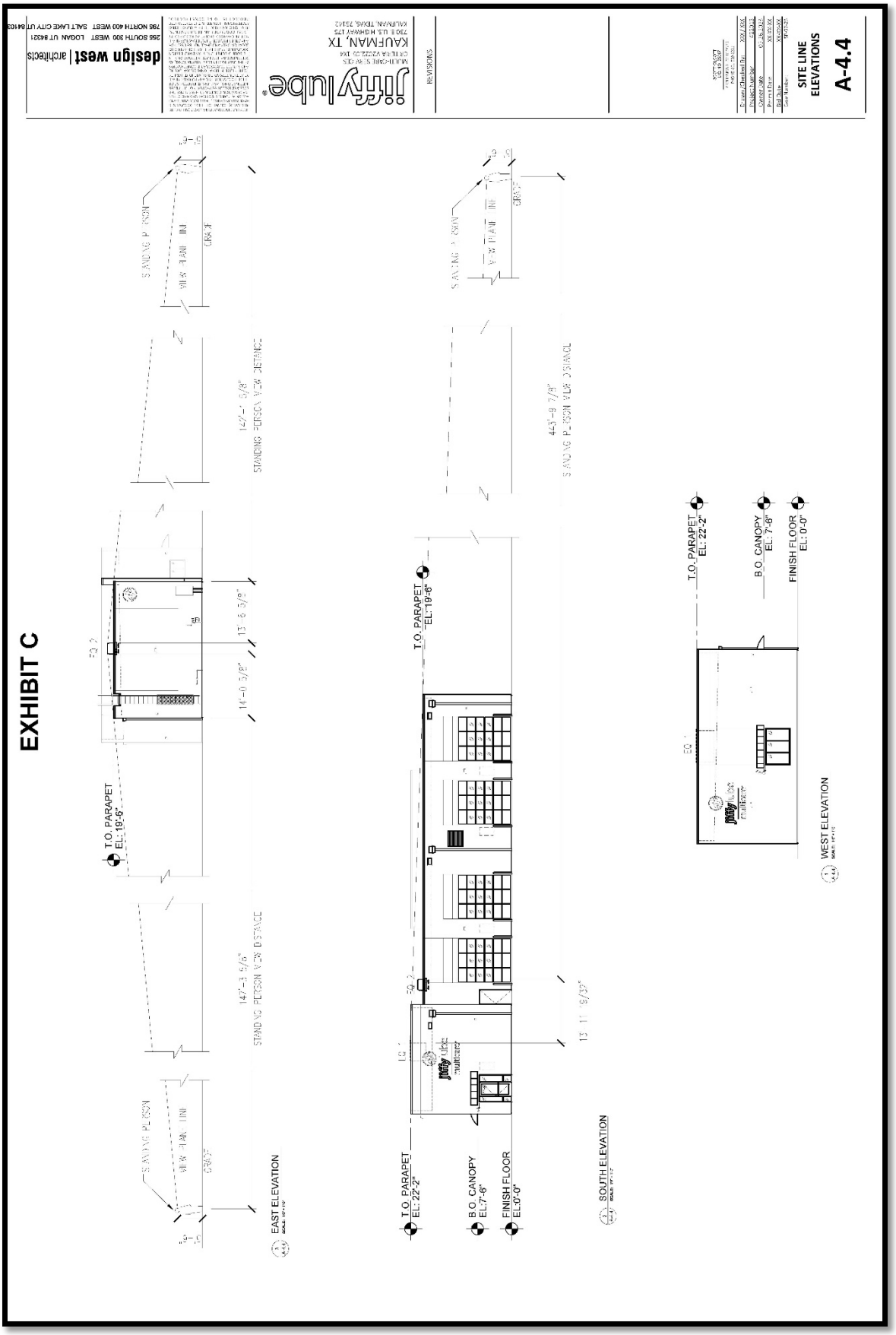


Exhibit C – Trash Enclosure Renderings

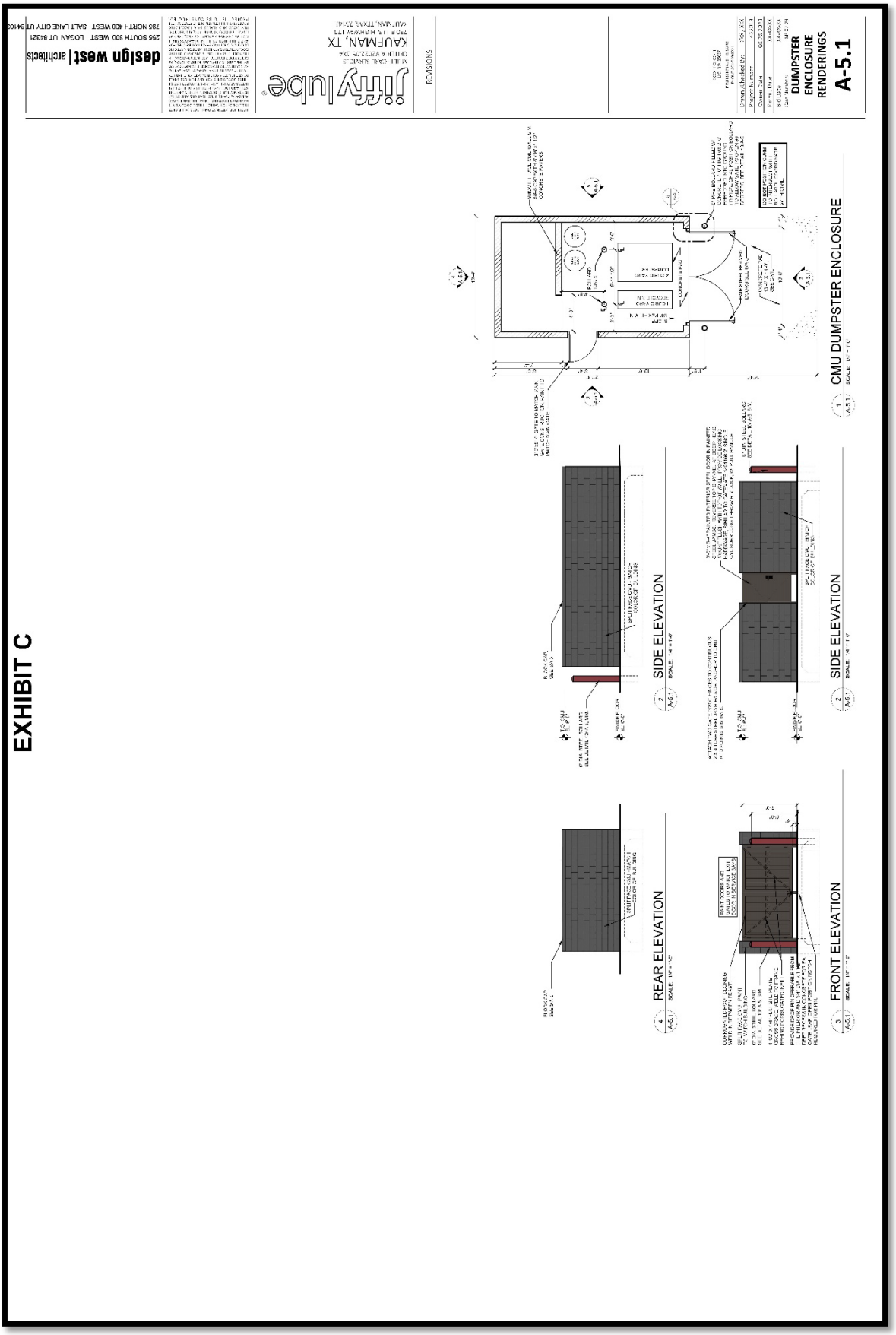
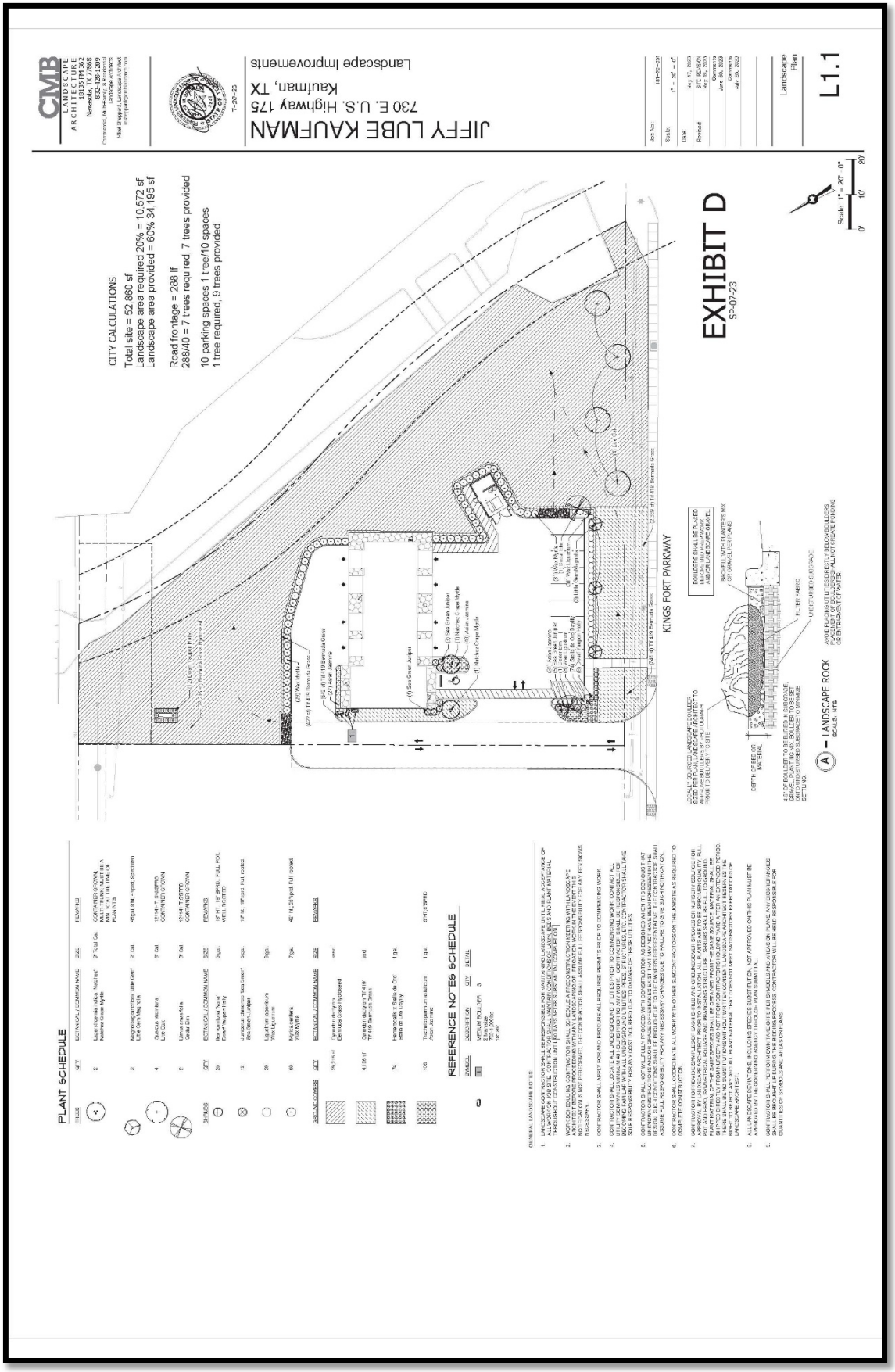


Exhibit D – Landscape Plan



Meeting Date: 8/21/2023 | **Date: 07/28/2023** | **Item #: 23.** | **Dept.: Development Services**

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4,** being a tract of land containing 1.214 acres (Property ID 202752), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-10-23)

BACKGROUND:

See the attached August 1, 2023 Planning and Zoning Commission Report and attachments.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: On August 1, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Final Plat of Lot 4 of Block E of the Kings Fort Addition, Phase IV with the following condition:

1. **The recording information for the off-site portions of the access easement and fire lane easement will be added to the plat prior to plat recordation.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	☐

Planning and Zoning Commission Report

Meeting Date: August 1, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4,** being a tract of land containing 1.214 acres (Property ID 202752), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") and is generally located at 730 E. U.S. Highway 175. The final plat is for 1 non-residential lot. (Case No. FP-10-23)

SUMMARY:
Concurrent with site plan approval, the applicant is requesting a final plat of Lot 4, Block E, of Kings Fort Addition, Phase IV, to accommodate the development of a Jiffy Lube auto care center on 1.214 acres. The subject property is located at 730 East U.S. Highway 175. The preliminary plat for the undeveloped portions of the Kings Fort development (including this property) was revised in January 2023 and the property was zoned Planned Development 15 – Highway Commercial ("PD-15-HC") in 2017.

A shared access easement along the west property line will provide the primary access for the subject property as well as the future Lot 3 to the west. A fire lane will also be included within a portion of that easement, with a small stub to the east into the parking lot. A 50' regional drainage easement straddles the east property line and a 40' drainage easement and 15' sanitary sewer easement are located along the north side of the property.

The lot meets the minimum area and setback requirements for the zoning district. Water and wastewater services to the property will be provided by the City of Kaufman.

THOROUGHFARE PLAN:
The Thoroughfare Plan designates East Highway 175 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 240 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:
Staff recommends approval of the Final Plat of Lot 4 of Block E of the Kings Fort Addition, Phase IV with the following condition:

1. The recording information for the off-site portions of the access easement and fire lane easement will be added to the plat prior to plat recordation.

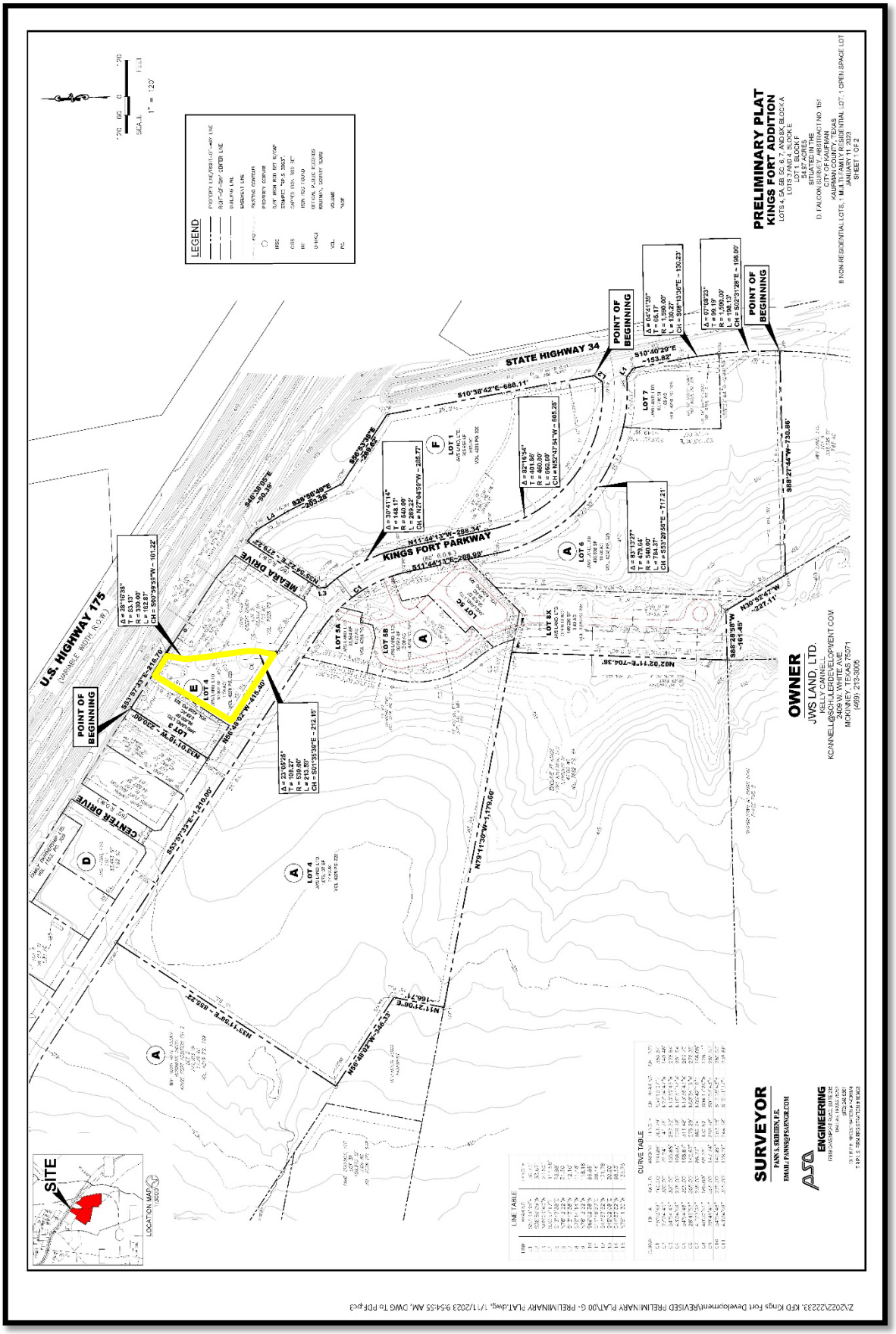
ATTACHMENTS:
- Location Map
- Approved Preliminary Plat of Kings Fort Addition

- Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4

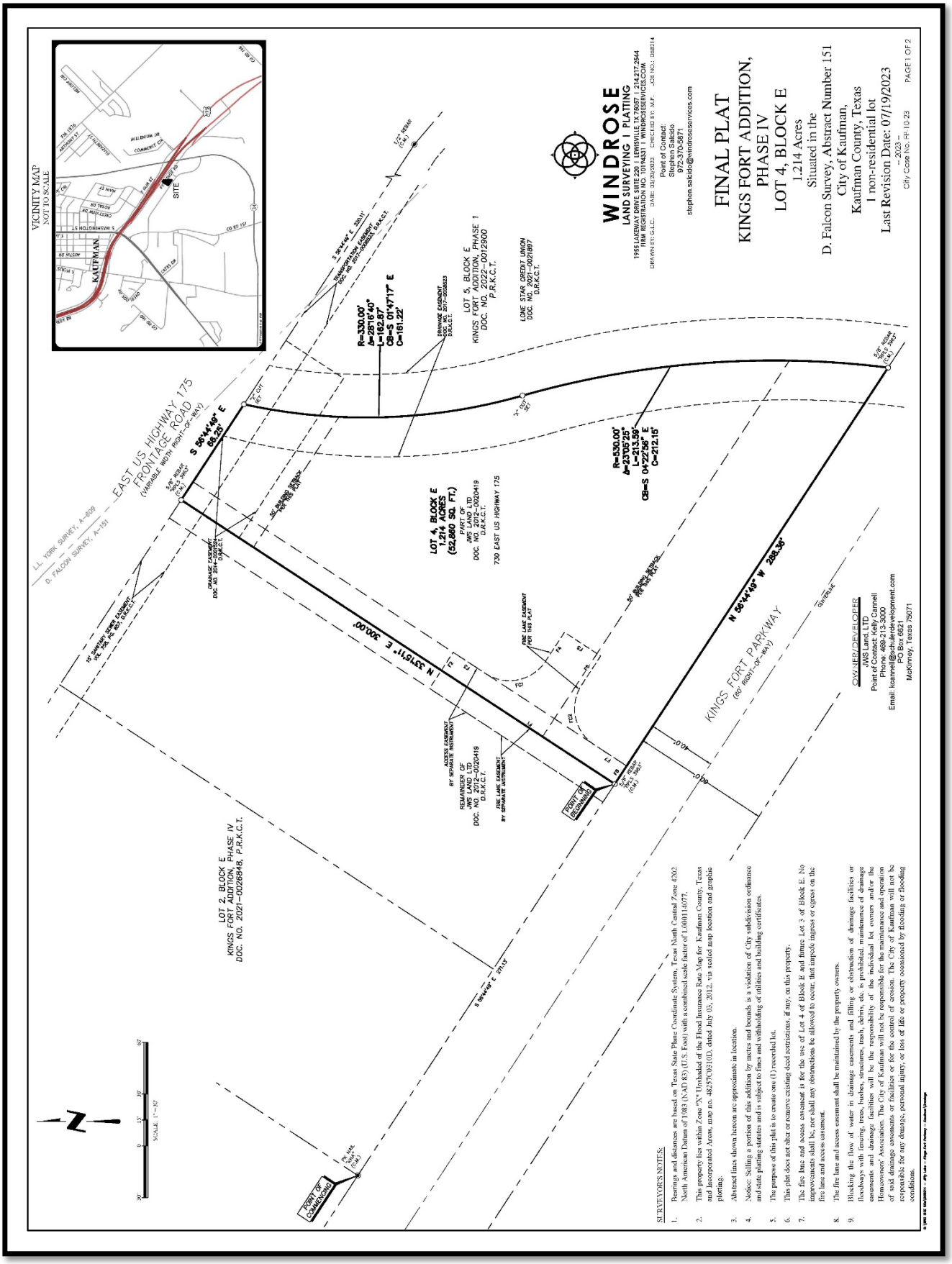
Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map

Approved Preliminary Plat of Kings Fort Addition



Final Plat of Kings Fort Addition, Phase IV, Block E, Lot 4 (Sheet 1)



STATE OF TEXAS §

COUNTY OF KAUFMAN §

WHEREAS JWS Land, LTD are the owners of a 1.214 acre tract of land situated in the D. Falcon Survey, Abstract Number 151, Kaufman County, Texas, being a portion of that tract of land described as 'Tract 1' to JWS Land, LTD, in Special Warranty Deed recorded in Document Number 2012-0020419, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 1983 (NAD83)(US Foot) with a combined scale factor of 1.000114077):

Commencing at a PK Nail with shiner marked 'KHA' found for the westernmost corner of Lot 2, Block E, Kings Fort Addition, Phase IV, an addition to the City of Kaufman, Kaufman County, Texas, according to the map or plat thereof recorded in Document Number 2021-0026848, Plat Records, Kaufman County, Texas, and the southernmost corner of Lot 1, Block E, Kings Fort Addition, Phase IV, an addition to the City of Kaufman, Kaufman County, Texas, according to the map or plat thereof recorded in Document Number 2019-0014596, Plat Records, Kaufman County, Texas, said point lying on the northeast right-of-way line of Kings Fort Parkway (80 foot right-of-way);

THENCE South 56 degrees 44 minutes 49 seconds East, with the northeast right-of-way line of said Kings Fort Parkway, a distance of 271.13 feet to a 5/8-inch rebar capped 'RPLS 3963' found for the westernmost corner of the herein described tract, and being the POINT OF BEGINNING;

THENCE North 33 degrees 15 minutes 11 seconds East, over, across, and upon said JWS tract, a distance of 300.00 feet to a 5/8-inch rebar capped 'RPLS 3963' found for the northernmost corner of the herein described tract, said point lying on the northeast line of said JWS tract and the southwest right-of-way line of east US Highway 175 Frontage Road (variable width right-of-way);

THENCE South 56 degrees 44 minutes 49 seconds East, with the northeast line of said JWS tract and the southwest right-of-way line of said east US Highway 175 Frontage Road, a distance of 66.25 feet to an 'X' Cut Set for the northernmost corner of Lot 5, Block E, Kings Fort Addition, Phase I, an addition to the City of Kaufman, Kaufman County, Texas, according to the map or plat thereof recorded in Document Number 2022-0012900, Plat Records, Kaufman County, Texas, said point being the beginning of a curve to the left having a radius of 330.00 feet, a central angle of 28 degrees 16 minutes 40 seconds, and a chord bearing and distance of South 01 degrees 47 minutes 17 seconds East, 161.22 feet;

THENCE along said curve to the left, with the west line of said Lot 5, an arc length of 162.87 feet to a "X" cut in concrete set for corner on the west line thereof, said point being the beginning of a reverse curve to the right having a radius of 530.00 feet, a central angle of 23 degrees 05 minutes 25 seconds, and a chord bearing and distance of South 04 degrees 22 minutes 56 seconds East, 212.15 feet;

THENCE, along said reverse curve to the right, continuing with the west line of said Lot 5, an arc length of 213.59 feet to a 5/8-inch rebar capped "RPLS 3963" found for the westernmost southwest corner of said Lot 5, said point lying on the northeast right-of-way line of said Kings Fort Parkway;

THENCE North 56 degrees 44 minutes 49 seconds West, with the northeast right-of-way line of said Kings Fort Parkway, a distance of 288.36 feet to the POINT OF BEGINNING, and containing 1.214 acres, or 52,860 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That JWS Land, LTD, does hereby adopt this plat designating the hereinabove described property as **KINGS FORT ADDITION, PHASE IV**, an addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

Fire Lane - That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Access Easements - That the undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon, and across said premises, with the right and privilege at all times of the City of Kaufman, its agents, employees, workmen, and representatives having ingress and egress in, along, upon, and across said premises.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

WITNESS, my hand, this the _____ day of _____, 20____.

_____

JWS Land, LTD

_____

Printed Name

_____

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

_____

Mark N. Peeples, R.P.L.S.
No. 6443

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

Notary Public in and for the State of Texas

FIRE LANE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
F1	N 33°15'11" E	120.00'
F2	S 56°44'49" E	12.50'
F3	S 33°15'11" W	22.50'
F4	S 56°44'49" E	20.00'
F5	S 33°15'11" W	25.00'
F6	N 56°44'49" W	20.00'
F7	S 33°15'11" W	22.50'
F8	N 56°44'49" W	12.50'

FIRE LANE EASEMENT CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
FC1	25.00'	90°00'00"	39.27'	S 11°44'49" E	35.36'
FC2	25.00'	90°00'00"	39.27'	S 78°15'11" W	35.36'

APPROVED BY: Planning and Zoning Commission
City of Kaufman

By: _____
Chairman Date

APPROVED BY: City Council
City of Kaufman

By: _____
Mayor Date

_____
City Secretary Date

OWNER/DEVELOPER
JWS Land, LTD
Point of Contact: Kelly Cannell
Phone: 469-213-3000
Email: kcannell@schulerdevelopment.com
PO Box 6621
McKinney, Texas 75071

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 03/20/2023 CHECKED BY: M.F. JOB NO.: D38214
Point of Contact:
Stephen Salcido
972-370-5871
stephen.salcido@windroseservices.com

FINAL PLAT

KINGS FORT ADDITION, PHASE IV
LOT 4, BLOCK E

1.214 Acres
Situated in the
D. Falcon Survey, Abstract Number 151
City of Kaufman,
Kaufman County, Texas
1 non-residential lot
Last Revision Date: 07/19/2023

-- 2023 --
City Case No. FP-10-23

Meeting Date: 8/21/2023	Date: 08/08/2023	Item #: 24.	Dept.: Development Services

Action Item

SUBJECT:

Consider and take appropriate action on the **Five Points Facilities Agreement** between the City and Cope Equities, LLC, for the installation of public improvements and facilities within the Five Points development; and authorizing the Mayor or designee to execute necessary documents.

BACKGROUND:

In June 2022, Planned Development-22 (PD-22) zoning was established for the property known as Five Points and located on 99.52 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas and generally located on the northwest side of S. Washington St. at Five Points Dr. PD-22 allows for a mix of multi-family residential, townhome residential, single-family build-to-rent, single-family residential, and commercial uses. In September 2022, the development agreement, which set the framework for the development of the property, was approved; this agreement was finalized and executed in April 2023. In October 2022, the preliminary plat for the property was approved. In February 2023, the site plan of The Rivers at Five Points (180 apartments) was approved for an 8.4-acre portion of the development and the final plat of the right-of-way for the spine road (Five Points Ph. 1A) was approved. In March 2023, an early grading permit was issued, allowing land clearing and grading in the area of the spine road. In July 2023, a pre-construction meeting was held and the developer is ready to proceed with construction of the development. The attached facilities agreement provides for the requirements related to the public infrastructure, as well as other items including the payment of park fees and the early release of private infrastructure installation on The Rivers at Five Points prior to final plat approval and building permit issuance.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of the Five Points Facilities Agreement between the City and Cope Equities, LLC.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	■	■

CITY OF KAUFMAN – FIVE POINTS DEVELOPMENT
FACILITIES AGREEMENT

A FACILITIES AGREEMENT ("AGREEMENT") between the City of Kaufman, Texas, a home rule municipality (hereinafter referred to as the "CITY") and Cope Equities, LLC, a Texas Limited Liability Company acting by and through its duly authorized representative (hereinafter referred to as the "DEVELOPER"), for the installation of public improvements and facilities within the City limits of Kaufman, Texas, for Five Points Development, more particularly described as a tract of land consisting of approximately 99.52 acres of land, hereinafter being referred to collectively as the "PROJECT," and such public improvements being more particularly described in Section II of this AGREEMENT. It is understood by and between the parties that this AGREEMENT is applicable to the lot(s) contained within the Final Plat as recorded on July 06, 2023, more specifically instrument number 2023-0018705 cabinet/sleeve: 4/232 and to the offsite improvements necessary to support the PROJECT, more particularly described in Section II of this AGREEMENT. It is further agreed that this AGREEMENT, when properly signed and executed, shall satisfy the requirements of the City's Subdivision Regulations.

I. GENERAL REQUIREMENTS

A. It is agreed and understood by the parties hereto that the DEVELOPER has employed a registered public surveyor licensed to practice in the State of Texas to prepare a final plat of the PROJECT.

The Project is planned to be platted 99.52 acres together with infrastructure improvements with allowed incidental and accessory uses.

B. It is agreed and understood by the parties hereto that the DEVELOPER has employed a civil engineer licensed to practice in the State of Texas for the design and preparation of the plans and specifications for the construction of all public improvements and facilities described in Section II and covered by this AGREEMENT. Unless otherwise specified herein, such plans and specifications shall be in accordance with the City's "Design Standards for Paving, Drainage and Utility Improvements" and the North Central Texas Council of Governments' (NCTCOG) Standard Specifications for Public Works Construction, as presently adopted.

C. The DEVELOPER shall award its own construction contract for the construction of all streets, water, sanitary sewer, and drainage public improvements and facilities for the completion of the Project. The DEVELOPER agrees to employ a construction contractor(s), said contractor(s) to meet CITY and statutory requirements for being insured, licensed, and bonded to perform work in public rights-of-way and to be qualified in all respects to bid on public streets and public projects of a similar nature. The DEVELOPER agrees to submit contract documents to the CITY and

participate in a pre-construction meeting with the CITY and all Developer contractors.

D. Prior to the execution of this Agreement, the commencement of construction, the filing of the Final Plat, or the issuance of any building permits, the DEVELOPER shall present to the CITY a performance bond(s), payment bond(s) and maintenance bond(s), meeting the requirements of Chapter 2253 of the Texas Government Code. Each bond shall individually guarantee and agree to pay an amount equal to one hundred percent (100%) of the value of the construction costs (as determined by the City Engineer) for all public improvements and facilities to be constructed by or on behalf of the DEVELOPER for the Project. Any surety company through which a bond is written shall be a surety company duly authorized to do business in the State of Texas, provided that the CITY, through the City Attorney, shall retain the right to reject any surety company as a surety for any work under this or any other DEVELOPER'S AGREEMENT regardless of such Company's authorization to do business in Texas. Approvals by the CITY shall not be unreasonably withheld or delayed.

1) As an alternative to providing a surety bond for performance and a surety bond for maintenance as specified hereinabove, DEVELOPER may provide financial assurances for performance and maintenance in the form of a cash deposit, a certificate of deposit, or irrevocable letter of credit. Provided however, that such alternative financial assurances shall only be allowed if each meets all requirements specified in Section 6.2 of the City of Kaufman Subdivision Regulations. All such alternative financial assurances must be on forms approved by the City Attorney.

2) As an alternative to the DEVELOPER providing a performance bond, payment bond, and maintenance bond, as specified above, DEVELOPER may provide financial assurances for performance, payment, and maintenance from a single general contractor for the Project, provided that such assurances meet all other requirements specified hereinabove and the City is named as a dual obligee on each such bond. Additionally, such alternative financial assurances shall only be allowed if each meets all requirements specified in Section 6.2 of the City of Kaufman Subdivision Regulations. All such alternative financial assurances must be on forms approved by the City Attorney.

E. The performance bond(s) shall be submitted in statutory form guaranteeing the full and faithful completion of the facilities and improvements required under this Agreement for completion of the PROJECT to the CITY and provide for payment to the CITY of such amounts up to the total remaining amounts required for the completion of the PROJECT if the work is not completed as required hereunder.

F. The payment bond(s) shall be submitted in statutory form guaranteeing payment of all labor and material costs of the Project and shall be furnished solely for the protection of all claimants supplying labor and material in the performance of the work provided for under this AGREEMENT. The maintenance bond(s) shall guarantee the payment of any and all necessary maintenance of the Project for a period of two (2) years following acceptance of the public improvements and facilities by the CITY, in an amount equal to one hundred (100%) percent of the value of the construction costs of all the public improvements and facilities to be constructed under this Agreement in respect to the Project.

G. Any guarantee of performance, maintenance, or payment instrument (e.g., performance bond, payment bond, maintenance bond, letters of credit, and/or cash deposit or the like) (individually a “Guarantee” or collectively the “Guarantees”) submitted by or through the DEVELOPER on a form other than the one which has been previously approved by the CITY as "acceptable" shall be submitted to the City Attorney at the DEVELOPER'S expense, and construction of the Project shall not commence until the City Attorney has approved such Guarantees. Approval by the CITY (and the City Attorney) shall not be unreasonably withheld or delayed. All such Guarantees shall be maintained in full force and effect until such time as the DEVELOPER has fully complied with the terms and conditions of this AGREEMENT as agreed to in writing by the CITY, and failure to keep same in force and effect shall constitute a breach of this AGREEMENT. Failure to maintain performance and payment Guarantees meeting the requirements of this AGREEMENT shall result in a stop work order being issued by the CITY. Additionally, all Guarantees furnished hereunder which expire prior to the completion of construction or applicable warranty periods shall be renewed in amounts designated by the CITY and shall be delivered to the CITY and approved by the CITY on or before the tenth (10th) banking day before the date of expiration of any than existing Guarantee. If the DEVELOPER fails to deliver any Guarantee to the CITY within the time prescribed herein, such failure shall constitute a breach of this AGREEMENT and shall be a basis for the CITY to draw on all or any portion of any existing Guarantee in addition to any or all other remedies available to the CITY. The DEVELOPER further agrees to release and forever hold the CITY harmless from any losses, damages and/or expenses incurred by the DEVELOPER for any delays due to the City’s review of any Guarantee which is in a form other than one which has been previously approved by the CITY. The CITY requires the DEVELOPER to have all Guarantee forms approved prior to the commencement of work and construction of improvements.

H. It is further agreed and understood by the parties hereto that upon acceptance thereof by the CITY of all public improvements and facilities as described in Section II of this Agreement, title to all such improvements and facilities shall be vested in the CITY, and the DEVELOPER hereby relinquishes any right,

title, or interest in and to such improvements and facilities or any part thereof. It is further understood and agreed that until the CITY accepts such improvements and facilities, the CITY shall have no liability or responsibility with respect thereto. Acceptance of the improvements and facilities shall occur at such time as the CITY, through its Director of Development Services provides the DEVELOPER with a written acknowledgment that all improvements and facilities are complete, have been inspected and approved and are being accepted by the CITY.

I. The DEVELOPER'S Engineer has prepared detailed estimates of **THREE MILLION SEVEN HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED FIFTY-NINE DOLLARS ($3,749,859.00)** for the cost of public and private improvements and facilities for this Project. The detailed cost estimates are a part of this AGREEMENT and are attached hereto as "Attachment A" and incorporated herein, with private improvements identified on page 1 of Attachment A (Page 11 of entire document) and public improvements identified on Pages 2 through 6 of Attachment A (Pages 12 – 16 of entire document). The CITY shall not accept any construction improvements outside of the Project and the two (2) year warranty for such improvements shall not commence until all construction activities are completed and accepted by the CITY. The Payment, Performance and Maintenance Bonds provided by the DEVELOPER shall cover only the public improvements and facilities for this Project at a cost of **THREE MILLION THREE HUNDRED SEVEN THOUSAND SIX HUNDRED SEVENTY-EIGHT DOLLARS AND ZERO CENTS ($3,307,678.00)**. The detailed cost estimates for the public improvements only are a part of this AGREEMENT and are attached hereto as "Attachment A" and incorporated herein.

J. Upon CITY'S approval and acceptance of the final plat and the engineering plans, the final plat shall be recorded with the County Clerk of Kaufman County. Except as specifically provided herein, no building permits shall be issued for any lots in the Project until the final plat is filed and the public improvements and facilities specified herein are completed and accepted by the CITY. Upon recording of the Final Plat of Five Points Addition Phase 1A (right-of-way for the spine road) and submittal of the Final Plat of Lot 1 of Block B of the Five Points Addition Phase 1B, the DEVELOPER may commence construction of the private infrastructure (water lines, sewer lines, detention pond and other drainage facilities, parking lot, fire lane, and driveways) on Lot 1, Block B, of the Five Points Addition Phase 1B in accordance with the approved Site Plan of The Rivers at Five Points. No building construction (including foundations) shall be allowed to occur until the Final Plat of Lot 1 of Block B of the Five Points Addition Phase 1B has been approved by the City and recorded at the County Clerk and the required building permits have been approved and issued by the City.

K. The DEVELOPER, DEVELOPER'S contractors (prime, general and major

subcontractors) and CITY, as well as any other third party deemed necessary by the CITY, shall participate in a pre-construction conference prior to the initiation of any work. At or prior to the pre-construction meeting, DEVELOPER shall provide the CITY with the following documents: 1) One (1) copy of all executed construction contracts; 2) List of all contractors/subcontractors and their project assignments; 3) Five (5) sets (and additional sets as necessary for any contractors) of approved construction plans and specifications. The list of contractors/subcontractors shall be updated within seven days of any changes. The DEVELOPER agrees to give the CITY at least twenty-four (24) hours prior written notice of his/her intent to commence construction of all public improvements and facilities, so that the CITY, if it so desires, may have its representatives available to inspect the beginning and continuing progress of all work. DEVELOPER shall submit all documentation evidencing that each of the Guarantees required under this Agreement have been provided and all required insurance has been obtained prior to the pre-construction meeting.

L. The DEVELOPER agrees to notify all contractors and subcontractors working on the PROJECT that all their work is subject to inspection by a CITY Inspector at any time, and that such inspection may require a certification by the contractors and subcontractors of the type, kind, and quality of materials used on the PROJECT.

M. Should any work or construction of improvements or facilities on the PROJECT which has not been contemplated in the current construction documents (plans and specifications), the plat, or this AGREEMENT, become necessary due to site conditions, then the DEVELOPER shall be required to contact in writing (with a copy to the City of Kaufman), with the City Engineer to determine how such work or construction should progress. The DEVELOPER further agrees to follow all reasonable recommendations and requirements imposed by the City Engineer in such instance. (Addresses for points of contact are as follows:)

City of Kaufman	Teague Nall & Perkins (TNP) –City Engineer
Mike Holder, City Manager	Philip C. Varughese, P.E.
209 S. Washington	5237 N. Riverside Drive, Suite 100
Kaufman, Texas 75142	Fort Worth, Texas 76137
Phone: 972-932-2216	Phone: 817-336-5773
Fax: 972-932-0628	Fax: 817-336-2813
Email: mholder@kaufmantx.org	Email: pvarughese@tnpinc.com

N. The DEVELOPER agrees to cause all work and construction of improvements and facilities to be stopped upon twenty-four (24) hour notification from the City Engineer of nonconforming improvements, including the materials used and the methods of installation. The DEVELOPER further agrees to correct

all nonconformities in accordance with the City Engineer's instructions.

O. The DEVELOPER is encouraged not to convey title of any lots of the PROJECT, until all construction in respect to the PROJECT required in Section II is complete and the CITY has approved and accepted the work and improvements in respect thereof. The DEVELOPER understands that, except as specifically provided herein, the CITY shall issue no building permits for improvements on any lot to the Project until all public improvements and facilities in respect to the Project are completed in accordance with this Agreement. Further, DEVELOPER agrees to inform all persons or entities purchasing the lots or any interest in the lots that, except as specifically provided herein, CITY shall not issue any building permits until all public improvements and facilities are completed and accepted in accordance with this Agreement.

P. After completion and prior to acceptance of all work, the DEVELOPER shall furnish to the CITY an affidavit of all bills paid.

II. PUBLIC AND PRIVATE IMPROVEMENTS AND FACILITIES TO BE CONSTRUCTED

A. The following public improvements and facilities are to be constructed and completed in accordance with the approved plans and specifications as described in Attachment "A". Except as expressly provided otherwise, DEVELOPER shall be responsible for the construction and maintenance of all improvements and facilities for the Project until such improvements and facilities are approved and accepted by the City to be maintained by the City:

1) Water Distribution System.
2) Sanitary Sewer System.
3) Drainage and Storm Sewer System.
4) Street Paving – Streets shall be built to City standards.
5) Landscaping
6) Fences/Walls/Retaining Walls.
7) Signs
8) Driveways and Walkways – The DEVELOPER shall be responsible for the construction of sidewalks, handicap ramps and pathways as required in the City Ordinance.
9) Lights – Street lights shall be as designated on the streetlight layout plan approved by City and submitted to TVEC.

B. Other.

1. Bench marks to be located as shown on the approved plans.

2. Upon completion, three (3) sets of as-builts/record drawings, Electronic copies in both PDF and DWG format (in a CD or Removable Drive) shall be submitted to the CITY before the acceptance of the public improvements and facilities.

3. Testing. The DEVELOPER shall provide all geotechnical and materials tests required by the City Engineer and City Inspector at the DEVELOPER'S cost. Such tests shall be conducted by an independent laboratory acceptable to the CITY. All test results must be submitted and approved by the City Engineer prior to the acceptance of the Public Improvements and facilities.

4. Permits. The DEVELOPER shall pay a Community Facilities inspection fee in the amount of **NINETY-NINE THOUSAND TWO HUNDRED AND THIRTY AND 34/100 DOLLARS ($99,230.34)** (3% of $3,307,678.06) to cover the cost of City inspection fees as related to the construction of the Project. As applicable, DEVELOPER shall be obligated to pay other CITY fees as set forth in the City's Schedule of Fees, as may be amended from time to time. The DEVELOPER shall be responsible for obtaining any other permits which may be required by other federal, state or local authorities.

5. Park Fees. DEVELOPER shall pay any applicable park fees, including Parkland Development Fees, in accordance with Section 5.3 of the approved Development Agreement between the City and DEVELOPER dated April 10, 2023 (the "Development Agreement") and the City's Parkland Dedication and Development Ordinance prior to the issuance of any building permits for multi-family use or development, as applicable, and for single-family residential use or development, such fees shall be paid prior to filing an associated plat in the Kaufman County land records.

III. GENERAL PROVISIONS

A. The DEVELOPER agrees to furnish and maintain at all times prior to the City's final acceptance of the public improvements and community facilities for the Project, an owners protective liability insurance policy naming the CITY as insured for property damage and bodily injury in the following amounts: Coverage shall be on an "occurrence" basis and shall be issued with a combined bodily injury and property damage minimum limit of $1,000,000.00 per occurrence and $2,000,000.00 aggregate.

B. Exclusive venue of any action brought hereunder shall be in Kaufman, Kaufman County, Texas.

C. Approval by the City Engineer of any plans, designs or specifications submitted by the DEVELOPER pursuant to this AGREEMENT shall not constitute or be deemed to be a release of the responsibility and liability of the DEVELOPER, his engineer, employees, officers or agents with respect to the construction of any of the PROJECT'S improvements or facilities, or for the accuracy and competency of the PROJECT'S improvements and facilities design and specifications prepared by the DEVELOPER'S consulting engineer, his officers, agents, servants or employees, it being the intent of the parties that the approval by the City Engineer signifies the City's approval on only the general design concept of the improvements and facilities to be constructed. The DEVELOPER shall release, indemnify, defend and hold harmless the CITY, its officers, agents, servants and employees, from any demands, actions, causes of action, obligations, loss, damage, liability or expense, including attorney's fees and expenses, on account of or with respect to damage to property and injuries, including death, to any and all persons which may arise out of or result from any defect, deficiency or negligence in the construction of the PROJECT'S public improvements and facilities or with respect to the DEVELOPER'S Engineer's designs and specifications incorporated into any improvements and facilities constructed in accordance therewith, and the DEVELOPER shall defend at his own expense any suits or other proceedings brought against the CITY , its officers, agents, servants or employees, or any of them, on account thereof, and pay all expenses and satisfy all judgments which may be incurred or rendered against them or any of them in connection herewith. All responsibility and liability for drainage to adjacent and downstream properties from development of this PROJECT shall accrue to the DEVELOPER.

D. Liability for construction. The DEVELOPER, its successors, permittees, permitted assigns, vendors, grantees and/or trustees do hereby fully release and agree to indemnify, hold harmless and defend the CITY , its officers, agents, servants and employees from all losses, damage liabilities, claims, obligations, penalties, charges, costs or expenses of any nature whatsoever, for property damage, personal injury or death, resulting from or in any way connected with this contract or the construction of the improvements or facilities or the failure to safeguard construction work, or any other act or omission of the DEVELOPER or its contractors or subcontractors, their officers, agents, servants or employees related thereto.

E. Final Acceptance of Infrastructure. The CITY will not issue a Letter of Acceptance until all public facilities and improvements are completely constructed (Final Completion) to the satisfaction of the City Engineer or his agent. However, upon Substantial Completion, a "punch list" of outstanding items shall be presented to the Developer's contractor(s) indicating those

outstanding items and their deficiencies that need to be addressed for Final Completion of the Improvements.

F. Neither this AGREEMENT nor any part hereof or any interests, rights, or obligations herein, shall be assigned by the DEVELOPER without the express written consent of the City Council of the City of Kaufman.

G. All work performed under this AGREEMENT shall be completed within 18 months from the date hereof. In the event the work is not completed within the eighteen (18) month period, the CITY may, at its sole election, draw down or otherwise exercise its rights under or with respect to any Guarantee provided by the DEVELOPER and complete such work at DEVELOPER'S expense; provided, however, that if the construction under this AGREEMENT shall have started within the eighteen (18) month period, the CITY may agree to renew the AGREEMENT with such renewed AGREEMENT to be in writing and in compliance with the CITY policies in effect at that time. Notwithstanding the foregoing, in the event that the performance by either party of any of its' obligations or undertakings hereunder shall be interrupted or delayed by any occurrence and not occasioned by the conduct of either party hereto, whether such occurrence be an act of God or the common enemy or the result of war, riot, civil commotion, or sovereign conduct, then upon written notice of such occurrence, such party shall be excused from performance for a period of time as is reasonably necessary after such occurrence to remedy the effects thereof, and each party shall bear the cost of any expense it may incur due to the occurrence.

H. This AGREEMENT shall be construed in accordance with the City of Kaufman, Texas Subdivision Regulations and all other applicable ordinances. Any conflicts between the provisions of this AGREEMENT, the City's Subdivision Regulations, City Ordinances, and State and Federal law, shall be construed in favor of the City's ordinance(s) as allowed by law, subject to Chapter 245 of the Local Government Code. To the extent that any such conflict exists, only that portion of the AGREEMENT which is in conflict shall be severable from the other provisions of the AGREEMENT, and such conflict shall in no manner affect the validity or enforceability of the remaining provisions.

I. All rights, remedies and privileges permitted or available to the CITY under this AGREEMENT or at law or equity shall be cumulative and not alternative, and election of any such right, remedy or privilege shall not constitute a waiver or exclusive election of rights, remedies, or privileges with respect to any other permitted or available right, remedy or privilege. Additionally, one instance of forbearance by the CITY in the enforcement of any such right, remedy or privilege, shall not constitute a waiver of such right, remedy or privilege by the CITY. A default under this AGREEMENT by the CITY shall not result in a forfeiture of any rights, remedies, or privileges under this Agreement by the CITY.

SIGNED AND EFFECTIVE on the date last set forth below.

DEVELOPER:
Cope Equities, LLC
a Texas limited liability company
By: Mark Aaron Cope
Managing Member

Date: _____

_____
Mark Aaron Cope
Managing Member

CITY OF KAUFMAN, TEXAS

Date: _____

_____
Jeff Jordan, Mayor
City of Kaufman, Texas

ATTEST:

_____
Jessie Hanks, City Secretary
City of Kaufman, Texas

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney
City of Kaufman, Texas

"Attachment A"
Detailed Cost Estimates of Public and Private Improvements and Facilities

COPEEQUITIES

Five Points
Kaufman, Texas
Summary of work to be bonded

Excavation	Chris Hart	442,181
Storm Sewer Water	Moss	1,941,657
Roads - Concrete	Pavecon	1,366,022
Total Improvements Bonded		3,749,859

CHC Chris Harp Construction

PROPOSAL
March 6, 2023
Page 1 of 2

PO Box 640
Nevada, TX 75173
469-344-7686

Project: Five Points Phase 1
Location: Kaufman, TX
Owner: Cope Equities

Attn: Mr. James Cruser

Item	Description	Unit	Quantity	Unit Price	Total
1	Clearing and Grubbing	AC	37	$ 8,100.00	$ 299,700.00
2	Unclassified Excavation	CY	33,209	$ 3.50	$ 116,231.50
3	Pond (Drain, Muck out)	LS	1	$ 7,770.00	$ 7,770.00
4	Stabilized Construction Entrance	EA	1	$ 3,150.00	$ 3,150.00
7	Rock Filter Dam	EA	5	$ 1,210.00	$ 6,050.00
8	Silt Fence	LF	4,884	$ 1.90	$ 9,279.60
	TOTAL EXCAVATION IMPROVEMENTS:				**$ 442,181.10**

Working Days for Excavation: 25

SEE PAGE TWO FOR EXCLUSIONS, QUALIFICATIONS AND NOTES

Chris Harp Construction, LLC

Matthew Jones
Estimator
estimating@chrisharpconstruction.com

"Attachment A"
Detailed Cost Estimates of Public and Private Improvements and Facilities

Moss Utilities

Proposal

11050 Ables Lane
Dallas, TX 75229
Office: (214) 265-6569

Date: 6/5/2023
Project: Five Points PH 1 Public Improvements R3
City / Location: Kaufman, Tx
Civil Plan Date: 5/8/2023
Addenda Rec.: Yes
Tax Exempt: YES

We appreciate the opportunity to provide a site utilities proposal for the above referenced project.
We propose to provide equipment, labor, material and supervision as required for a complete installation of the site utilities scope of work.
Our proposal is limited to the bid / scope items and approximate quantities listed below. Any other work or material is excluded.
Due to market volatility pricing is only valid two weeks from proposal date.

Scope of Work

Phase 1 - Water, Sewer, Storm

Storm				
1	24" Class III RCP	120.00 LF	$110.00	$13,200.00
2	18" Class III RCP	202.00 LF	$65.50	$13,231.00
3	4'x4' Junction Box	1.00 EA	$8,500.00	$8,500.00
4	No.24 Catch Basin	1.00 EA	$2,490.00	$2,490.00
5	10' Curb Inlet	4.00 EA	$8,100.00	$32,400.00
6	36" CH-PW-0 Headwall	2.00 EA	$5,600.00	$11,200.00
7	24" CH-FW-0 Headwall	1.00 EA	$3,950.00	$3,950.00
8	18" CH-FW-0 Headwall	1.00 EA	$3,230.00	$3,230.00
9	18" Dry Rock Rip Rap	1,923.00 SF	$18.00	$34,614.00
10	TV Testing	322.00 LF	$2.00	$644.00
11	Trench Safety	322.00 LF	$2.00	$644.00
			Storm Ph. 1 Total	**$124,103.00**
Water				
1	12"x12" Cut In Tee	1.00 EA	$8,800.00	$8,800.00
2	12" PVC Water Line	1,157.00 LF	$93.00	$107,601.00
3	08" PVC Water Line	80.00 LF	$73.50	$5,880.00
4	06" PVC Water Line	10.00 LF	$66.50	$665.00
5	04" PVC Water Line	8.00 LF	$37.50	$300.00
6	02" Domestic & Irrigation Service Line	8.00 LF	$26.00	$208.00
7	Water Line Fittings w/Conc. Blocking	12.00 EA	$2,840.00	$34,080.00
8	24" Steel Casing by Open Cut	36.00 LF	$299.00	$10,764.00
9	12" Gate Valve	3.00 EA	$4,260.00	$12,780.00
10	08" Gate Valve	3.00 EA	$2,300.00	$6,900.00
11	06" Gate Valve	3.00 EA	$1,800.00	$5,400.00
12	04" Gate Valve	1.00 EA	$2,040.00	$2,040.00
13	02" Gate Valve	1.00 EA	$1,260.00	$1,260.00
14	Fire Hydrant (Std. Bury Depth)	3.00 EA	$5,100.00	$15,300.00
15	02" Irrigation Service (Meters by others)	1.00 EA	$1,950.00	$1,950.00
16	Water Line Testing	1,263.00 LF	$1.50	$1,894.50
17	Trench Safety	1,263.00 LF	$1.00	$1,263.00
			Water Ph. 1 Total	**$217,085.50**
Sewer				
1	08" PVC Sanitary Sewer	1,829.00 LF	$75.00	$137,175.00
2	4.0' Dia. Manhole	13.00 EA	$6,100.00	$79,300.00
3	TV, Air & Mandrel Testing	1,829.00 LF	$4.00	$7,316.00
4	Trench Safety	1,829.00 LF	$1.00	$1,829.00
			Sewer Ph. 1 Total	**$225,620.00**
			Total Phase 1:	**$566,808.50**

"Attachment A"

Detailed Cost Estimates of Public and Private Improvements and Facilities

Phase 2 - Water, Sewer, Storm

Water

1	Connect to Existing Water Line (Size Unknown)	1.00 EA	$7,100.00	$7,100.00
2	12" Fusible PVC Water Line	480.00 LF	$172.00	$82,560.00
3	12" PVC Water Line	1,036.00 LF	$93.00	$96,348.00
4	08" PVC Water Line	163.00 LF	$73.50	$11,980.50
5	06" PVC Water Line	8.00 LF	$66.50	$532.00
6	04" PVC Water Line	60.00 LF	$37.50	$2,250.00
7	02" Domestic & Irrigation Service Line	60.00 LF	$26.00	$1,560.00
8	Water Line Fittings w/Conc. Blocking	22.00 EA	$2,840.00	$62,480.00
9	24" Steel Casing by Open Cut	36.00 LF	$299.00	$10,764.00
10	12" Gate Valve	7.00 EA	$4,260.00	$29,820.00
11	08" Gate Valve	4.00 EA	$2,300.00	$9,200.00
12	06" Gate Valve	3.00 EA	$1,800.00	$5,400.00
13	04" Gate Valve	2.00 EA	$2,040.00	$4,080.00
14	02" Gate Valve	2.00 EA	$1,260.00	$2,520.00
15	Fire Hydrant (Std. Bury Depth)	3.00 EA	$5,100.00	$15,300.00
16	02" Irrigation Service (Meters by others)	2.00 EA	$1,950.00	$3,900.00
17	Water Line Testing	1,807.00 LF	$1.50	$2,710.50
18	Trench Safety	1,807.00 LF	$1.00	$1,807.00
			Water Ph. 2 Total	**$350,312.00**

Sewer

1	Connect to Existing Lift Station	1.00 EA	$16,300.00	$16,300.00
2	12" PVC Sanitary Sewer	1,032.00 LF	$97.50	$100,620.00
3	08" PVC Sanitary Sewer	10.00 LF	$75.00	$750.00
5	4.0' Dia. Manhole	5.00 EA	$6,100.00	$30,500.00
6	TV, Air & Mandrel Testing	1,042.00 LF	$4.00	$4,168.00
7	Trench Safety	1,042.00 LF	$1.00	$1,042.00
			Sewer Ph. 2 Total	**$153,380.00**

Storm

1	Connect to Existing Storm Drain	3.00 EA	$2,460.00	$7,380.00
2	48" Class III RCP	12.00 LF	$253.00	$3,036.00
3	42" Class III RCP	64.00 LF	$189.50	$12,128.00
4	36" Class III RCP	168.00 LF	$144.00	$24,192.00
5	30" Class III RCP	760.00 LF	$116.00	$88,160.00
6	24" Class III RCP	378.00 LF	$110.00	$41,580.00
7	21" Class III RCP	274.00 LF	$80.50	$22,057.00
8	18" Class III RCP	372.00 LF	$65.50	$24,366.00
9	10' Curb Inlet	6.00 EA	$8,100.00	$48,600.00
10	6'x6' Modified Junction Box	1.00 EA	$12,600.00	$12,600.00
11	5'x5' Junction Box	2.00 EA	$9,000.00	$18,000.00
12	4'x4' Junction Box	6.00 EA	$8,500.00	$51,000.00
13	4'x4' Wye Inlet	1.00 EA	$10,200.00	$10,200.00
14	No.48 Catch Basin	2.00 EA	$7,300.00	$14,600.00
15	42" Precast Headwall	1.00 EA	$5,800.00	$5,800.00
16	24" Modified Headwall (W/ Orifice Plate and Trash Rack)	1.00 EA	$8,600.00	$8,600.00
17	18" Precast Headwall	1.00 EA	$1,370.00	$1,370.00
18	Concrete Collar	2.00 EA	$695.00	$1,390.00
19	Concrete Pilot Channel (By Others)	3,604.00 SF	$22.50	$81,090.00
20	TV Testing	2,028.00 LF	$2.00	$4,056.00
21	Trench Safety	2,028.00 LF	$2.00	$4,056.00
			Storm Ph. 2 Total	**$484,261.00**

Total Phase 2: $987,953.00

"Attachment A"

Detailed Cost Estimates of Public and Private Improvements and Facilities

Phase 3 - Water, Sewer, Storm

Sewer

1	08" PVC Sanitary Sewer	1,309.00 LF	$75.00	$98,175.00
2	16" Steel Encasement By Open Cut	40.00 LF	$220.00	$8,800.00
3	4.0' Dia. Manhole	8.00 EA	$6,100.00	$48,800.00
4	TV, Air & Mandrel Testing	1,309.00 LF	$4.00	$5,236.00
5	Trench Safety	1,309.00 LF	$1.00	$1,309.00
			Sewer Ph. 3 Total	**$162,320.00**

Water

1	12"x12" Cut In Tee	1.00 EA	$9,260.00	$9,260.00
2	12"x8" Tapping Sleeve and Valve	1.00 EA	$7,300.00	$7,300.00
3	12"x4" Tapping Sleeve and Valve	1.00 EA	$5,800.00	$5,800.00
4	12" PVC Water Line	542.00 LF	$93.00	$50,406.00
5	06" PVC Water Line	12.00 LF	$67.00	$804.00
6	Fire Hydrant (Std. Bury Depth)	1.00 EA	$5,100.00	$5,100.00
7	12" Gate Valve	4.00 EA	$4,260.00	$17,040.00
8	06" Gate Valve	1.00 EA	$1,800.00	$1,800.00
9	Water Line Fittings w/Conc. Blocking	2.00 EA	$2,840.00	$5,680.00
10	Water Line Testing	554.00 LF	$1.50	$831.00
11	Trench Safety	554.00 LF	$1.00	$554.00
			Water Ph. 3 Total	**$104,575.00**
			Total Phase 3:	**$266,895.00**

Phase 4 - Water, Sewer, Storm

Sewer

1	08" PVC Sanitary Sewer	970.00 LF	$75.00	$72,750.00
2	4.0' Dia. Manhole	9.00 EA	$6,100.00	$54,900.00
3	TV, Air & Mandrel Testing	970.00 LF	$4.00	$3,880.00
4	Trench Safety	970.00 LF	$1.00	$970.00
			Sewer Ph. 4 Total	**$132,500.00**
			Total Phase 4:	**$132,500.00**
			Maintenance Bonds:	**$26,905.00**
			Grand Total Base Bid:	**$1,981,061.50**

Add / Alternate

1	Haul Off Utility Spoils	4,326.00 CY	$15.00	$64,890.00
2	Remobilize 7-Man Crew Between Phases	1.00 EA	$9,450.00	$9,450.00
3	Survey Deduct	1.00 LS	-$12,500.00	-$12,500.00

Water Embedment **Rock 06" under the pipe and 12" of sand on top of the
Sewer Embedment **Rock embeddment 12" over & 06" Under
Storm Embedment **Rock embeddment to the spring line for embeddment.

Exclusions / Qualifications

Our proposal is based on our work being installed prior to any new gas, phone, electric or other utilities.
Our proposal includes survey and layout (construction staking) for our work only. Onsite control and elevation by others.
Our proposal is based on the Civil plans only, utility work not shown on Civil plans is excluded.
BIM Models or CAD As-Builts are excluded, (third-party services provided for additional costs).
Paving repair / resurfacing beyond the limits required for our scope of work is excluded.
Seeding, sod or landscape work is excluded. Landscape irrigation repair is excluded.
Installation, maintenance or removal of erosion control devices is excluded.
Paving repair or replacement is excluded unless a line item is provided.
Handling or hauling off spoils generated by other trades is excluded.
Relocation, adjustment or bracing of existing utilities is excluded.
Inlet throat connections to new / proposed paving are excluded.
Geo-tech compaction or materials testing costs are excluded.
City of Dallas traffic control / road closure fees are excluded.
All permanent water meters 02" or smaller are excluded.
Impact, tap, connection or inspection fees are excluded.
Well points and excessive water mitigation is excluded.
Haul off of spoils generated by our work is excluded.
Roof drain risers and tie-ins are excluded.

"Attachment A"

Detailed Cost Estimates of Public and Private Improvements and Facilities

PROPOSAL & CONTRACT

PAVECON

July 6, 2023

Public Works Division

Cope Equities, LLC
900 W. Bethany Drive
Allen, TX

Attn: Jim Woomer
Re: Five Points Phase 1
Thank you for contacting Pavecon and allowing us to provide you with the following proposal and scope of work

Item No.	Description	Quantity	Unit	Unit Price	Total
1	6" Lime Stabilized Subgrade	13,292	SY	$ 5.38	$ 71,510.96
2	Lime Material (27 LB/SY)	180	TN	$ 307.23	$ 55,301.40
3	8" - 3600 PSI Concrete Paving	12,615	SY	$ 72.60	$ 915,849.00
4	Barrier Free Ramps	12	EA	$ 2,650.50	$ 31,806.00
5	5' Wide Concrete Sidewalk	13,800	SF	$ 7.93	$ 109,434.00
6	8' Wide Concrete Sidewalk	20,560	SF	$ 8.15	$ 167,564.00
7	Standard Pavement Header	44	LF	$ 21.98	$ 967.12
8	Connect to Existing Header	39	LF	$ 4.82	$ 187.98
9	Connect to Existing Asphalt	2	EA	$ 3,325.90	$ 6,651.80
10	Traffic Control	1	LS	$ 6,749.30	$ 6,749.30
11	2 Year Maintenance Bond	1	LS	$ 18,771.21	$ 18,771.21
				Total Project Cost =	**$ 1,384,792.77**

Pavecon Public Works, LP will furnish all labor, materials and equipment required for the performance of the following described work in connection with construction or improvements at:
Five Points Phase 1 - Kaufman, TX

Please see following pages to view repair details, inclusions, exclusions, and our terms and conditions. Please sign below to accept this proposal.

ACCEPTED:

Pavecon Public Works, LP

Chris Thomas
Estimator

"Attachment A"
Detailed Cost Estimates of Public and Private Improvements and Facilities

COPEEQUITIES

Five Points
Kaufman, Texas
Summary of work to be bonded

Storm Sewer Water	Moss	1,941,657
Roads - Concrete	Pavecon	1,366,022
Total Improvements Bonded		3,307,678

Meeting Date: 8/21/2023 | **Date: 08/08/2023** | **Item #: 25.** | **Dept.: Development Services**

Action Item

SUBJECT:

Consider and take appropriate action regarding a standard **Professional Services Agreement** form to be used with development projects to require the developer/property owner to pay the fees for professional services provided by the City of Kaufman and its third-party consultants for negotiating and processing development agreements and related applications; and authorizing the City Manager to execute such document as needed for projects.

BACKGROUND:

Prior to the development of property in the City, there is a considerable amount of time expended by City staff, as well as our professional services providers (legal, engineering, TIRZ/PID consultants, etc.), in reviewing the various aspects of the development, including development agreements, annexations, zoning, civil plans, plats, TIRZ/PID requests, etc. The City does not currently have a formal policy to ensure the developer reimburses the City for professional services involved in the review of their development, particularly for legal review and TIRZ/PID consulting in the early stages of development. As the City grows and continues to see various new developments, it is important to establish a standard professional services agreement template that ensures fair terms that are applicable to all developers and to ensure that developers reimburse the City for professional services expenses incurred in the review of their development. The attached template, as recommended by the City Attorney and City staff, provides for a standard professional services agreement to be applied to all new developments moving forward. Approval of this item would also authorize the City Manager to sign these professional services agreements on behalf of the City and eliminate the need to send each individual agreement to City Council for review and approval.

Author: Andrew Bogda, Director of Development Services

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of the attached standard Professional Services Agreement template for the City of Kaufman and authorizing the City Manager to execute this document for new developments on behalf of the City as needed.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	■	☐	☐	■

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (this "**Agreement**"), effective as of the ___ day of _____ _____, (the "**Effective Date**"), is made and entered into by and between the City of Kaufman, Texas, a Texas home rule municipality (the "**City**"), and _____ (the "**Developer**").

WHEREAS, the Developer seeks to obtain development rights with respect to their owned approximate _____ acres of real property located within the City of Kaufman or City of Kaufman ETJ, and as described by metes and bounds on **Exhibit A** attached hereto (the "**Property**"), and Developer will, in accordance with the terms of this Agreement, develop the Property as a _____land use_____ development identified as ____development name_____ (the "**Development**"); and

WHEREAS, the City and the Developer acknowledge that the development will require the City to retain consultants to provide a wide variety of professional services including, but not limited to, engineering services and legal services, as determined by the City in its sole judgment (collectively, the "**Professional Services**"), which will be needed to (i) assess the City's current ordinances, and potentially draft new ordinances, (ii) assess infrastructure needs and demands, traffic needs and demands, City services needs and demands, and water and wastewater infrastructure needs and demands, and (iii) assess legal issues that will be associated with or necessitated by the possible development of the Property; and

WHEREAS, the Developer hereby agrees to pay for Professional Services provided by the consultants listed on **Exhibit "B"** and by additional consultants approved in writing by the Developer (collectively, the "**Consultants**") subject to the terms of this Agreement; and

WHEREAS, it is stipulated and agreed by the Parties that the terms of Local Government Code Subchapter Z, Sections 212.901 and 212.904 have been satisfied, but only as they pertain to this Agreement; and

WHEREAS, the City Council of the City, by and through this Agreement, shall maintain sufficient controls to ensure that the public purpose and best interests of the City are carried out.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (collectively "**Parties**" and each individually a "**Party**") agree as follows:

1. Recitals. That the representations, covenants, and recitations set forth in the foregoing are material to this Agreement and are incorporated into and made a part of this Agreement.

2. Exhibits. All Exhibits referenced in this Agreement, and listed below, are incorporated herein for all purposes, specifically:

Exhibit “A” – Property Description and Map
Exhibit “B” – Approved Consultants

3. Payment for Professional Services. Subject to the terms and provisions of this Agreement, the Developer shall be responsible for payment of all Professional Services relating to the City’s review of the Property’s impact on the City's subdivision and zoning plans, infrastructure needs and demands, ordinance creation and revisions, and other on-site and off-site matters as necessitated by the proposed development of the Property as follows:

(a) Deposits – Initial Payment and Replenishment or Additional Deposit (hereinafter “Deposit” or “Deposits”). Developer agrees to fund the reasonable fees incurred by the City for the Consultants' performance of the Professional Services, including any and all Professional Services for the Project that have already been paid for by the City prior to the execution of this Agreement. No later than fifteen (15) days after Developer's execution of this Agreement, Developer shall deliver to the Development Services Department a check made payable to the City for $25,000. Fees for all Professional Services to be covered by Developer Payment shall be evidenced by periodic invoices that describe the work performed by date and time entries, exclusive of any privileged communications, copies of which shall be provided to Developer. The funds to cover the Professional Services shall be held by the City in a segregated account and applied only to the Professional Services fees.

(b) When the initial $25,000 Deposit, or any additional Deposit, has been reduced to $5,000 and Developer has received a copy of all invoices as provided above, excluding attorney-client privileged information, funded with such Deposit, Developer will deliver an additional $20,000 Deposit to the City to be applied to the Professional Services fees. The Developer shall deliver any required additional $25,000 Deposit within five (5) business days after receiving a written request from the City. Following such five (5) day notice period, the City is not required to use Professional Services or to work on the Project until any required additional Deposit is received.

(c) The payments made by Developer under this Agreement are not contingent upon any outcome of negotiations between the City and Developer.

4. Effect of Agreement. This Agreement shall not: (a) confer upon the Developer any vested rights or development rights with respect to the Property; (b) bind or obligate the City to approve any documents or agreements related to the development of the Property;

or (c) be considered an impact fee.

5. Releases and **INDEMNITIES**.

(a) Nothing in this Agreement, the Agreement itself, and the dealing between the Parties shall be considered an impact fee. ***The Developer and its related entities fully and forever release and discharge the City, its past and present employees, officers, council members, appointed officials, attorneys and other City representatives, including the Consultants, from any and all claims, demands, controversies, and causes of action of every conceivable character, past and current, without limitation,*** including for breach of contract, claims under Local Government Code sections 271.151-271.160, claims for takings, exactions, negligence, claims under Local Government Code Chapter 43, claims under Local Government Code Chapter 212, Subchapter G, claims related to or challenging existing agreements filed in the county land records to which the City is a party, and claims under any local, state, or federal statute or code (including under Chapter 395, Texas Local Government Code and the Private Real Property Rights Preservation Act, and Chapter 2007, Texas Government Code, including that the City's execution or performance of this Agreement or any authorized amendment or supplements hereto may constitute, either now or in the past, a "Taking" of Developer's "Private Real property," as such terms are defined in the Private Real Property Rights Preservation Act) (collectively "**Claims**"). Any past or current Claims against the City, the Consultants and their respective employees and agents which are not specifically released above are hereby assigned in full to the City.

(b) The City forever releases and discharges the Developer from and against any and all past and current Claims. The City represents and warrants to the Developer that it has no knowledge of any claims, demands, controversies or causes of action against the Developer arising through the Effective Date. The Developer represents and warrants to the City that it has no knowledge of any claims, demands, controversies, or causes of action against the City, its past and present employees, officers, attorneys and other representatives, arising through the Effective Date. The Developer represents and warrants that no prior owners, developers, or entities have assigned, transferred or conveyed any claim or cause of action to the Developer involving the City.

(c) THE DEVELOPER AND ITS RELATED ENTITIES ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR, AND AGREE TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, OFFICERS, COUNCIL MEMBERS, APPOINTED OFFICIALS, ATTORNEYS, CONSULTANTS, AND OTHER CITY REPRESENTATIVES (ALL OF THE FOREGOING ARE COLLECTIVELY

REFERRED TO AS THE "CITY PARTIES"), FROM ANY AND ALL "CLAIMS" (AS DEFINED IN SECTION 5(a) OF THIS AGREEMENT) ASSERTED BY THE DEVELOPER AGAINST ANY OF THE CITY PARTIES AND ARISING FROM OR IN CONNECTION WITH THIS AGREEMENT, AS AMENDED, INCLUDING ARISING FROM OR IN CONNECTION WITH THE PROFESSIONAL SERVICES, BUT EXCLUDING ONLY CLAIMS FOR, OR IN CONNECTION WITH, A DEFAULT BY THE CITY OR THE CITY PARTIES UNDER THIS AGREEMENT (THE "EXCLUDED CLAIMS"). THIS INDEMNITY WITH RESPECT TO "CLAIMS" IS TO BE CONSTRUED AS BROADLY AS POSSIBLE TO INCLUDE ANY AND ALL LIABILITIES, CLAIMS, COSTS, EXPENSES, JUDGMENTS, CAUSES OF ACTION, DEMANDS, LOSSES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CAUSES OF ACTION OR DAMAGES SOUNDING IN TORT, PERSONAL INJURIES, CONTRACT DAMAGES, ECONOMIC DAMAGES, PUNITIVE DAMAGES, STRICT LIABILITY, COMMON LAW NEGLIGENCE AND GROSS NEGLIGENCE, INTENTIONAL TORTS, FEDERAL AND STATE STATUTORY AND COMMON LAW, CLAIMS UNDER THE TEXAS TORT CLAIMS ACT, EMPLOYMENT DISPUTES, FEDERAL AND STATE CIVIL RIGHTS, CLAIMS FOUNDED IN CONTRACT OR QUASI-CONTRACT, BREACH OF WARRANTY, CLAIMS UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AND ANY AND ALL CLAIMS CAUSES OF ACTION OR DEMANDS WHEREBY ANY LOSS IS SOUGHT AND/ OR INCURRED AND/ OR PAYABLE BY CITY, ITS AGENTS, EMPLOYEES, REPRESENTATIVES AND/ OR INSURERS OR RISK POOLS, BUT SHALL NOT APPLY TO OR INCLUDE ANY EXCLUDED CLAIMS. THIS PROVISION IS TO BE CONSTRUED UNDER THE LAWS OF THE STATE OF TEXAS, AND IT IS EXPRESSLY RECOGNIZED BY ALL PARTIES THAT IT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER. THE DEVELOPER HAS CAREFULLY READ, FULLY UNDERSTANDS, AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS PROVISION, AND THE INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF THE DEVELOPER HAS FULL AUTHORITY TO BIND THE DEVELOPER TO THIS AGREEMENT AND THIS INDEMNITY PROVISION. IT IS FURTHER RECOGNIZED AND AGREED, THAT SHOULD ANY PARTICULAR PORTION OR PROVISION OF THIS INDEMNITY PROVISION BE HELD INVALID, VOID AND/ OR UNENFORCEABLE, IT SHALL NOT AFFECT THE VALIDITY AND ENFORCEABILITY OF THE REMAINDER OF THIS PROVISION.

6. Termination. This Agreement shall terminate on _____ __, 20__, or on an earlier date upon either party's notice to the other party, pursuant to this section. Either party may terminate this Agreement for any reason or for no reason by providing at least five (5) days

written notice of termination. Termination of this Agreement shall be the sole and exclusive remedy of the City or the Developer, as the case may be, for any claim by either Party of any breach of this Agreement by the other Party; provided however, the City shall be entitled to pay Consultants for all Professional Services incurred through the date of termination from Developer Deposits provided pursuant to Section 3. Therefore, if funds deposited by Developer pursuant to Section 3 of this Agreement are insufficient to cover costs of the Professional Services incurred through the effective date of termination of this Agreement, City shall provide invoices in accordance with Section 3, and Developer shall pay all costs for Professional Services that exceed the amount(s) on Deposit within ten (10) days after the effective date of such notice of termination. Alternatively, any excess funds remaining after such payments have been made shall be promptly refunded to the Developer. Notwithstanding any other provision of this Agreement to the contrary, the obligation to repay such excess funds to the Developer in the event of a termination shall survive any termination of this Agreement, and the Developer does not release or discharge its right to such excess funds. Section 5 of this Agreement shall survive termination for thirty years.

7. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the provision of Professional Services in connection with the development of the Property.

8. Amendment. This Agreement may only be amended by written instrument signed by the Developer and the City.

9. Successors and Assigns. Neither the City nor the Developer may assign or transfer their interest in the Agreement without prior written consent of the other Party.

10. Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered upon the earlier of receipt by hand delivery or email (with confirmation of delivery) or upon deposit of same in the United States Mail, Certified, with Return Receipt Requested, postage prepaid, addressed to the appropriate Party at the following addresses, or at such other addresses provided by the Parties in writing:

DEVELOPER:

_____
Attn: _____
_____
_____

with a copy to:

_____
Attn: _____
_____
_____

CITY:
City of Kaufman, Texas
ATTN: City Manager
209 S. Washington St.
Kaufman, TX 75142

with a copy to:

Messer, Fort & McDonald, PLLC
Attn: Patricia Adams
6371 Preston Rd., Suite 200
Frisco, TX 75034

11. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against either Party

12. Applicable Law. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in only Denton County, Texas.

13. Severability. In the event any portion or provision of this Agreement is illegal, invalid, or unenforceable under present or future law, then and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

14. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

15. Authority for Execution. The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized, and the Mayor has full authority to execute this Agreement and bind the City to the same. The Developer hereby certifies, represents, and warrants that the individual executing this Agreement on behalf of the Developer is duly authorized and has full authority to execute this Agreement and bind the Developer to the same.

IN WITNESS WHEREOF, this Professional Services Agreement has the Effective Date as of the day and year first written above.

CITY:
CITY OF KAUFMAN, TEXAS

By: _____
Mike Holder, City Manager

ATTEST:

_____
Jessie Hanks, City Secretary

APPROVED AS TO FORM:

_____
Patricia Adams, City Attorney

STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the _____ day of _____, ____, by Mike Holder, City Manager of the City of Kaufman, on behalf of the City.

_____
Notary Public, State of Texas
(Seal)

DEVELOPER:
_____Company Name_____

By: _____
_____Name_____, ____Title_____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of ____, 2023, by _____Name_____, _____Title_____ of _____Company_____, on behalf of said company.

_____
Notary Public, State of Texas
(Seal)

EXHIBIT "A"
PROPERTY DESCRIPTION AND MAP

EXHIBIT "B"
*APPROVED CONSULTANTS AND RATES

City's Attorney	Billing Rate $350 per hour for principal or senior associate; $275 per hour for associates; $130 per hour for Planning and Development Specialist; $105 per hour for law clerk; $95 per hour for paralegals.
City Engineer	As reasonably determined by the City pursuant to contract between City and Engineer.
Other Consultants	As reasonably determined by the City pursuant to contract between City and Consultants.

*A fifteen percent (15%) fee may be added for the City's cost of administrating the Agreement.

Meeting Date: 8/21/2023 **Date: 08/01/2023** **Item #: 26.** **Dept.: Finance**

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-17-23, 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 2023-2024 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.

BACKGROUND:

The FY24 Budget was filed on August 1, 2023, with the City Secretary's Office, in accordance with the City Charter. A public hearing was held on August 21, 2023, in accordance with State Law and the City Charter. The total FY24 Budget is $22,592,250.00, excluding Grant and CIP Funds, and is balanced for all funds. A budget is balanced when ongoing revenues cover ongoing expenditures, and where the use of surplus funds is limited to one-time capital costs.

FINANCIAL CONSIDERATIONS:

Adoption of the annual budget constitutes the proposed revenues and expenditures as approved by the governing body for the fiscal year. This budget will raise more total property taxes than last year's budget by $898,672.98, 18.79%, and of that amount, $167,863.04 is tax revenue to be raised from new property added to the tax roll this year. The FY24 General Fund budget includes a Maintenance and Operations (M&O) tax rate of $0.4980153, which is a decrease of $0.0180135 from the FY23 M&O tax rate. The Debt Service Fund budget includes an Interest and Sinking fund (I&S) tax rate of $0.2619847, which is a decrease of $0.0259895 from the FY23 I&S tax rate. The total tax rate for FY24 is $0.7600000, which is a decrease of $0.0079760 from the FY23 total tax rate of $0.7679760.

KEDC FINANCIALS

The proposed annual budget for the Kaufman Economic Development Corporation was presented to the Board of Directors of the KEDC and approved on August 8, 2023.

The FY 2024 KEDC Budget reflects approximately 5% increase in sales tax over current FY projections. The budget includes $150,000 in dedicated incentives for the Galleher Industries expansion and the Hampton Inn project. These incentives will come from the KEDC's fund balance. While the total budgeted expenses number $731,696, the portion coming out of the year's sales tax revenues is $581,696. This leaves approximately $35,000 in unbudgeted expenditures to account for future needs that may arise. It includes several major initiatives as highlighted below:

- Total Revenues: $616,750 (approximate 5% projected increase in sales tax revenues)
- Shared marketing employee with the City of Kaufman ($30,000 + initial shared startup costs)
- Updated City Administrative Services Contract Expenses (includes shared position)

- Updated Chamber Services Contract ($7,800)
- TXDOT SH 34 Debt Service ($100,000)
- Matching Grants – Downtown Destination & Site Enhancement ($100,000)
- Potential Debt Service ($50,000) – KEDC is working to acquire land in Kaufman for future industry needs. This is reflective of projected year-one debt service expenditures.
- Real Estate Closing Costs ($17,000) – this is reflective of the potential land acquisition KEDC is working on.
- Fund Balance Incentives ($150,000 – Galleher Expansion & Hampton Inn)

Author: Mary Wennerstrom, Finance Director

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Ordinance O-17-23 adopting the FY24 budget for the City of Kaufman.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

ORDINANCE O-17-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY AND 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 2023-2024 FISCAL YEAR, INCLUDING THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION ("KEDC") BUDGET; AND PROVIDING THE FIVE YEAR CAPITAL PROGRAM AS AN ATTACHMENT TO THE ANNUAL BUDGET PURSUANT TO SECTION 7.12 OF THE CITY OF KAUFMAN HOME RULE CHARTER; PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS OTHERWISE ALLOWED BY LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR THE FILING OF THE BUDGET IN THE OFFICE OF THE CITY SECRETARY; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (FY24) has been duly created by the City Manager of the City of Kaufman, Texas, in accordance with Sections 102.002 and 102.003 of the Texas Local Government Code; and

WHEREAS, the City Manager submitted the budget to the City Council in accordance with Section 7.02 of the City Home-Rule Charter and such was filed in the office of the City Secretary and open to public inspection in accordance with Section 7.04 of the City Home-Rule Charter; and

WHEREAS, the proposed budget was made available for public inspection by the taxpayers in accordance with Section 102.005(b) of the Texas Local Government Code; and

WHEREAS, pursuant to Section 7.05 of the City Home-Rule Charter and Section 102.006 of the Texas Local Government Code, a public hearing on the proposed budget was properly noticed and a public hearing was held on September 12, 2023, providing an opportunity for all interested citizens and parties of interest to express opinions and give reasons for an increase or decrease to any items of expense provided for in the proposed 2023-2024 (FY24) fiscal year budget; and

WHEREAS, the proposed FY24 budget is attached as ***Exhibit A***, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, which budget includes the budget for the Kaufman Economic Development Corporation, has as an attachment thereto, the Five-Year Capital Program as required by Section 7.12 of the City of Kaufman Home Rule Charter, and was duly presented to the City Council by the City Manager; and

WHEREAS, a public hearing was held by the Kaufman City Council on August 21,

2023, in accordance with Section 102.006 of the Texas Local Government Code and Section 7.05 of the City Home-Rule Charter at which time all citizens and parties of interest were given the opportunity to be heard regarding the proposed 2023- 2024 (FY24) fiscal year budget; and

WHEREAS, the City Council, upon full consideration of the matter, is of the opinion that the FY24 budget hereinafter set forth is proper and should be approved and adopted; and

WHEREAS, the adoption of the FY24 budget will require raising more revenue from property taxes than in the previous year, and the City Council has ratified (or will ratify), by separate vote, the property tax increase reflected in the adopted budget; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures and publishing requirements for the adoption of the budget have been performed or completed in the manner and form set forth by law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

Section 1: That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2: That the FY 24 budget of the revenues of the City of Kaufman and the expenses of conducting the affairs thereof, including the Kaufman Economic Development Corporation ("KEDC Budget"), for the ensuing Fiscal Year beginning October 1, 2023, and ending September 30, 2024, as modified by the City Council, be, and the same is, in all things, adopted and approved as the said City of Kaufman budget for the Fiscal Year beginning the first day of October 2023, and ending the thirtieth day of September 2024, attached hereto and incorporated as if set forth fully herein as ***Exhibit A.***

Section 3: That the FY 24 budget, as shown in words and figures in ***Exhibit A***, is hereby approved in all respects and the budget is adopted at the departmental level as the City's budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024. Further, the Five-Year Capital Program has been included as an attachment to the FY 24 Budget in accordance with Section 7.12 of the Charter.

Section 4: That there is appropriated the amount shown in such budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt.

Section 5: Expenditures during the 2023-2024 fiscal year shall be made in accordance with this budget and this Ordinance, unless otherwise authorized by an ordinance duly enacted in accordance with law. Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable state law; provided, however, that in case of grave public necessity emergency expenditures to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to

time be authorized by the City Council as amendments to the original budget. Pursuant to state law, the Council may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby.

Section 6: All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 7: Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Kaufman hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 8: A true and correct copy of the approved FY24 budget shall be filed in the office of the City Secretary.

Section 9: That this Ordinance shall take effect and be enforced from and after its passage by a record vote.

PASSED, APPROVED AND ADOPTED on this 21st day of August, 2023.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA ADAMS
CITY ATTORNEY

EXHIBIT A
2023- 2024 Budget

Fund: 1 GENERAL FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-4101-000-000000	Property Taxes-Curre	2,989,895.00-	2,989,895.00-	3,723,540.00-
01-4102-000-000000	Property Taxes-Delin	40,500.00-	40,500.00-	40,500.00-
01-4103-000-000000	Property Taxes-Curre	10,560.00-	10,560.00-	10,560.00-
01-4104-000-000000	Property Taxes-Delin	11,745.00-	11,745.00-	11,745.00-
01-4105-000-000000	General Sales & Use	3,466,615.00-	3,466,615.00-	3,650,000.00-
01-4106-000-000000	Mixed Beverage Tax	16,350.00-	16,350.00-	17,000.00-
01-4120-000-000000	Franchise Tax-Electr	310,000.00-	310,000.00-	320,000.00-
01-4121-000-000000	Franchise Tax-Phone	16,000.00-	16,000.00-	16,000.00-
01-4122-000-000000	Franchise Tax-Cable	14,000.00-	14,000.00-	14,000.00-
01-4123-000-000000	Franchise Tax-Natura	60,000.00-	60,000.00-	80,000.00-
01-4124-000-000000	Franchise Tax-Refuse	124,000.00-	124,000.00-	127,000.00-
01-4126-000-000000	Franchise Tax-Utilit	95,660.00-	95,660.00-	61,315.00-
Subtotal:		7,155,325.00-	7,155,325.00-	8,071,660.00-
01-4201-000-000000	Liquor Permit	8,350.00-	8,350.00-	9,000.00-
01-4202-000-000000	Vendor Permit	650.00-	650.00-	650.00-
01-4203-000-000000	Amusement Permit	100.00-	100.00-	100.00-
01-4204-000-000000	Food Service Permit	32,500.00-	32,500.00-	38,000.00-
01-4205-000-000000	Mechanical Permit	4,500.00-	4,500.00-	14,000.00-
01-4221-000-000000	Building Permits	455,000.00-	455,000.00-	479,000.00-
01-4222-000-000000	Electric Permit	12,500.00-	12,500.00-	14,000.00-
01-4223-000-000000	Fishing Permits	1,500.00-	1,500.00-	1,500.00-
01-4224-000-000000	Pet Registrations	100.00-	100.00-	100.00-
01-4226-000-000000	Plumbing Permit	11,000.00-	11,000.00-	14,000.00-
01-4229-000-000000	Planning & Zoning Fe	23,500.00-	23,500.00-	27,000.00-
01-4230-000-000000	Engineering-3% Fee	162,000.00-	162,000.00-	450,000.00-
01-4232-000-000000	Park Dedication Fee	700,050.00-	700,050.00-	270,000.00-
Subtotal:		1,411,750.00-	1,411,750.00-	1,317,350.00-
01-4301-000-000000	Fines	75,000.00-	75,000.00-	100,000.00-
01-4303-000-000000	Child Safety	100.00-	100.00-	
01-4304-000-000000	Arrest Fees	3,000.00-	3,000.00-	3,500.00-
01-4306-000-000000	TFC(Other Court Cost	550.00-	550.00-	260.00-
01-4307-000-000000	Judicial Support Fee	250.00-	250.00-	
01-4308-000-000000	Time Payment Fees	1,500.00-	1,500.00-	1,500.00-
01-4309-000-000000	Muni Ct Report Timel	3,500.00-	3,500.00-	3,500.00-
01-4311-000-000000	Warrant Fees	5,000.00-	5,000.00-	3,500.00-
01-4312-000-000000	Court Administrative	12,500.00-	12,500.00-	1,000.00-
01-4313-000-000000	Animal Surrender Fee	500.00-	500.00-	
Subtotal:		101,900.00-	101,900.00-	113,260.00-

Fund: 1 GENERAL FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-4401-000-000000	Liens Collected	7,000.00-	7,000.00-	7,000.00-
01-4404-000-000000	Accident and Other R	1,550.00-	1,550.00-	1,000.00-
01-4412-000-000000	Park-10% Concession	2,000.00-	2,000.00-	2,500.00-
01-4430-000-000000	Credit Card Convenie	14,000.00-	14,000.00-	18,500.00-
Subtotal:		24,550.00-	24,550.00-	29,000.00-
01-4500-000-000000	Street Cut	4,000.00-	4,000.00-	5,000.00-
01-4502-000-000000	Convenience Sta Char	16,000.00-	16,000.00-	15,000.00-
01-4503-000-000000	Safety Inspection Ch	16,000.00-	16,000.00-	16,000.00-
01-4504-000-000000	Convenience Sta Char	105,000.00-	105,000.00-	105,000.00-
01-4505-000-000000	Refuse Collection Ch	328,000.00-	328,000.00-	330,000.00-
01-4506-000-000000	Recyclops Collection	5,000.00-	5,000.00-	
01-4508-000-000000	Recyclops Collection	100.00-	100.00-	
01-4510-000-000000	Park Use-Electricity	500.00-	500.00-	
01-4511-000-000000	Park Use Charges	500.00-	500.00-	1,000.00-
01-4514-000-000000	Civic Center Use Cha	40,000.00-	40,000.00-	45,000.00-
Subtotal:		515,100.00-	515,100.00-	517,000.00-
01-4602-000-VPCONT	Donations & Contribu	850.00-	850.00-	850.00-
01-4604-000-000000	Interest Income	3,500.00-	3,500.00-	5,000.00-
01-4605-000-000000	Transfer In	60,500.00-	60,500.00-	3,000.00-
01-4606-000-000000	Miscellaneous Revenu	1,000.00-	1,000.00-	1,000.00-
01-4609-000-000000	Rents and Leases	4,800.00-	4,800.00-	4,800.00-
01-4612-000-000000	Intergovernmental Re	935,470.00-	935,470.00-	997,510.00-
01-4615-000-000000	July 4th Revenue	34,000.00-	34,000.00-	40,000.00-
01-4617-000-000000	Homeserve USA Corp -	1,000.00-	1,000.00-	1,000.00-
01-4622-000-000000	HARVEST FEST Revenue	17,000.00-	17,000.00-	25,000.00-
01-4624-000-000000	Christmas on the Squ	5,000.00-	5,000.00-	5,000.00-
Subtotal:		1,063,120.00-	1,063,120.00-	1,083,160.00-
Program number:		10,271,745.00-	10,271,745.00-	11,131,430.00-
Department number:	Non departmental	10,271,745.00-	10,271,745.00-	11,131,430.00-
Revenue	Subtotal ----------	10,271,745.00-	10,271,745.00-	11,131,430.00-

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5203-100-000000	Operating Supplies	500.00	500.00	750.00
Subtotal:		500.00	500.00	750.00
01-5305-100-000000	Licenses, Dues & Sub	7,430.00	7,430.00	7,430.00
01-5322-100-000000	Tuition & Education	2,500.00	2,500.00	2,500.00
01-5323-100-000000	Meals & Lodging	4,500.00	4,500.00	5,000.00
01-5330-100-000000	Travel	1,500.00	1,500.00	1,750.00
01-5376-100-000000	Board Expenses	7,700.00	7,700.00	8,000.00
Subtotal:		23,630.00	23,630.00	24,680.00
Program number:		24,130.00	24,130.00	25,430.00
Department number:	Mayor and Council	24,130.00	24,130.00	25,430.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-110-000000	Salaries & Wages	278,955.00	278,955.00	346,685.00
01-5140-110-000000	Texas Municipal Reti	49,940.00	49,940.00	54,270.00
01-5150-110-000000	Social Security	21,265.00	21,265.00	27,465.00
01-5152-110-000000	Worker's Compensatio	850.00	850.00	1,000.00
01-5160-110-000000	Health Insurance	15,340.00	15,340.00	33,935.00
01-5174-110-000000	Auto Allowance	10,600.00	10,600.00	10,200.00
01-5176-110-000000	Phone Allowance	2,025.00	2,025.00	2,100.00
Subtotal:		378,975.00	378,975.00	475,655.00
01-5203-110-000000	Operating Supplies	1,400.00	1,400.00	1,500.00
01-5205-110-000000	Contributions,Gratui	18,840.00	18,840.00	47,160.00
01-5206-110-000000	Supplies-Community E	500.00	500.00	550.00
Subtotal:		20,740.00	20,740.00	49,210.00
01-5303-110-000000	Advertising	9,500.00	9,500.00	13,500.00
01-5305-110-000000	Licenses, Dues & Sub	8,000.00	8,000.00	8,000.00
01-5310-110-000000	Trash Collection	250,000.00	250,000.00	260,000.00
01-5315-110-000000	Recyclops Collection	6,150.00	6,150.00	4,500.00
01-5322-110-000000	Tuition & Education	2,000.00	2,000.00	2,000.00
01-5323-110-000000	Meals & Lodging	3,500.00	3,500.00	3,500.00
01-5330-110-000000	Travel	2,500.00	2,500.00	2,500.00
01-5331-110-000000	Credit Card Merchant	8,000.00	8,000.00	9,000.00
01-5361-110-000000	Professional Svcs-En	60,000.00	60,000.00	90,000.00
Subtotal:		349,650.00	349,650.00	393,000.00
01-5530-110-000000	Intergovernmental Ex	2,750.00	2,750.00	3,000.00
01-5560-110-000000	Transfer Out	1,083,345.00	1,083,345.00	1,218,345.00
01-5561-110-000000	City Manager's Conti	75,000.00	75,000.00	75,000.00
01-5591-110-000000	Budgetary Reserve			113,670.00
01-5592-110-PDFAFB	Budgetary Reserve -	700,050.00	700,050.00	270,000.00
Subtotal:		1,861,145.00	1,861,145.00	1,680,015.00
01-5614-110-KLLMPT	Developer Agreement	142,115.00	142,115.00	155,000.00
01-5615-110-BSTRMB	380 Agreement	20,915.00	20,915.00	20,915.00
Subtotal:		163,030.00	163,030.00	175,915.00
Program number:		2,773,540.00	2,773,540.00	2,773,795.00
Department number:	Administration	2,773,540.00	2,773,540.00	2,773,795.00

Fund: 1 GENERAL FUND Dept: 120 City Secretary Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-120-000000	Salaries & Wages	48,435.00	48,435.00	50,480.00
01-5103-120-000000	Certification Pay	600.00	600.00	600.00
01-5140-120-000000	Texas Municipal Reti	6,785.00	6,785.00	7,325.00
01-5150-120-000000	Social Security	3,785.00	3,785.00	4,080.00
01-5152-120-000000	Worker’s Compensatio	155.00	155.00	150.00
01-5160-120-000000	Health Insurance	2,850.00	2,850.00	2,850.00
01-5174-120-000000	Auto Allowance			1,800.00
01-5176-120-000000	Phone Allowance	450.00	450.00	450.00
Subtotal:		63,060.00	63,060.00	67,735.00
01-5203-120-000000	Operating Supplies	1,500.00	1,500.00	1,500.00
01-5208-120-000000	Election	4,000.00	4,000.00	4,000.00
Subtotal:		5,500.00	5,500.00	5,500.00
01-5305-120-000000	Licenses, Dues & Sub	1,500.00	1,500.00	1,500.00
01-5309-120-000000	Insurance & Bonds	44,750.00	44,750.00	45,000.00
01-5322-120-000000	Tuition & Education	1,500.00	1,500.00	1,500.00
01-5323-120-000000	Meals & Lodging	1,500.00	1,500.00	1,500.00
01-5330-120-000000	Travel	915.00	915.00	1,000.00
01-5360-120-000000	Professional Svcs-Le	55,000.00	55,000.00	50,000.00
01-5363-120-000000	Professional Svcs-Te	2,500.00	2,500.00	2,500.00
Subtotal:		107,665.00	107,665.00	103,000.00
Program number:		176,225.00	176,225.00	176,235.00
Department number:	City Secretary	176,225.00	176,225.00	176,235.00

Fund: 1 GENERAL FUND Dept: 122 Human Resources Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-122-000000	Salaries & Wages	27,900.00	27,900.00	30,065.00
01-5102-122-000000	Overtime			250.00
01-5140-122-000000	Texas Municipal Reti	3,825.00	3,825.00	4,165.00
01-5150-122-000000	Social Security	2,135.00	2,135.00	2,320.00
01-5152-122-000000	Worker’s Compensatio	90.00	90.00	90.00
01-5160-122-000000	Health Insurance	4,000.00	4,000.00	4,245.00
01-5177-122-000000	Retention Pay	19,070.00	32,822.25	32,825.00
Subtotal:		57,020.00	70,772.25	73,960.00
01-5203-122-000000	Operating Supplies	750.00	750.00	500.00
01-5205-122-000000	Contributions,Gratui	11,275.00	13,275.00	13,275.00
Subtotal:		12,025.00	14,025.00	13,775.00
01-5305-122-000000	Licenses, Dues & Sub	500.00	500.00	250.00
01-5322-122-000000	Tuition & Education	800.00	22,350.00	16,350.00
01-5323-122-000000	Meals & Lodging	800.00	1,500.00	1,500.00
01-5330-122-000000	Travel	500.00	800.00	800.00
01-5362-122-000000	Professional Svcs-Ad	2,625.00	6,000.00	3,000.00
01-5363-122-000000	Professional Svcs-Te	3,500.00	1,700.00	4,000.00
Subtotal:		8,725.00	32,850.00	25,900.00
Program number:		77,770.00	117,647.25	113,635.00
Department number:	Human Resources	77,770.00	117,647.25	113,635.00

Fund: 1 GENERAL FUND Dept: 130 Municipal Court Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-130-000000	Salaries & Wages	61,720.00	61,720.00	101,500.00
01-5102-130-000000	Overtime	350.00	700.00	700.00
01-5103-130-000000	Certification Pay	600.00	600.00	600.00
01-5140-130-000000	Texas Municipal Reti	5,480.00	5,480.00	11,045.00
01-5150-130-000000	Social Security	4,770.00	4,770.00	7,865.00
01-5152-130-000000	Worker’s Compensatio	195.00	195.00	300.00
01-5160-130-000000	Health Insurance	8,005.00	8,005.00	16,970.00
Subtotal:		81,120.00	81,470.00	138,980.00
01-5203-130-000000	Operating Supplies	1,200.00	1,600.00	1,600.00
Subtotal:		1,200.00	1,600.00	1,600.00
01-5322-130-000000	Tuition & Education	400.00	800.00	800.00
01-5323-130-000000	Meals & Lodging	300.00	1,050.00	1,050.00
01-5330-130-000000	Travel	200.00	800.00	800.00
01-5331-130-000000	Credit Card Merchant	2,100.00	2,500.00	2,500.00
01-5360-130-000000	Professional Svcs-Le	25,000.00	23,500.00	25,000.00
Subtotal:		28,000.00	28,650.00	30,150.00
Program number:		110,320.00	111,720.00	170,730.00
Department number:	Municipal Court	110,320.00	111,720.00	170,730.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5203-140-000000	Operating Supplies	2,500.00	2,500.00	4,000.00
Subtotal:		2,500.00	2,500.00	4,000.00
01-5302-140-000000	Postage & Delivery	3,200.00	3,200.00	3,500.00
01-5306-140-ELECTR	Utilities-Electric/W	16,000.00	16,000.00	18,000.00
01-5313-140-000000	Rent/Lease	1,000.00	1,000.00	1,500.00
01-5341-140-000000	Janitorial	26,000.00	26,000.00	27,000.00
01-5350-140-000000	Maintenance-Faciliti	16,100.00	16,100.00	19,100.00
01-5362-140-000000	Professional Svcs-Ad	700.00	700.00	700.00
Subtotal:		63,000.00	63,000.00	69,800.00
Program number:		65,500.00	65,500.00	73,800.00
Department number:	Facilities Management	65,500.00	65,500.00	73,800.00

Fund: 1 GENERAL FUND Dept: 150 Finance Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-150-000000	Salaries & Wages	123,835.00	123,835.00	129,740.00
01-5102-150-000000	Overtime	3,500.00	4,000.00	4,000.00
01-5103-150-000000	Certification Pay	600.00	600.00	600.00
01-5140-150-000000	Texas Municipal Reti	17,285.00	17,285.00	18,755.00
01-5150-150-000000	Social Security	9,645.00	9,645.00	10,450.00
01-5152-150-000000	Worker’s Compensatio	395.00	395.00	390.00
01-5160-150-000000	Health Insurance	16,010.00	16,010.00	16,970.00
01-5174-150-000000	Auto Allowance	1,200.00	1,200.00	1,800.00
01-5176-150-000000	Phone Allowance	450.00	450.00	450.00
Subtotal:		172,920.00	173,420.00	183,155.00
01-5203-150-000000	Operating Supplies	2,000.00	2,500.00	2,500.00
Subtotal:		2,000.00	2,500.00	2,500.00
01-5304-150-000000	Printing & Reproduct	1,500.00	1,500.00	1,500.00
01-5305-150-000000	Licenses, Dues & Sub	250.00	650.00	650.00
01-5322-150-000000	Tuition & Education	2,250.00	4,525.00	4,525.00
01-5323-150-000000	Meals & Lodging	1,720.00	3,440.00	3,440.00
01-5330-150-000000	Travel	1,200.00	2,520.00	2,520.00
01-5362-150-000000	Professional Svcs-Ad	55,000.00	60,000.00	63,600.00
01-5363-150-000000	Professional Svcs-Te	22,750.00	24,300.00	24,300.00
Subtotal:		84,670.00	96,935.00	100,535.00
Program number:		259,590.00	272,855.00	286,190.00
Department number:	Finance	259,590.00	272,855.00	286,190.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5203-155-000000	Operating Supplies	4,300.00	4,300.00	4,300.00
01-5220-155-000000	Minor Tools & Equipm	10,130.00	10,130.00	12,130.00
Subtotal:		14,430.00	14,430.00	16,430.00
01-5301-155-000000	Communications	56,150.00	67,105.00	68,355.00
01-5305-155-000000	Licenses, Dues & Sub	120,015.00	115,645.00	146,450.00
01-5311-155-000000	Lease Equipment	8,000.00	11,000.00	13,000.00
01-5355-155-000000	Maintenance-Equipmen	28,600.00	30,000.00	30,000.00
Subtotal:		212,765.00	223,750.00	257,805.00
Program number:		227,195.00	238,180.00	274,235.00
Department number:	Information Services	227,195.00	238,180.00	274,235.00

Fund: 1 GENERAL FUND Dept: 161 Animal Control Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-161-000000	Salaries & Wages	42,710.00	42,710.00	45,670.00
01-5102-161-000000	Overtime	800.00	800.00	800.00
01-5140-161-000000	Texas Municipal Reti	5,965.00	5,965.00	6,380.00
01-5150-161-000000	Social Security	3,330.00	3,330.00	3,555.00
01-5152-161-000000	Worker’s Compensatio	1,745.00	1,745.00	2,090.00
01-5160-161-000000	Health Insurance	8,005.00	8,005.00	8,485.00
Subtotal:		62,555.00	62,555.00	66,980.00
01-5203-161-000000	Operating Supplies	1,000.00	1,000.00	1,000.00
01-5210-161-000000	Uniforms	350.00	350.00	350.00
01-5230-161-000000	Motor Fuel & Oil	7,950.00	7,950.00	5,750.00
Subtotal:		9,300.00	9,300.00	7,100.00
01-5305-161-000000	Licenses, Dues & Sub	150.00	150.00	150.00
01-5322-161-000000	Tuition & Education	500.00	500.00	500.00
01-5323-161-000000	Meals & Lodging	600.00	600.00	600.00
01-5354-161-000000	Maintenance-Automoti	1,000.00	2,000.00	2,000.00
01-5371-161-000000	Animal Disposal Serv	60,200.00	51,952.00	60,275.00
Subtotal:		62,450.00	55,202.00	63,525.00
01-5593-161-000000	Capital Lease Princi	7,115.00	7,115.00	7,115.00
01-5594-161-000000	Capital Lease Intere	900.00	900.00	900.00
Subtotal:		8,015.00	8,015.00	8,015.00
Program number:		142,320.00	135,072.00	145,620.00
Department number:	Animal Control	142,320.00	135,072.00	145,620.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-163-000000	Salaries & Wages	208,015.00	208,015.00	216,665.00
01-5102-163-000000	Overtime	8,630.00	8,630.00	7,430.00
01-5103-163-000000	Certification Pay	1,200.00	1,200.00	600.00
01-5140-163-000000	Texas Municipal Reti	29,860.00	29,860.00	30,850.00
01-5150-163-000000	Social Security	9,865.00	9,865.00	17,190.00
01-5152-163-000000	Worker’s Compensatio	6,715.00	6,715.00	8,430.00
01-5160-163-000000	Health Insurance	24,010.00	24,010.00	25,455.00
Subtotal:		288,295.00	288,295.00	306,620.00
01-5203-163-000000	Operating Supplies	4,000.00	4,000.00	4,000.00
01-5210-163-000000	Uniforms	1,800.00	1,800.00	1,800.00
01-5220-163-000000	Minor Tools & Equipm	100.00	100.00	100.00
01-5230-163-000000	Motor Fuel & Oil	8,000.00	8,000.00	6,500.00
Subtotal:		13,900.00	13,900.00	12,400.00
01-5305-163-000000	Licenses, Dues & Sub	3,370.00	3,370.00	3,370.00
01-5322-163-000000	Tuition & Education	2,400.00	2,400.00	2,400.00
01-5323-163-000000	Meals & Lodging	2,500.00	2,500.00	2,500.00
01-5354-163-000000	Maintenance-Automoti	3,500.00	3,500.00	3,500.00
01-5370-163-000000	Investigation Expens	11,010.00	11,010.00	11,010.00
Subtotal:		22,780.00	22,780.00	22,780.00
Program number:		324,975.00	324,975.00	341,800.00
Department number:	Criminal Investigations	324,975.00	324,975.00	341,800.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-164-000000	Salaries & Wages	1,031,165.00	1,031,165.00	1,176,580.00
01-5102-164-000000	Overtime	70,000.00	70,000.00	60,000.00
01-5103-164-000000	Certification Pay	5,500.00	5,500.00	1,800.00
01-5140-164-000000	Texas Municipal Reti	147,255.00	147,255.00	169,120.00
01-5150-164-000000	Social Security	82,180.00	82,180.00	94,230.00
01-5152-164-000000	Worker’s Compensatio	33,105.00	33,105.00	46,220.00
01-5160-164-000000	Health Insurance	132,065.00	132,065.00	161,200.00
Subtotal:		1,501,270.00	1,501,270.00	1,709,150.00
01-5203-164-000000	Operating Supplies	7,200.00	7,200.00	7,200.00
01-5205-164-000000	Contributions,Gratui	250.00	250.00	250.00
01-5210-164-000000	Uniforms	16,400.00	16,400.00	16,400.00
01-5220-164-000000	Minor Tools & Equipm	500.00	25,058.00	25,060.00
01-5230-164-000000	Motor Fuel & Oil	37,200.00	37,200.00	34,500.00
01-5260-164-000000	Weapons & Ammunition	9,710.00	9,710.00	9,710.00
Subtotal:		71,260.00	95,818.00	93,120.00
01-5302-164-000000	Postage & Delivery	200.00	200.00	200.00
01-5304-164-000000	Printing & Reproduct	1,000.00	1,000.00	750.00
01-5305-164-000000	Licenses, Dues & Sub	2,100.00	16,640.00	2,100.00
01-5322-164-000000	Tuition & Education	9,530.00	9,530.00	9,530.00
01-5323-164-000000	Meals & Lodging	5,300.00	5,300.00	5,300.00
01-5330-164-000000	Travel	1,500.00	1,500.00	1,500.00
01-5354-164-000000	Maintenance-Automoti	22,000.00	25,000.00	25,000.00
01-5355-164-000000	Maintenance-Equipmen	1,000.00	1,000.00	1,000.00
Subtotal:		42,630.00	60,170.00	45,380.00
01-5420-164-000000	Capital-Equipment	36,300.00	36,300.00	
Subtotal:		36,300.00	36,300.00	
01-5530-164-000000	Intergovernmental Ex	110,000.00	110,000.00	110,000.00
01-5593-164-000000	Capital Lease Princi	82,405.00	82,405.00	82,405.00
01-5594-164-000000	Capital Lease Intere	15,645.00	15,645.00	15,645.00
Subtotal:		208,050.00	208,050.00	208,050.00
Program number:		1,859,510.00	1,901,608.00	2,055,700.00
Department number:	Patrol	1,859,510.00	1,901,608.00	2,055,700.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-170-000000	Salaries & Wages	548,760.00	548,760.00	659,685.00
01-5102-170-000000	Overtime	28,160.00	28,160.00	31,775.00
01-5103-170-000000	Certification Pay	3,000.00	3,000.00	1,500.00
01-5140-170-000000	Texas Municipal Reti	78,580.00	78,580.00	93,210.00
01-5150-170-000000	Social Security	43,855.00	43,855.00	53,080.00
01-5152-170-000000	Worker’s Compensatio	14,385.00	14,385.00	29,370.00
01-5160-170-000000	Health Insurance	64,035.00	64,035.00	80,600.00
01-5176-170-000000	Phone Allowance	900.00	900.00	900.00
Subtotal:		781,675.00	781,675.00	950,120.00
01-5202-170-000000	Janitorial Supplies	1,500.00	1,500.00	1,500.00
01-5203-170-000000	Operating Supplies	4,500.00	7,000.00	4,500.00
01-5210-170-000000	Uniforms	6,200.00	6,200.00	6,200.00
01-5211-170-000000	Protective Clothing	12,400.00	15,600.00	15,600.00
01-5220-170-000000	Minor Tools & Equipm	12,300.00	12,300.00	7,500.00
01-5230-170-000000	Motor Fuel & Oil	35,000.00	40,000.00	30,000.00
01-5240-170-000000	Botanical & Agricult	125.00	125.00	125.00
Subtotal:		72,025.00	82,725.00	65,425.00
01-5305-170-000000	Licenses, Dues & Sub	3,360.00	3,360.00	3,360.00
01-5306-170-ELECTR	Utilities-Electric/W	6,000.00	6,000.00	7,000.00
01-5307-170-000000	Natural Gas	2,000.00	2,000.00	2,000.00
01-5309-170-000000	Insurance & Bonds	1,620.00	1,620.00	1,620.00
01-5322-170-000000	Tuition & Education	2,500.00	3,000.00	3,000.00
01-5323-170-000000	Meals & Lodging	1,500.00	2,500.00	2,500.00
01-5330-170-000000	Travel	1,500.00	2,500.00	2,500.00
01-5350-170-000000	Maintenance-Faciliti	5,600.00	10,600.00	5,600.00
01-5354-170-000000	Maintenance-Automoti	4,000.00	4,000.00	4,000.00
Subtotal:		28,080.00	35,580.00	31,580.00
01-5593-170-000000	Capital Lease Princi	77,880.00	77,880.00	77,880.00
01-5594-170-000000	Capital Lease Intere	11,500.00	11,500.00	11,500.00
Subtotal:		89,380.00	89,380.00	89,380.00
Program number:		971,160.00	989,360.00	1,136,505.00
Department number:	Fire Administration	971,160.00	989,360.00	1,136,505.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5204-171-000000	Chemical, Medical &		10,750.00	10,750.00
01-5220-171-000000	Minor Tools & Equipm	4,065.00	4,065.00	
Subtotal:		4,065.00	14,815.00	10,750.00
01-5355-171-000000	Maintenance-Equipmen	75,785.00	75,785.00	60,000.00
01-5362-171-000000	Professional Svcs-Ad	21,000.00	21,000.00	21,000.00
Subtotal:		96,785.00	96,785.00	81,000.00
01-5420-171-000000	Capital-Equipment			45,000.00
Subtotal:				45,000.00
Program number:		100,850.00	111,600.00	136,750.00
Department number:	Operations	100,850.00	111,600.00	136,750.00

Fund: 1 GENERAL FUND Dept: 172 Fire Prevention Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5203-172-000000	Operating Supplies	100.00	100.00	100.00
01-5290-172-000000	Analysis-Lab Fees	100.00	100.00	100.00
Subtotal:		200.00	200.00	200.00
01-5304-172-000000	Printing & Reproduct	150.00	150.00	150.00
Subtotal:		150.00	150.00	150.00
Program number:		350.00	350.00	350.00
Department number:	Fire Prevention	350.00	350.00	350.00

Fund: 1 GENERAL FUND Dept: 181 Convenience Station Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5203-181-000000	Operating Supplies	400.00	900.00	900.00
01-5204-181-000000	Chemical, Medical &	50.00	50.00	50.00
Subtotal:		450.00	950.00	950.00
01-5304-181-000000	Printing & Reproduct	500.00	500.00	500.00
01-5350-181-000000	Maintenance-Faciliti	1,500.00	1,000.00	1,000.00
01-5362-181-000000	Professional Svcs-Ad	128,200.00	128,200.00	132,000.00
Subtotal:		130,200.00	129,700.00	133,500.00
Program number:		130,650.00	130,650.00	134,450.00
Department number:	Convenience Station	130,650.00	130,650.00	134,450.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-182-000000	Salaries & Wages	432,520.00	432,520.00	480,590.00
01-5102-182-000000	Overtime	8,505.00	6,505.00	6,505.00
01-5103-182-000000	Certification Pay	300.00	300.00	300.00
01-5140-182-000000	Texas Municipal Reti	60,170.00	60,170.00	66,390.00
01-5150-182-000000	Social Security	33,580.00	33,580.00	37,480.00
01-5152-182-000000	Worker’s Compensatio	32,570.00	32,570.00	22,005.00
01-5160-182-000000	Health Insurance	80,040.00	80,040.00	93,325.00
01-5174-182-000000	Auto Allowance	1,800.00	1,800.00	2,100.00
01-5176-182-000000	Phone Allowance			450.00
Subtotal:		649,485.00	647,485.00	709,145.00
01-5202-182-000000	Janitorial Supplies	1,000.00	1,300.00	1,300.00
01-5203-182-000000	Operating Supplies	4,800.00	6,800.00	4,800.00
01-5204-182-000000	Chemical, Medical &	300.00	300.00	300.00
01-5210-182-000000	Uniforms	3,850.00	4,700.00	4,700.00
01-5220-182-000000	Minor Tools & Equipm	5,000.00	6,000.00	9,000.00
01-5230-182-000000	Motor Fuel & Oil	14,400.00	14,400.00	15,500.00
01-5240-182-000000	Botanical & Agricult	500.00	500.00	500.00
Subtotal:		29,850.00	34,000.00	36,100.00
01-5301-182-000000	Communications		3,000.00	
01-5306-182-ELECTR	Utilities-Electric/W	85,000.00	85,000.00	102,000.00
01-5307-182-000000	Natural Gas	1,000.00	1,000.00	1,000.00
01-5322-182-000000	Tuition & Education	650.00	650.00	650.00
01-5323-182-000000	Meals & Lodging	300.00	300.00	300.00
01-5350-182-000000	Maintenance-Faciliti	2,500.00	2,500.00	2,500.00
01-5351-182-000000	Maintenance-Improvem	15,000.00	30,000.00	15,000.00
01-5353-182-000000	Maintenance-Streets	90,000.00	90,000.00	92,000.00
01-5354-182-000000	Maintenance-Automoti	7,000.00	10,000.00	12,400.00
01-5355-182-000000	Maintenance-Equipmen	16,950.00	30,000.00	20,000.00
01-5362-182-000000	Professional Svcs-Ad	3,350.00	31,500.00	394,500.00
Subtotal:		221,750.00	283,950.00	640,350.00
01-5420-182-000000	Capital Equipment			8,100.00
Subtotal:				8,100.00
01-5593-182-000000	Capital Lease Princi	32,945.00	32,945.00	48,490.00
01-5594-182-000000	Capital Lease Intere	7,435.00	7,435.00	12,125.00
Subtotal:		40,380.00	40,380.00	60,615.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
Program number:		941,465.00	1,005,815.00	1,454,310.00
Department number:	Street Maintenance	941,465.00	1,005,815.00	1,454,310.00

Fund: 1 GENERAL FUND Dept: 184 Events Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5002-184-CHRSQR	Festival Expense	21,500.00	21,500.00	25,000.00
01-5002-184-HARVST	Festival Expense	22,500.00	22,500.00	35,000.00
01-5002-184-RWBOOM	Festival Expense	30,000.00	30,000.00	75,000.00
01-5002-184-SOLFST	Festival Expense			15,000.00
Subtotal:		74,000.00	74,000.00	150,000.00
Program number:		74,000.00	74,000.00	150,000.00
Department number:	Events	74,000.00	74,000.00	150,000.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5003-185-000000	Festival Expenses-Pa	4,000.00	7,450.00	4,000.00
Subtotal:		4,000.00	7,450.00	4,000.00
01-5101-185-000000	Salaries & Wages	325,800.00	325,800.00	336,205.00
01-5102-185-000000	Overtime	11,600.00	13,000.00	11,550.00
01-5140-185-000000	Texas Municipal Reti	45,110.00	45,110.00	47,750.00
01-5150-185-000000	Social Security	25,175.00	25,175.00	26,605.00
01-5152-185-000000	Worker’s Compensatio	9,790.00	9,790.00	8,815.00
01-5160-185-000000	Health Insurance	58,875.00	58,875.00	76,355.00
Subtotal:		476,350.00	477,750.00	507,280.00
01-5202-185-000000	Janitorial Supplies	7,000.00	9,000.00	9,000.00
01-5203-185-000000	Operating Supplies	5,500.00	6,000.00	6,000.00
01-5206-185-000000	Supplies-Community E	2,450.00	2,450.00	3,000.00
01-5210-185-000000	Uniforms	4,120.00	4,900.00	4,900.00
01-5220-185-000000	Minor Tools & Equipm	8,900.00	7,325.00	9,775.00
01-5230-185-000000	Motor Fuel & Oil	21,000.00	21,000.00	18,500.00
01-5240-185-000000	Botanical & Agricult	6,000.00	6,000.00	6,000.00
Subtotal:		54,970.00	56,675.00	57,175.00
01-5306-185-ELECTR	Utilities-Electric/W	40,000.00	40,000.00	45,000.00
01-5322-185-000000	Tuition & Education	1,000.00	1,000.00	1,000.00
01-5323-185-000000	Meals & Lodging	300.00	300.00	300.00
01-5350-185-000000	Maintenance-Faciliti	10,000.00	10,000.00	10,000.00
01-5351-185-000000	Maintenance-Improvem	35,000.00	35,000.00	35,000.00
01-5354-185-000000	Maintenance-Automoti	2,750.00	9,875.00	7,045.00
01-5355-185-000000	Maintenance-Equipmen	12,800.00	12,500.00	12,500.00
01-5362-185-000000	Professional Svcs-Ad	131,000.00	131,000.00	91,000.00
Subtotal:		232,850.00	239,675.00	201,845.00
01-5420-185-000000	Capital Equipment			12,620.00
Subtotal:				12,620.00
01-5530-185-000000	Intergovernmental Ex	15,000.00	15,000.00	15,000.00
01-5593-185-000000	Capital Lease Princi	4,000.00	4,000.00	22,485.00
01-5594-185-000000	Capital Lease Intere	1,220.00	1,220.00	6,785.00
Subtotal:		20,220.00	20,220.00	44,270.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
Program number:		788,390.00	801,770.00	827,190.00
Department number:	Parks & Recreation	788,390.00	801,770.00	827,190.00

Fund: 1 GENERAL FUND Dept: 189 Civic Center Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-189-000000	Salaries & Wages	25,130.00	25,130.00	25,895.00
01-5102-189-000000	Overtime	1,000.00	1,000.00	1,500.00
01-5140-189-000000	Texas Municipal Reti	3,520.00	3,520.00	3,835.00
01-5150-189-000000	Social Security	1,965.00	1,965.00	2,135.00
01-5152-189-000000	Worker’s Compensatio	80.00	80.00	80.00
01-5160-189-000000	Health Insurance	4,800.00	4,800.00	5,090.00
01-5176-189-000000	Phone Allowance	540.00	540.00	540.00
Subtotal:		37,035.00	37,035.00	39,075.00
01-5203-189-000000	Operating Supplies	2,500.00	2,500.00	2,500.00
Subtotal:		2,500.00	2,500.00	2,500.00
01-5301-189-000000	Communications	600.00	600.00	
01-5306-189-ELECTR	Utilities-Electric/W	10,000.00	10,000.00	10,000.00
01-5307-189-000000	Natural Gas	5,500.00	5,500.00	5,500.00
01-5331-189-000000	Credit Card Merchant	900.00	900.00	
01-5341-189-000000	Janitorial	18,000.00	18,000.00	20,000.00
01-5350-189-000000	Maintenance-Faciliti	12,500.00	12,500.00	15,000.00
Subtotal:		47,500.00	47,500.00	50,500.00
01-5420-189-000000	Capital-Equipment			9,000.00
Subtotal:				9,000.00
Program number:		87,035.00	87,035.00	101,075.00
Department number:	Civic Center	87,035.00	87,035.00	101,075.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-191-000000	Salaries & Wages	79,665.00	79,665.00	109,640.00
01-5140-191-000000	Texas Municipal Reti	10,920.00	10,920.00	15,055.00
01-5150-191-000000	Social Security	6,095.00	6,095.00	8,390.00
01-5152-191-000000	Worker's Compensatio	255.00	255.00	670.00
01-5160-191-000000	Health Insurance	8,005.00	8,005.00	12,725.00
Subtotal:		104,940.00	104,940.00	146,480.00
01-5203-191-000000	Operating Supplies	700.00	700.00	1,100.00
01-5210-191-000000	Uniforms	500.00	500.00	1,000.00
01-5220-191-000000	Minor Tools & Equipm	350.00	300.00	600.00
01-5230-191-000000	Motor Fuel & Oil	2,000.00	2,000.00	1,250.00
Subtotal:		3,550.00	3,500.00	3,950.00
01-5304-191-000000	Printing & Reproduct	150.00	300.00	600.00
01-5305-191-000000	Licenses, Dues & Sub	755.00	800.00	1,555.00
01-5322-191-000000	Tuition & Education	1,090.00	1,600.00	3,200.00
01-5323-191-000000	Meals & Lodging	860.00	200.00	1,060.00
01-5330-191-000000	Travel	250.00	200.00	400.00
01-5354-191-000000	Maintenance-Automoti	500.00	500.00	500.00
01-5362-191-000000	Professional Svcs-Ad	10,615.00	10,615.00	6,000.00
Subtotal:		14,220.00	14,215.00	13,315.00
01-5593-191-000000	Capital Lease Princi	4,505.00	4,505.00	4,505.00
01-5594-191-000000	Capital Lease Intere	890.00	890.00	890.00
Subtotal:		5,395.00	5,395.00	5,395.00
Program number:		128,105.00	128,050.00	169,140.00
Department number:	Inspections	128,105.00	128,050.00	169,140.00

Fund: 1 GENERAL FUND Dept: 192 Planning Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-192-000000	Salaries & Wages	231,545.00	231,545.00	198,380.00
01-5102-192-000000	Overtime	2,500.00	2,500.00	2,500.00
01-5140-192-000000	Texas Municipal Reti	31,740.00	31,740.00	28,200.00
01-5150-192-000000	Social Security	14,675.00	14,675.00	15,710.00
01-5152-192-000000	Worker’s Compensatio	735.00	735.00	580.00
01-5160-192-000000	Health Insurance	24,015.00	24,015.00	25,455.00
01-5174-192-000000	Auto Allowance			3,600.00
01-5176-192-000000	Phone Allowance			900.00
Subtotal:		305,210.00	305,210.00	275,325.00
01-5203-192-000000	Operating Supplies	1,000.00	1,800.00	1,500.00
Subtotal:		1,000.00	1,800.00	1,500.00
01-5304-192-000000	Printing & Reproduct	1,000.00	1,350.00	1,350.00
01-5305-192-000000	Licenses, Dues & Sub	1,100.00	1,150.00	1,150.00
01-5308-192-000000	Liens Filed	800.00	1,500.00	1,500.00
01-5322-192-000000	Tuition & Education	1,000.00	1,500.00	1,500.00
01-5323-192-000000	Meals & Lodging	800.00	800.00	800.00
01-5330-192-000000	Travel	800.00	800.00	800.00
01-5331-192-000000	Credit Card Merchant	9,000.00	12,000.00	15,000.00
01-5360-192-000000	Professional Svcs-Le	50,000.00	50,000.00	50,000.00
01-5361-192-000000	Professional Svcs-En	100,000.00	120,000.00	100,000.00
01-5362-192-000000	Professional Svcs-Ad	14,500.00	10,000.00	5,000.00
01-5363-192-000000	Professional Svcs-Te	64,000.00	64,000.00	30,000.00
01-5381-192-000000	HIIP RMB	15,830.00		
Subtotal:		258,830.00	263,100.00	207,100.00
Program number:		565,040.00	570,110.00	483,925.00
Department number:	Planning	565,040.00	570,110.00	483,925.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5362-193-000000	Professional Svcs-Ad	23,000.00	23,000.00	23,000.00
Subtotal:		23,000.00	23,000.00	23,000.00
Program number:		23,000.00	23,000.00	23,000.00
Department number:	Consumer Health	23,000.00	23,000.00	23,000.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
01-5101-194-000000	Salaries & Wages	48,935.00	48,935.00	36,835.00
01-5102-194-000000	Overtime	800.00	800.00	800.00
01-5140-194-000000	Texas Municipal Reti	6,820.00	6,820.00	5,170.00
01-5150-194-000000	Social Security	3,805.00	3,805.00	2,880.00
01-5152-194-000000	Worker’s Compensatio	2,000.00	2,000.00	230.00
01-5160-194-000000	Health Insurance	8,005.00	8,005.00	8,485.00
Subtotal:		70,365.00	70,365.00	54,400.00
01-5203-194-000000	Operating Supplies	800.00	1,000.00	1,800.00
01-5210-194-000000	Uniforms	200.00	350.00	350.00
01-5230-194-000000	Motor Fuel & Oil	2,000.00	8,000.00	3,500.00
Subtotal:		3,000.00	9,350.00	5,650.00
01-5304-194-000000	Printing & Reproduct	400.00	850.00	850.00
01-5305-194-000000	Licenses, Dues & Sub	300.00	300.00	300.00
01-5308-194-000000	Liens Filed	1,800.00	1,800.00	1,800.00
01-5322-194-000000	Tuition & Education	600.00	600.00	600.00
01-5330-194-000000	Travel	150.00	150.00	150.00
01-5354-194-000000	Maintenance-Automoti	1,500.00	2,000.00	2,000.00
01-5355-194-000000	Maintenance-Equipmen	800.00	800.00	
01-5362-194-000000	Professional Svcs-Ad	5,000.00	5,000.00	5,000.00
Subtotal:		10,550.00	11,500.00	10,700.00
01-5593-194-000000	Capital Lease Princi	5,825.00	5,825.00	5,825.00
01-5594-194-000000	Capital Lease Intere	990.00	990.00	990.00
Subtotal:		6,815.00	6,815.00	6,815.00
Program number:		90,730.00	98,030.00	77,565.00
Department number:	Code Enforcement	90,730.00	98,030.00	77,565.00
Expenditure	Subtotal ----------	9,941,850.00	10,161,222.25	11,131,430.00
Fund number:	1 GENERAL FUND	329,895.00-	110,522.75-	

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
02-4101-000-000000	Property Taxes-Curre	1,793,770.00-	1,793,770.00-	1,958,795.00-
Subtotal:		1,793,770.00-	1,793,770.00-	1,958,795.00-
02-4605-000-000000	Transfer In	783,345.00-	783,345.00-	1,100,355.00-
Subtotal:		783,345.00-	783,345.00-	1,100,355.00-
Program number:		2,577,115.00-	2,577,115.00-	3,059,150.00-
Department number:	Non departmental	2,577,115.00-	2,577,115.00-	3,059,150.00-
Revenue	Subtotal ----------	2,577,115.00-	2,577,115.00-	3,059,150.00-

Fund: 2 DEBT SERVICE Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
02-5560-000-000000	Transfer Out			186,480.00
Subtotal:				186,480.00
02-5602-000-000000	Bond Principal	1,316,515.00	1,316,515.00	1,484,345.00
02-5603-000-000000	Bond Interest	980,690.00	980,690.00	1,108,415.00
02-5604-000-000000	Bond Paying Agent Fe	6,640.00	6,640.00	6,640.00
02-5606-000-000000	Kaufman County SH34	273,270.00	273,270.00	273,270.00
Subtotal:		2,577,115.00	2,577,115.00	2,872,670.00
Program number:		2,577,115.00	2,577,115.00	3,059,150.00
Department number:	Non departmental	2,577,115.00	2,577,115.00	3,059,150.00
Expenditure	Subtotal ----------	2,577,115.00	2,577,115.00	3,059,150.00

Fund number: 2 DEBT SERVICE

Fund: 3 HOTEL/MOTEL Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
03-4010-000-000000	Hotel/Motel Tax	57,050.00-	57,050.00-	58,000.00-
Subtotal:		57,050.00-	57,050.00-	58,000.00-
Program number:		57,050.00-	57,050.00-	58,000.00-
Department number:	Non departmental	57,050.00-	57,050.00-	58,000.00-
Revenue	Subtotal ----------	57,050.00-	57,050.00-	58,000.00-

Fund: 3 HOTEL/MOTEL Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
03-5002-000-000000	Festival Expense	31,975.00	31,975.00	31,690.00
Subtotal:		31,975.00	31,975.00	31,690.00
03-5101-000-000000	Salaries & Wages	16,750.00	16,750.00	17,265.00
03-5102-000-000000	Overtime	800.00	800.00	1,000.00
03-5140-000-000000	Texas Municipal Reti	2,345.00	2,345.00	2,560.00
03-5150-000-000000	Social Security	1,310.00	1,310.00	1,425.00
03-5152-000-000000	Worker’s Compensatio	55.00	55.00	55.00
03-5160-000-000000	Health Insurance	3,205.00	3,205.00	3,395.00
03-5176-000-000000	Phone Allowance	360.00	360.00	360.00
Subtotal:		24,825.00	24,825.00	26,060.00
03-5331-000-000000	Credit Card Merchant	250.00	250.00	250.00
Subtotal:		250.00	250.00	250.00
Program number:		57,050.00	57,050.00	58,000.00
Department number:	Non departmental	57,050.00	57,050.00	58,000.00
Expenditure	Subtotal ----------	57,050.00	57,050.00	58,000.00

Fund number: 3 HOTEL/MOTEL

Fund: 4 SEIZURE / LAW ENFORCEMENT Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
04-4240-000-000000	Judgments or Forfeit	6,500.00-	6,500.00-	6,500.00-
04-4245-000-000000	Sale of Forfeited It	7,000.00-	7,000.00-	7,000.00-
Subtotal:		13,500.00-	13,500.00-	13,500.00-
Program number:		13,500.00-	13,500.00-	13,500.00-
Department number:	Non departmental	13,500.00-	13,500.00-	13,500.00-
Revenue	Subtotal ----------	13,500.00-	13,500.00-	13,500.00-

Fund: 4 SEIZURE / LAW ENFORCEMENT Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
04-5322-000-000000	Tuition & Education	500.00	500.00	500.00
04-5362-000-000000	Professional Svcs-Ad	2,300.00	2,300.00	2,300.00
Subtotal:		2,800.00	2,800.00	2,800.00
Program number:		2,800.00	2,800.00	2,800.00
Department number:	Non departmental	2,800.00	2,800.00	2,800.00
Expenditure	Subtotal ----------	2,800.00	2,800.00	2,800.00
Fund number:	4 SEIZURE / LAW ENFORCEMENT	10,700.00-	10,700.00-	10,700.00-

Fund: 5 TIF ZONE Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
05-4605-000-000000	Transfer In	300,000.00-	300,000.00-	435,000.00-
05-4612-000-000000	Intergovernmental Re	120,000.00-	120,000.00-	150,000.00-
Subtotal:		420,000.00-	420,000.00-	585,000.00-
Program number:		420,000.00-	420,000.00-	585,000.00-
Department number:	Non departmental	420,000.00-	420,000.00-	585,000.00-
Revenue	Subtotal ----------	420,000.00-	420,000.00-	585,000.00-

Fund: 5 TIF ZONE Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
05-5366-000-TIRZ01	TIRZ/PID Reimburseme	420,000.00	420,000.00	585,000.00
Subtotal:		420,000.00	420,000.00	585,000.00
Program number:		420,000.00	420,000.00	585,000.00
Department number:	Non departmental	420,000.00	420,000.00	585,000.00
Expenditure	Subtotal ----------	420,000.00	420,000.00	585,000.00

Fund number: 5 TIF ZONE

Fund: 7 CT TECHNOLOGY Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
07-4315-000-000000	Court Technology Fee	4,000.00-	4,000.00-	3,000.00-
Subtotal:		4,000.00-	4,000.00-	3,000.00-
07-4604-000-000000	Interest Income	40.00-	40.00-	40.00-
Subtotal:		40.00-	40.00-	40.00-
Program number:		4,040.00-	4,040.00-	3,040.00-
Department number:	Non departmental	4,040.00-	4,040.00-	3,040.00-
Revenue	Subtotal ----------	4,040.00-	4,040.00-	3,040.00-
Fund number:	7 CT TECHNOLOGY	4,040.00-	4,040.00-	3,040.00-

Fund: 8 CT SECURITY Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
08-4316-000-000000	Court Bldg Security	3,000.00-	3,000.00-	3,000.00-
Subtotal:		3,000.00-	3,000.00-	3,000.00-
Program number:		3,000.00-	3,000.00-	3,000.00-
Department number:	Non departmental	3,000.00-	3,000.00-	3,000.00-
Revenue	Subtotal ----------	3,000.00-	3,000.00-	3,000.00-

Fund: 8 CT SECURITY Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
08-5560-000-000000	Transfer Out	3,000.00	3,000.00	3,000.00
Subtotal:		3,000.00	3,000.00	3,000.00
Program number:		3,000.00	3,000.00	3,000.00
Department number:	Non departmental	3,000.00	3,000.00	3,000.00
Expenditure	Subtotal ----------	3,000.00	3,000.00	3,000.00
Fund number:	8 CT SECURITY			

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
09-4012-000-000000	Grant Revenue	697,300.00-	697,300.00-	6,196,330.00-
Subtotal:		697,300.00-	697,300.00-	6,196,330.00-
09-4604-000-000000	Interest Income	200.00-	200.00-	200.00-
Subtotal:		200.00-	200.00-	200.00-
Program number:		697,500.00-	697,500.00-	6,196,530.00-
Department number:	Non departmental	697,500.00-	697,500.00-	6,196,530.00-
Revenue	Subtotal ----------	697,500.00-	697,500.00-	6,196,530.00-

Fund: 9 GRANTS Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
09-5322-000-000000	Tuition & Education	1,670.00	1,670.00	1,670.00
09-5370-000-000000	Investigative Expens	1,000.00	1,000.00	1,000.00
Subtotal:		2,670.00	2,670.00	2,670.00
09-5419-000-000000	Improvements-Other	300,000.00	300,000.00	300,000.00
Subtotal:		300,000.00	300,000.00	300,000.00
09-5560-000-000000	Transfer Out	394,630.00	394,630.00	5,893,660.00
Subtotal:		394,630.00	394,630.00	5,893,660.00
Program number:		697,300.00	697,300.00	6,196,330.00
Department number:	Non departmental	697,300.00	697,300.00	6,196,330.00
Expenditure	Subtotal ----------	697,300.00	697,300.00	6,196,330.00
Fund number:	9 GRANTS	200.00-	200.00-	200.00-

Fund: 10 EQ REPLACEMENT Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
10-4604-000-000000	Interest Income	450.00-	450.00-	450.00-
Subtotal:		450.00-	450.00-	450.00-
Program number:		450.00-	450.00-	450.00-
Department number:	Non departmental	450.00-	450.00-	450.00-
Revenue	Subtotal ----------	450.00-	450.00-	450.00-
Fund number:	10 EQ REPLACEMENT	450.00-	450.00-	450.00-

Fund: 11 CAPITAL CONSTRUCTION FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
11-5402-000-P00001	Capital - Paving			812,500.00
11-5402-000-P00005	Capital - Paving			881,000.00
11-5419-000-CLPIMP	Improvements-Other	1,000,000.00	1,000,000.00	700,000.00
11-5419-000-HBTPH1	Improvements-Other	500,000.00	500,000.00	500,000.00
11-5419-000-KFPPRK	Improvements-Other	600,000.00	600,000.00	500,000.00
11-5419-000-KISDWI	Improvements-Other	2,400,000.00	2,400,000.00	
11-5419-000-SCPIMP	Improvements-Other	500,000.00	500,000.00	
11-5419-000-SHPIMP	Improvements-Other	1,400,000.00	1,400,000.00	
Subtotal:		6,400,000.00	6,400,000.00	3,393,500.00
Program number:		6,400,000.00	6,400,000.00	3,393,500.00
Department number:	Non departmental	6,400,000.00	6,400,000.00	3,393,500.00
Expenditure	Subtotal ----------	6,400,000.00	6,400,000.00	3,393,500.00
Fund number:	11 CAPITAL CONSTRUCTION FUND	6,400,000.00	6,400,000.00	3,393,500.00

Fund: 12 IMPACT FEE-Streets Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
12-4003-000-000000	Street Impact Fees	603,000.00-	603,000.00-	793,400.00-
12-4006-000-RSIFGT	Street Impact Fees	68,000.00-	68,000.00-	81,600.00-
Subtotal:		671,000.00-	671,000.00-	875,000.00-
12-4604-000-000000	Interest Income	400.00-	400.00-	400.00-
Subtotal:		400.00-	400.00-	400.00-
Program number:		671,400.00-	671,400.00-	875,400.00-
Department number:	Non departmental	671,400.00-	671,400.00-	875,400.00-
Revenue	Subtotal ----------	671,400.00-	671,400.00-	875,400.00-

Fund: 12 IMPACT FEE-Streets Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
12-5016-000-RSIFFF	RMB Impact Fees	100,000.00	100,000.00	100,000.00
12-5016-000-RSIFGT	RMB Impact Fees	68,000.00	68,000.00	81,600.00
Subtotal:		168,000.00	168,000.00	181,600.00
Program number:		168,000.00	168,000.00	181,600.00
Department number:	Non departmental	168,000.00	168,000.00	181,600.00
Expenditure	Subtotal ----------	168,000.00	168,000.00	181,600.00
Fund number:	12 IMPACT FEE-Streets	503,400.00-	503,400.00-	693,800.00-

Fund: 14 STREET MAINTENANCE FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
14-4105-000-000000	General Sales & Use	565,830.00-	565,830.00-	606,500.00-
Subtotal:		565,830.00-	565,830.00-	606,500.00-
Program number:		565,830.00-	565,830.00-	606,500.00-
Department number:	Non departmental	565,830.00-	565,830.00-	606,500.00-
Revenue	Subtotal ----------	565,830.00-	565,830.00-	606,500.00-

Fund: 14 STREET MAINTENANCE FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
14-5353-000-000000	Maintenance-Streets	565,830.00	565,830.00	289,490.00
Subtotal:		565,830.00	565,830.00	289,490.00
14-5560-000-000000	Transfer Out			317,010.00
Subtotal:				317,010.00
Program number:		565,830.00	565,830.00	606,500.00
Department number:	Non departmental	565,830.00	565,830.00	606,500.00
Expenditure	Subtotal ----------	565,830.00	565,830.00	606,500.00
Fund number:	14 STREET MAINTENANCE FUND			

Fund: 20 WS UTILITY FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-4001-000-000000	Water Sales	3,476,250.00-	3,476,250.00-	3,515,000.00-
20-4009-000-000000	Water Tap Fees	40,000.00-	40,000.00-	50,500.00-
20-4013-000-000000	Sewer Sales	2,035,000.00-	2,035,000.00-	2,195,000.00-
20-4014-000-000000	Water Surcharge	1,500.00-	1,500.00-	1,500.00-
20-4015-000-000000	Sewer Tap Fees	42,000.00-	42,000.00-	45,000.00-
Subtotal:		5,594,750.00-	5,594,750.00-	5,807,000.00-
20-4107-000-000000	Penalties & Late Fee	85,000.00-	85,000.00-	85,000.00-
20-4108-000-000000	Service Disconnectio	38,000.00-	38,000.00-	38,000.00-
20-4111-000-000000	Connection Fees	15,000.00-	15,000.00-	15,000.00-
20-4113-000-000000	Water-Outside City A	41,000.00-	41,000.00-	41,000.00-
Subtotal:		179,000.00-	179,000.00-	179,000.00-
20-4424-000-000000	Returned Check Fees	1,100.00-	1,100.00-	1,100.00-
20-4426-000-000000	Water Tower Lease Fe	26,000.00-	26,000.00-	26,000.00-
20-4430-000-000000	Credit Card Convenie	48,500.00-	48,500.00-	50,000.00-
Subtotal:		75,600.00-	75,600.00-	77,100.00-
20-4604-000-000000	Interest Income	7,500.00-	7,500.00-	7,500.00-
20-4606-000-000000	Miscellaneous Revenu	7,000.00-	7,000.00-	7,000.00-
20-4611-000-000000	Insurance Proceeds	5,000.00-	5,000.00-	
20-4613-000-000000	Gain on Sale or Trad	7,000.00-	7,000.00-	
20-4614-000-000000	Write-off Recovery	1,000.00-	1,000.00-	1,000.00-
Subtotal:		27,500.00-	27,500.00-	15,500.00-
Program number:		5,876,850.00-	5,876,850.00-	6,078,600.00-
Department number:	Non departmental	5,876,850.00-	5,876,850.00-	6,078,600.00-
Revenue	Subtotal ----------	5,876,850.00-	5,876,850.00-	6,078,600.00-

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5101-110-000000	Salaries & Wages	341,890.00	341,890.00	325,205.00
20-5102-110-000000	Overtime	600.00	600.00	625.00
20-5103-110-000000	Certification Pay	600.00	600.00	600.00
20-5140-110-000000	Texas Municipal Reti	59,680.00	59,680.00	52,630.00
20-5150-110-000000	Social Security	26,970.00	26,970.00	25,935.00
20-5152-110-000000	Worker’s Compensatio	1,090.00	1,090.00	945.00
20-5160-110-000000	Health Insurance	28,015.00	28,015.00	29,695.00
20-5174-110-000000	Auto Allowance	8,800.00	8,800.00	10,500.00
20-5176-110-000000	Phone Allowance	1,650.00	1,650.00	2,100.00
Subtotal:		469,295.00	469,295.00	448,235.00
20-5203-110-000000	Operating Supplies	4,000.00	4,000.00	4,000.00
20-5220-110-000000	Minor Tools & Equipm	3,000.00	3,000.00	3,000.00
Subtotal:		7,000.00	7,000.00	7,000.00
20-5302-110-000000	Postage & Delivery	4,000.00	4,000.00	3,500.00
20-5304-110-000000	Printing & Reproduct	5,600.00	5,600.00	4,750.00
20-5305-110-000000	Licenses, Dues & Sub	600.00	600.00	500.00
20-5306-110-ELECTR	Utilities-Electric/W	13,500.00	13,500.00	15,500.00
20-5307-110-000000	Natural Gas	850.00	850.00	850.00
20-5309-110-000000	Insurance & Bonds	45,000.00	45,000.00	45,000.00
20-5313-110-000000	Rent/Lease	15,600.00	15,600.00	15,600.00
20-5322-110-000000	Tuition & Education	1,400.00	1,400.00	1,400.00
20-5323-110-000000	Meals & Lodging	300.00	300.00	300.00
20-5330-110-000000	Travel	900.00	900.00	900.00
20-5341-110-000000	Janitorial	3,300.00	3,300.00	4,200.00
20-5350-110-000000	Maintenance-Faciliti	3,500.00	3,500.00	3,500.00
20-5360-110-000000	Professional Svcs-Le	3,000.00	3,000.00	
20-5361-110-000000	Professional Svcs-En	40,000.00	40,000.00	30,000.00
20-5362-110-000000	Professional Svcs-Ad	50,000.00	50,000.00	25,000.00
Subtotal:		187,550.00	187,550.00	151,000.00
20-5560-110-000000	Transfer Out	184,370.00	184,370.00	
20-5561-110-000000	City Manager’s Conti	30,000.00	30,000.00	30,000.00
Subtotal:		214,370.00	214,370.00	30,000.00
20-5600-110-000000	Developer Agr-Princi	15,000.00	15,000.00	15,000.00
Subtotal:		15,000.00	15,000.00	15,000.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
Program number:		893,215.00	893,215.00	651,235.00
Department number:	Administration	893,215.00	893,215.00	651,235.00

Fund: 20 WS UTILITY FUND Dept: 155 Information Services Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5203-155-000000	Operating Supplies	2,300.00	2,300.00	2,300.00
20-5220-155-000000	Minor Tools & Equipm	5,035.00	5,035.00	5,035.00
Subtotal:		7,335.00	7,335.00	7,335.00
20-5301-155-000000	Communications	17,200.00	17,200.00	17,200.00
20-5305-155-000000	Licenses, Dues & Sub	69,905.00	68,800.00	71,065.00
20-5311-155-000000	Lease Equipment	6,300.00	6,300.00	6,300.00
20-5355-155-000000	Maintenance-Equipmen	26,000.00	30,000.00	30,000.00
Subtotal:		119,405.00	122,300.00	124,565.00
Program number:		126,740.00	129,635.00	131,900.00
Department number:	Information Services	126,740.00	129,635.00	131,900.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5101-171-000000	Salaries & Wages	96,000.00	96,000.00	99,795.00
20-5102-171-000000	Overtime	4,500.00	4,500.00	4,500.00
20-5103-171-000000	Certification Pay	540.00	540.00	540.00
20-5140-171-000000	Texas Municipal Reti	13,850.00	13,850.00	14,395.00
20-5150-171-000000	Social Security	7,730.00	7,730.00	8,020.00
20-5152-171-000000	Worker’s Compensatio	2,545.00	2,545.00	3,405.00
20-5160-171-000000	Health Insurance	16,010.00	16,010.00	16,970.00
Subtotal:		141,175.00	141,175.00	147,625.00
20-5203-171-000000	Operating Supplies	2,600.00	2,600.00	2,600.00
20-5204-171-000000	Chemical, Medical &	51,540.00	55,050.00	55,050.00
20-5209-171-000000	Lab Supplies	4,000.00	4,000.00	4,000.00
20-5210-171-000000	Uniforms	1,000.00	1,050.00	1,050.00
20-5220-171-000000	Minor Tools & Equipm	1,000.00	2,500.00	2,500.00
20-5230-171-000000	Motor Fuel & Oil	2,500.00	4,000.00	3,500.00
20-5240-171-000000	Botanical & Agricult	500.00	500.00	500.00
20-5290-171-000000	Analysis-Lab Fees	22,900.00	25,000.00	25,000.00
Subtotal:		86,040.00	94,700.00	94,200.00
20-5305-171-000000	Licenses, Dues & Sub	150.00	150.00	150.00
20-5306-171-ELECTR	Utilities-Electric/W	45,000.00	45,000.00	50,000.00
20-5322-171-000000	Tuition & Education	1,200.00	1,200.00	1,200.00
20-5350-171-000000	Maintenance-Faciliti	146,000.00	146,000.00	130,000.00
20-5354-171-000000	Maintenance-Automoti	250.00	300.00	300.00
20-5355-171-000000	Maintenance-Equipmen	1,750.00	1,750.00	1,750.00
20-5362-171-000000	Professional Svcs-Ad	72,000.00	82,000.00	75,000.00
20-5363-171-000000	Professional Svcs-Te	10,100.00	10,100.00	10,100.00
Subtotal:		276,450.00	286,500.00	268,500.00
20-5420-171-000000	Capital Equipment			11,245.00
Subtotal:				11,245.00
Program number:		503,665.00	522,375.00	521,570.00
Department number:	Operations	503,665.00	522,375.00	521,570.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5101-201-000000	Salaries & Wages	399,045.00	399,045.00	415,125.00
20-5102-201-000000	Overtime	27,000.00	27,000.00	28,000.00
20-5103-201-000000	Certification Pay	1,600.00	1,600.00	1,200.00
20-5104-201-000000	On-Call Pay	5,850.00	5,850.00	5,850.00
20-5140-201-000000	Texas Municipal Reti	59,560.00	59,560.00	62,055.00
20-5150-201-000000	Social Security	33,240.00	33,240.00	34,575.00
20-5152-201-000000	Worker’s Compensatio	15,940.00	15,940.00	14,610.00
20-5160-201-000000	Health Insurance	80,040.00	80,040.00	84,840.00
20-5176-201-000000	Phone Allowance	1,800.00	1,600.00	1,800.00
Subtotal:		624,075.00	623,875.00	648,055.00
20-5203-201-000000	Operating Supplies	7,000.00	8,000.00	7,000.00
20-5210-201-000000	Uniforms	4,990.00	4,990.00	4,990.00
20-5220-201-000000	Minor Tools & Equipm	4,500.00	4,500.00	4,500.00
20-5230-201-000000	Motor Fuel & Oil	19,945.00	25,000.00	25,000.00
Subtotal:		36,435.00	42,490.00	41,490.00
20-5305-201-000000	Licenses, Dues & Sub	595.00	595.00	595.00
20-5306-201-ELECTR	Utilities-Electric/W	23,000.00	23,000.00	27,000.00
20-5312-201-000000	Water Purchases-NTMW	1,582,365.00	1,582,365.00	1,820,050.00
20-5314-201-WATSWR	Franchise Fee-WSWR/S	83,555.00	83,555.00	49,210.00
20-5322-201-000000	Tuition & Education	4,800.00	4,800.00	4,800.00
20-5330-201-000000	Travel	555.00	555.00	555.00
20-5350-201-000000	Maintenance-Faciliti	34,200.00	34,200.00	24,000.00
20-5351-201-000000	Maintenance-Improvem	90,000.00	90,000.00	90,000.00
20-5353-201-000000	Maintenance-Streets	30,000.00	30,000.00	30,000.00
20-5354-201-000000	Maintenance-Automoti	10,000.00	15,000.00	17,160.00
20-5355-201-000000	Maintenance-Equipmen	9,585.00	9,585.00	9,585.00
20-5363-201-000000	Professional Svcs-Te	8,300.00	8,300.00	8,300.00
Subtotal:		1,876,955.00	1,881,955.00	2,081,255.00
20-5420-201-000000	Capital Equipment			17,000.00
20-5460-201-000000	Capital - Infrastruc	12,000.00	12,000.00	37,000.00
Subtotal:		12,000.00	12,000.00	54,000.00
20-5593-201-000000	Capital Lease Princi	18,000.00	18,000.00	26,065.00
20-5594-201-000000	Capital Lease Intere	3,650.00	3,650.00	7,520.00
Subtotal:		21,650.00	21,650.00	33,585.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
Program number:		2,571,115.00	2,581,970.00	2,858,385.00
Department number:	Water Distribution	2,571,115.00	2,581,970.00	2,858,385.00

Fund: 20 WS UTILITY FUND Dept: 202 Metering Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5101-202-000000	Salaries & Wages	43,745.00	43,745.00	44,225.00
20-5102-202-000000	Overtime	2,500.00	2,500.00	2,500.00
20-5103-202-000000	Certification Pay	600.00	600.00	600.00
20-5104-202-000000	On-Call Pay	650.00	650.00	650.00
20-5140-202-000000	Texas Municipal Reti	6,445.00	6,445.00	6,585.00
20-5150-202-000000	Social Security	3,595.00	3,595.00	3,670.00
20-5152-202-000000	Worker’s Compensatio	1,725.00	1,725.00	1,555.00
20-5160-202-000000	Health Insurance	8,005.00	8,005.00	8,485.00
Subtotal:		67,265.00	67,265.00	68,270.00
20-5203-202-000000	Operating Supplies	65,000.00	65,000.00	65,000.00
20-5210-202-000000	Uniforms	1,300.00	1,300.00	1,300.00
20-5220-202-000000	Minor Tools & Equipm	2,000.00	2,000.00	2,000.00
Subtotal:		68,300.00	68,300.00	68,300.00
Program number:		135,565.00	135,565.00	136,570.00
Department number:	Metering	135,565.00	135,565.00	136,570.00

Fund: 20 WS UTILITY FUND Dept: 212 WW Collection Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5203-212-000000	Operating Supplies	5,000.00	5,000.00	5,000.00
20-5220-212-000000	Minor Tools & Equipm	4,700.00	4,700.00	4,700.00
Subtotal:		9,700.00	9,700.00	9,700.00
20-5306-212-ELECTR	Utilities-Electric/W	14,500.00	14,500.00	20,000.00
20-5311-212-000000	Lease Equipment	800.00	800.00	800.00
20-5350-212-000000	Maintenance-Faciliti	40,000.00	40,000.00	40,000.00
20-5351-212-000000	Maintenance-Improvem	58,000.00	40,000.00	40,000.00
20-5353-212-000000	Maintenance-Streets	12,000.00	12,000.00	12,000.00
20-5355-212-000000	Maintenance-Equipmen	6,800.00	6,800.00	6,800.00
Subtotal:		132,100.00	114,100.00	119,600.00
20-5420-212-000000	Capital Equipment	75,000.00	75,000.00	75,000.00
Subtotal:		75,000.00	75,000.00	75,000.00
Program number:		216,800.00	198,800.00	204,300.00
Department number:	WW Collection	216,800.00	198,800.00	204,300.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5203-213-000000	Operating Supplies	1,000.00	1,000.00	1,000.00
Subtotal:		1,000.00	1,000.00	1,000.00
20-5351-213-000000	Maintenance-Improvem	2,000.00	2,000.00	2,000.00
Subtotal:		2,000.00	2,000.00	2,000.00
Program number:		3,000.00	3,000.00	3,000.00
Department number:	Prairie Creek Maintenance	3,000.00	3,000.00	3,000.00

Fund: 20 WS UTILITY FUND Dept: 220 Customer Service Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5101-220-000000	Salaries & Wages	202,630.00	202,630.00	215,050.00
20-5102-220-000000	Overtime	3,500.00	4,000.00	4,000.00
20-5103-220-000000	Certification Pay	600.00	600.00	600.00
20-5140-220-000000	Texas Municipal Reti	28,085.00	28,085.00	30,465.00
20-5150-220-000000	Social Security	15,675.00	15,675.00	16,975.00
20-5152-220-000000	Worker’s Compensatio	645.00	645.00	635.00
20-5160-220-000000	Health Insurance	22,010.00	22,010.00	33,940.00
20-5174-220-000000	Auto Allowance	1,200.00	1,200.00	1,800.00
20-5176-220-000000	Phone Allowance	450.00	450.00	450.00
Subtotal:		274,795.00	275,295.00	303,915.00
20-5203-220-000000	Operating Supplies	2,800.00	2,800.00	2,800.00
Subtotal:		2,800.00	2,800.00	2,800.00
20-5302-220-000000	Postage & Delivery	15,000.00	15,000.00	15,000.00
20-5304-220-000000	Printing & Reproduct	20,500.00	20,500.00	17,500.00
20-5305-220-000000	Licenses, Dues & Sub	250.00	650.00	650.00
20-5322-220-000000	Tuition & Education	2,425.00	4,025.00	4,025.00
20-5323-220-000000	Meals & Lodging	2,170.00	3,840.00	3,840.00
20-5330-220-000000	Travel	1,300.00	2,600.00	2,600.00
20-5331-220-000000	Credit Card Merchant	21,000.00	22,000.00	22,000.00
20-5362-220-000000	Professional Svcs-Ad	1,125.00	5,200.00	5,200.00
20-5363-220-000000	Professional Svcs-Te	21,750.00	22,000.00	22,000.00
Subtotal:		85,520.00	95,815.00	92,815.00
Program number:		363,115.00	373,910.00	399,530.00
Department number:	Customer Service	363,115.00	373,910.00	399,530.00

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
20-5380-230-000000	Bad Debt Expense	55,530.00	55,530.00	16,000.00
Subtotal:		55,530.00	55,530.00	16,000.00
20-5602-230-000000	Bond Principal	576,050.00	576,050.00	683,650.00
20-5603-230-000000	Bond Interest	230,980.00	230,980.00	331,675.00
20-5604-230-000000	Bond Paying Agent Fe	2,760.00	2,760.00	5,250.00
20-5610-230-000000	Cont.Oblig.-GTUA/TWD	90,000.00	90,000.00	90,000.00
20-5611-230-000000	Cont.Oblig.-GTUA/TWD	3,895.00	3,895.00	3,895.00
20-5612-230-000000	Cont.Oblig.-GTUA/TWD	22,950.00	22,950.00	22,950.00
20-5613-230-000000	Cont.Oblig.-GTUA/TWD	18,690.00	18,690.00	18,690.00
Subtotal:		945,325.00	945,325.00	1,156,110.00
Program number:		1,000,855.00	1,000,855.00	1,172,110.00
Department number:	Utility Fund Debt Service	1,000,855.00	1,000,855.00	1,172,110.00
Expenditure	Subtotal ----------	5,814,070.00	5,839,325.00	6,078,600.00
Fund number:	20 WS UTILITY FUND	62,780.00-	37,525.00-	

Fund: 21 CAPITAL IMPROVEMENTS-WS Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
21-4604-000-000000	Interest Income	1,000.00-	1,000.00-	1,000.00-
21-4605-000-000000	Transfer In	724,000.00-	724,000.00-	1,827,115.00-
Subtotal:		725,000.00-	725,000.00-	1,828,115.00-
Program number:		725,000.00-	725,000.00-	1,828,115.00-
Department number:	Non departmental	725,000.00-	725,000.00-	1,828,115.00-
Revenue	Subtotal ----------	725,000.00-	725,000.00-	1,828,115.00-

Fund: 21 CAPITAL IMPROVEMENTS-WS Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
21-5403-000-P00001	Capital - Sewer			268,000.00
21-5403-000-P00005	Capital - Sewer			292,500.00
21-5404-000-P00001	Capital - Water			268,000.00
21-5404-000-P00005	Capital - Water			292,500.00
21-5404-000-WT0001	Capital - Water	524,000.00	524,000.00	
21-5404-000-WT0003	Capital - Water			594,000.00
21-5419-000-WWTPP2	Improvements-Other	2,000,000.00	2,000,000.00	
21-5460-000-FEMALG	Capital - Infrastruc			361,975.00
21-5484-000-NEUUTL	Kaufman NE Utilities	2,000,000.00	2,000,000.00	400,000.00
Subtotal:		4,524,000.00	4,524,000.00	2,476,975.00
21-5592-000-WSIAFB	Budgetary Reserve -	200,000.00	200,000.00	
Subtotal:		200,000.00	200,000.00	
Program number:		4,724,000.00	4,724,000.00	2,476,975.00
Department number:	Non departmental	4,724,000.00	4,724,000.00	2,476,975.00
Expenditure	Subtotal ----------	4,724,000.00	4,724,000.00	2,476,975.00
Fund number:	21 CAPITAL IMPROVEMENTS-WS	3,999,000.00	3,999,000.00	648,860.00

Fund: 22 WS IMPACT FEE FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
22-4004-000-000000	Water Impact Fees	140,000.00-	140,000.00-	139,000.00-
22-4008-000-RWIFGT	Water Impact Fees	67,000.00-	67,000.00-	79,200.00-
Subtotal:		207,000.00-	207,000.00-	218,200.00-
Program number:		207,000.00-	207,000.00-	218,200.00-
Department number:	Non departmental	207,000.00-	207,000.00-	218,200.00-
Revenue	Subtotal ----------	207,000.00-	207,000.00-	218,200.00-

Fund: 22 WS IMPACT FEE FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
22-5016-000-RWIFFF	RMB Impact Fees	168,000.00	168,000.00	168,000.00
Subtotal:		168,000.00	168,000.00	168,000.00
Program number:		168,000.00	168,000.00	168,000.00
Department number:	Non departmental	168,000.00	168,000.00	168,000.00
Expenditure	Subtotal ----------	168,000.00	168,000.00	168,000.00
Fund number:	22 WS IMPACT FEE FUND	39,000.00-	39,000.00-	50,200.00-

Fund: 25 DRAINAGE UTILITY FUND Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
25-4011-000-000000	Drainage Service Fee	385,000.00-	385,000.00-	380,000.00-
Subtotal:		385,000.00-	385,000.00-	380,000.00-
25-4605-000-000000	Transfer In			186,480.00-
Subtotal:				186,480.00-
Program number:		385,000.00-	385,000.00-	566,480.00-
Department number:	Non departmental	385,000.00-	385,000.00-	566,480.00-
Revenue	Subtotal ----------	385,000.00-	385,000.00-	566,480.00-

Fund: 25 DRAINAGE UTILITY FUND Dept: 171 Operations Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
25-5314-171-STDRNG	Franchise Fee-WSWR/S	12,105.00	12,105.00	12,105.00
25-5361-171-000000	Professional Svcs-En	3,000.00	3,000.00	3,000.00
Subtotal:		15,105.00	15,105.00	15,105.00
25-5561-171-000000	City Manager's Conti	31,240.00	31,240.00	30,000.00
25-5591-171-000000	Budgetary Reserve			13,675.00
Subtotal:		31,240.00	31,240.00	43,675.00
Program number:		46,345.00	46,345.00	58,780.00
Department number:	Operations	46,345.00	46,345.00	58,780.00

Fund: 25 DRAINAGE UTILITY FUND Dept: 230 Utility Fund Debt Service Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
25-5602-230-000000	Bond Principal	195,000.00	195,000.00	280,000.00
25-5603-230-000000	Bond Interest	142,555.00	142,555.00	225,850.00
25-5604-230-000000	Bond Paying Agent Fe	1,100.00	1,100.00	1,850.00
Subtotal:		338,655.00	338,655.00	507,700.00
Program number:		338,655.00	338,655.00	507,700.00
Department number:	Utility Fund Debt Service	338,655.00	338,655.00	507,700.00
Expenditure	Subtotal ----------	385,000.00	385,000.00	566,480.00

Fund number: 25 DRAINAGE UTILITY FUND

Fund: 26 CAPITAL IMPROVEMENTS-DRAINAGE Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
26-4605-000-000000	Transfer In			4,250,915.00-
Subtotal:			4,250,915.00-	
Program number:			4,250,915.00-	
Department number:	Non departmental		4,250,915.00-	
Revenue	Subtotal ----------		4,250,915.00-	

Fund: 26 CAPITAL IMPROVEMENTS-DRAINAGE Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
26-5401-000-FEMASD	Capital - Drainage			2,361,620.00
26-5401-000-P00001	Capital - Drainage			276,500.00
26-5401-000-P00005	Capital - Drainage			366,500.00
26-5401-000-PHILDR	Capital - Drainage			750,000.00
26-5485-000-SHPIMP	Shannon Park Improve	320,000.00	320,000.00	
Subtotal:		320,000.00	320,000.00	3,754,620.00
Program number:		320,000.00	320,000.00	3,754,620.00
Department number:	Non departmental	320,000.00	320,000.00	3,754,620.00
Expenditure	Subtotal ----------	320,000.00	320,000.00	3,754,620.00
Fund number:	26 CAPITAL IMPROVEMENTS-DRAINAGE	320,000.00	320,000.00	496,295.00-

Fund: 32 ECONOMIC DEVELOPMENT CORP. Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
32-4105-000-000000	General Sales & Use	565,830.00-	565,830.00-	606,500.00-
Subtotal:		565,830.00-	565,830.00-	606,500.00-
32-4604-000-000000	Interest Income	250.00-	250.00-	250.00-
32-4608-000-000000	Loan Revenue	10,000.00-	10,000.00-	10,000.00-
Subtotal:		10,250.00-	10,250.00-	10,250.00-
Program number:		576,080.00-	576,080.00-	616,750.00-
Department number:	Non departmental	576,080.00-	576,080.00-	616,750.00-
Revenue	Subtotal ----------	576,080.00-	576,080.00-	616,750.00-

Fund: 32 ECONOMIC DEVELOPMENT CORP. Dept: Non departmental Prog:
Period Ending: 8/2023

Account	Description	2024 Proposed Base Budget	2024 Proposed Dept Reqs.	2024 Proposed CM Cuts
32-5101-000-000000	Salaries & Wages	137,574.00	137,574.00	143,015.00
32-5177-000-000000	Retention Pay	5,000.00	5,000.00	5,000.00
Subtotal:		142,574.00	142,574.00	148,015.00
32-5203-000-000000	Operating Supplies	4,500.00	4,500.00	3,400.00
32-5213-000-000000	Meetings	9,000.00	9,000.00	7,500.00
32-5214-000-000000	Promotional Material	5,400.00	5,400.00	7,400.00
32-5220-000-000000	Minor Tools & Equipm	7,675.00	7,675.00	10,925.00
Subtotal:		26,575.00	26,575.00	29,225.00
32-5302-000-000000	Postage & Delivery	500.00	500.00	500.00
32-5303-000-000000	Advertising	15,425.00	15,425.00	18,250.00
32-5305-000-000000	Licenses, Dues & Sub	3,380.00	3,380.00	3,905.00
32-5306-000-WATELE	Utilities-Electric/W	550.00	550.00	550.00
32-5309-000-000000	Insurance & Bonds	1,100.00	1,100.00	1,100.00
32-5322-000-000000	Tuition & Education	6,275.00	6,275.00	4,450.00
32-5330-000-000000	Travel	9,600.00	9,600.00	7,950.00
32-5352-000-000000	Maintenance-Grounds	62,000.00	62,000.00	12,000.00
32-5362-000-000000	Professional Svcs-Ad	95,101.00	95,101.00	97,751.00
32-5363-000-000000	Professional Svcs-Te	8,000.00	8,000.00	8,000.00
Subtotal:		201,931.00	201,931.00	154,456.00
32-5500-000-000000	Matching Grants	105,000.00	105,000.00	100,000.00
32-5501-000-000000	Incentives / Intergo			150,000.00
32-5507-000-000000	HWY 34 Bypass Fundin	100,000.00	100,000.00	100,000.00
32-5591-000-000000	Budgetary Reserve			50,000.00
Subtotal:		205,000.00	205,000.00	400,000.00
Program number:		576,080.00	576,080.00	731,696.00
Department number:	Non departmental	576,080.00	576,080.00	731,696.00
Expenditure	Subtotal ----------	576,080.00	576,080.00	731,696.00
Fund number:	32 ECONOMIC DEVELOPMENT CORP.			114,946.00

******* End of Report *********

FY 2024 KEDC Draft Budget		
INCOME		
Sales Tax	$	606,500.00
Interest	$	250.00
Loan Payments	$	10,000.00
Land Sales	$	-
Fund Balance	$	-
TOTAL INCOME	**$**	**616,750.00**
EXPENSES		
SALARY & BENEFITS (32-5101-000)		
Salary & Benefits	$	143,015.00
Item Total - Salary & Benefits	**$**	**143,015.00**
RETENTION PAYMENT (32-5177-000)		
EDC Board Discretionary Retention Payment	$	5,000.00
Item Total - Retention Payment	**$**	**5,000.00**
MEETINGS (32-5213-000)		
Meetings	$	3,000.00
Industry Trade Shows/Broker Events/BRE	$	3,000.00
ICSC Dallas **(*Increase)**	$	1,500.00
Item Total - Meetings	**$**	**7,500.00**
PROFESSIONAL SERVICES (32-5362-000)		
Chamber BRE Contract	$	7,800.00
City Administrative Services Contract **(*increase - shared emp.)**	$	41,951.00
Legal Fees	$	12,000.00
Photography	$	2,000.00
Professional & Technical Consulting	$	15,000.00
Real Estate Title Service & Closing Costs **(*ESTIMATE*)**	$	17,000.00
Graphic Design	$	2,000.00
Item Total - Professional Services	**$**	**97,751.00**
PROFESSIONAL/TECHNICAL & AUDITING (32-5363-000)		
Website	$	3,000.00
Audit	$	5,000.00
Item Total - Professional/Technical & Auditing	**$**	**8,000.00**
PROMOTIONAL MATERIALS (32-5214-000)		
Miscellaneous Promotional Items **(*Decrease)**	$	2,000.00
Aerial Map Service Subscription **(*New)**	$	2,500.00
Printed Maps **(*biennial expense)**	$	2,000.00
Business Retention Monthly Recognition	$	900.00
Item Total - Promotional Materials	**$**	**7,400.00**
MISCELLANEOUS/OFFICE SUPPLIES (32-5203-000)		
Office Furniture	$	-
Wall Map **(*biennial expense)**	$	1,400.00
Misc. Office Supplies	$	1,500.00
Logoed Shirts	$	500.00
Item Total - Miscellaneous/Office Supplies	**$**	**3,400.00**
POSTAGE (32-5302-000)		

Postage **(*Increase)**	$	500.00
Item Total - Postage	**$**	**500.00**
ADVERTISING (32-5303-000)		
Publication/Digital Advertising **(*slight increase)**	$	12,000.00
Chamber Banquet Sponsorship	$	800.00
Chamber Golf Tournament Sponsorship	$	300.00
Chamber Auction Sponsor	$	400.00
Economic Summit	$	2,000.00
KISD Education Foundation Gala Table Sponsorship **(*New*)**	$	1,250.00
Johnny Countryman Memorial Scholarship	$	1,000.00
Kaufman Herald Ads	$	500.00
Item Total - Advertising	**$**	**18,250.00**
DUES & SUBSCRIPTIONS (32-5305-000)		
TEDC Membership **(*slight increase)**	$	550.00
Chamber Membership	$	415.00
KCLC Dues **(*slight increase)**	$	300.00
ICSC Membership (up to 3 memberships)	$	375.00
IEDC Membership	$	455.00
Dallas Morning News **(*NEW*)**	$	260.00
Dallas Business Journal **(*slight increase)**	$	190.00
Kaufman Herald	$	35.00
North Texas Commercial Association of Realtors (NTCAR)	$	375.00
Texas Downtown Association **(*increase)**	$	350.00
Downtown Merchants Association	$	200.00
Kaufman Lion's Club	$	400.00
Item Total - Dues & Subscriptions	**$**	**3,905.00**
UTILITIES (32-5306-000)		
Business Park Utilities **(*increase)**	$	550.00
Item Total - Utilities	**$**	**550.00**
NON-CAPITAL MINOR TOOLS/SOFTWARE (32-5220-000)		
Computer	$	-
Avenu Subscription	$	3,000.00
ESRI Business Analyst	$	1,100.00
CRM System	$	2,500.00
Resimplifi Website Real Estate Tool	$	3,000.00
Retail Lease Trac	$	1,125.00
PDF Suite	$	200.00
Item Total - Non-Capital Minor Tools/Software	**$**	**10,925.00**
INSURANCE (32-5309-000)		
Insurance	$	1,100.00
Item Total - Insurance	**$**	**1,100.00**
TUITION & EDUCATION (32-5322-000)		
TEDC Sales Tax Training **(*slight decrease)**	$	400.00
ICSC Registration	$	550.00
TEDC Annual Conference **(*slight increase)**	$	600.00
TEDC Winter Conference **(*slight increase)**	$	425.00
TEDC Mid-Year Conference **(*slight increase)**	$	450.00

TEDC Board Retreat	$	300.00
IEDC CEcD Continuing Education **(*decrease)**	$	600.00
Webinars **(*slight decrease)**	$	300.00
Kaufman County Day at the Capitol **(3 people)**	$	825.00
Item Total - Tuition & Education	**$**	**4,450.00**
TRAVEL (32-5330-000)		
TEDC Annual Conference (Houston) **(*slight decrease)**	$	600.00
TEDC Sales Tax Training	$	-
ICSC - Dallas	$	100.00
TEDC Winter Conference (San Antonio)	$	750.00
TEDC Mid-Year Conference (Conroe)	$	800.00
TEDC Board Retreat Hotel & Parking (Dallas)	$	300.00
Kaufman County Day at the Capitol **(3 people - *Decrease)**	$	1,900.00
Industry Trade Shows/Broker Events/BRE **(*Decrease)**	$	1,500.00
Long Range Mileage/Transportation **(*Decrease)**	$	1,500.00
Meals **(*Decrease)**	$	500.00
Item Total - Travel	**$**	**7,950.00**
HIGHWAY 34 BYPASS FUNDING (32-5507-000)		
Highway 34 Bypass Annual Commitment	$	100,000.00
Item Total - Highway 34 Bypass Funding	**$**	**100,000.00**
MAINTENANCE (32-5352-000)		
Business Park Mowing	$	12,000.00
Item Total - Maintenance	**$**	**12,000.00**
MATCHING GRANTS (32-5500-000)		
Matching Grants **(*Decrease - Façade + Destination)**	$	100,000.00
Item Total - Matching Grants	**$**	**100,000.00**
INCENTIVES/INTERGOVERNMENTAL (32-5501-000)		
Galleher Industries Expansion Incentive **(*Fund Balance)**	$	50,000.00
Hampton Inn Site Improvement Incentive **(*Fund Balance)**	$	100,000.00
Item Total - Incentives/Intergovernmental	**$**	**150,000.00**
PRINCIPAL & INTEREST (AWAITING GL #)		
Speculative Debt Service Payment **(*ESTIMATE*)**	$	50,000.00
Item Total - Principal & Interest	**$**	**50,000.00**
TOTAL EXPENSES	**$**	**731,696.00**

Meeting Date: 8/21/2023 **Date: 08/01/2023** **Item #: 27.** **Dept.: Finance**

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-18-23, 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 2023 at the rate of $0.7600000 per one hundred dollars ($100.00) assessed value on all taxable property within the corporate limits of the City of Kaufman, Texas as of January 1, 2024; 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.

BACKGROUND:

Property taxes fund the debt service obligations of the City and account for approximately 33.4% of the General Fund revenue.

State law requires three record votes when the budget will raise more property tax revenue than was generated in the previous year. The first record vote adopts the budget, the second record vote sets the tax rate, and the third, additional, record vote ratifies the property tax revenue increase reflected in the budget.

The property tax rate must be approved and adopted by the governing body of the City by September 30, 2023. The Kaufman County Tax Office collects the property taxes for the City and has requested the adopted tax rate by September 15, 2023, in order to mail tax statements in October.

Author: Mary Wennerstrom, Finance Director

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends tabling this item until August 28, 2023 at 6:00 PM at City Hall.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

Meeting Date: 8/21/2023 **Date: 08/08/2023** **Item #: 28.** **Dept.: Administration**

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-22-23, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-35-22 and amending Section A8.002, “Water Rates”, 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.

BACKGROUND:

The City conducted a rate study to evaluate the water and sewer rates. Water utility rate studies provide transparency into what the utility fund can expect in the years ahead. it helps ensure we have the financial resources needed to meet our budget, maintain our infrastructure, grow our distribution system, explore new technologies and implement our capital improvement plan (CIP). The recommendation from the rate study determined a need to increase the water and sewer rates for residential, commercial, public schools, multi-unit residential, and multi-unit commercial accounts by 12% and a 10% increase to the senior citizens' rate.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Ordinance O-22-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

ORDINANCE NO. O-22-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REPEALING ORDINANCE NO. O-35-22 AND AMENDING SECTION A8.002, "WATER RATES", 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.

WHEREAS, after reviewing the current City of Kaufman rates regarding utility services, the City Council finds it necessary to increase various rates for necessary utility maintenance and improvements; and

WHEREAS, the City of Kaufman finds it necessary and reasonable, for the first 1,000 gallons of water, to adopt an approximate 16% water rate increase for residential, commercial, wholesale, public school, and multi-unit water service and an approximate 12% water rate increase for senior citizens; and

WHEREAS, the City of Kaufman finds it necessary and reasonable, for water service provided over and above 1,000 gallons, to adopt an approximate 16% water rate increase for residential, commercial, wholesale, public school, and multi-unit water service and an approximate 12% water rate increase for senior citizens; and

WHEREAS, the City of Kaufman finds it necessary and reasonable to increase sewer rates per 1,000 gallons discharged for residential, commercial, public school, and multi-unit accounts by approximately 16% and an approximate 12% sewer rate increase for senior citizens; and

WHEREAS, the City of Kaufman finds it necessary and reasonable to increase the minimum sewer rates for residential, commercial, public school, and multi-unit accounts by approximately 16% and an approximate 12% sewer rate increase for senior citizens; and

WHEREAS, the City Council has determined that the increase in rates is reasonable and necessary in order for the City to continue to provide water and sewer service to the City's customers, thus the increase in rates serves the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

Section 1. Incorporation of Premises. The foregoing recitals are findings of the City Council and are hereby adopted and incorporated by reference and made a part of this Ordinance as if fully set forth herein.

Section 2. Repeal/Amendments.

2.01. That Ordinance No. O-35-22 of the City of Kaufman is hereby repealed.

2.02. That subparagraphs (b), (c), and (d) of Section A8.002, "Water Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances, City of Kaufman, Texas is hereby amended to read as follows, and all other sections, subsections, and subparagraphs of Section A8.002 not expressly amended hereby shall remain in full force and effect without amendment:

"A8.002 Water rates.

(a) Types of service. . . .

(b) Monthly rates. The monthly water rates, effective from the **October 2023** billing, to be charged and collected by the city from all customers obtaining service from the city, or metered at the city limits, or other contractually agreed upon locations, shall be as follows:

Number of Gallons	Residential	Commercial	Wholesale	Public Schools	Multi-Unit	Senior Citizens
First 1,000, minimum	**$22.53**	**$22.53**	**$22.11**	**$22.53**	**$18.99**	**$13.42**
Over 1,000, per 1,000	**$10.00**	**$10.00**	**$9.81**	**$10.00**	**$10.00**	**$8.94**

(c) Rate reduction for senior citizens. Senior citizen residential utility customers (age 65 and above) who pay directly for service accounts in their name apply for a monthly rate reduction as outlined in subparagraph (f) of this section. A valid form of identification must be presented to determine eligibility, such as a picture I.D., social security document or birth certificate.

(d) Additional fee for meters outside city. A flat fee of **$22.53** shall also be assessed to each water meter situated outside the corporate limits of the city. This flat fee is assessed to cover city's additional cost and expense of installing, connecting, reading, maintaining and servicing water meters and appurtenances situated outside the corporate limits of the city."

2.03. That subparagraph (b) of Section A8.003, "Sewer Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances, City of Kaufman, Texas is hereby amended to read as follows and all other sections, subsections, and subparagraphs of Section A8.003 not expressly amended hereby shall remain in full force and effect without amendment:

"A8.003 Sewer rates.

(a) Types of service. . . .

(b) Monthly rates. The monthly sewer rates to be charged per month and collected by the City of Kaufman, Texas, from all customers obtaining service from the sewer system of the city, will be and are hereby fixed as set forth below:

Number of Gallons	Residential	Commercial	Public Schools	Multi-Unit Res.	Multi-Unit Comm.	Senior Citizens
First 1,000, minimum	**$22.13**	**$50.83**	**$50.83**	**$17.47**	**$39.00**	**$20.16**
Over 1,000, per 1,000	**$7.32**	**$7.32**	**$7.32**	**$7.32**	**$7.32**	**$6.65**

Section 3. Severability. It is hereby declared to be the intention of the City Council of Kaufman, Texas that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of any court of competent jurisdiction, such constitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance, since they would have been entered by the City Council without the incorporation of this Ordinance of unconstitutional or invalid sections, paragraphs, sentences, clauses or phrases.

Section 4. Cumulative Repealer/Savings. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose, the Ordinance shall remain in full force and effect.

Section 5. Enforcement. The City may enforce the requirements for this Ordinance against any person, firm, or corporation violating its provisions as allowed by

law or equity, including without limitation, discontinuation of service, civil suit, or civil penalties as allowed by law. This provision is not meant as a limitation of remedies.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after October 1, 2023, and its passage and publication as required by law and Charter, and it so ordained.

PASSED AND APPROVED this 21st day of August, 2023.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO LEGAL FORM:

_____
PATRICIA ADAMS
CITY ATTORNEY

Meeting Date: 8/21/2023 **Date: 08/17/2023** **Item #: 29.** **Dept.: Administration**

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-26-23, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Four within the City of Kaufman, Texas, on an approximate 106.417 acres of land generally located within the city limits of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing; and providing an effective date. (Highland Meadows)

BACKGROUND:

On August 10th, staff received a petition for the creation of a Public Improvement District from Kaufman One WW, LLC. (Highland Meadows). This item is to set the public hearing regarding the creation of the PID. Staff recommends setting the public hearing for September 25, 2023, at 6:30 pm at City Hall.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approval of Resolution R-26-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION R-26-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, SETTING A PUBLIC HEARING FOR THE CREATION OF CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NUMBER FOUR WITHIN THE CITY OF KAUFMAN, TEXAS ("HIGHLAND MEADOWS DEVELOPMENT"); AND AUTHORIZING THE ISSUANCE OF NOTICE OF PUBLIC HEARING BY THE CITY SECRETARY OF KAUFMAN, TEXAS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kaufman, Texas, a home rule municipality, (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on August 8, 2023, the City Council (the "City Council") of the City of Kaufman, Texas (the "City") received a petition from Kaufman One W LLC, a Texas Limited Liability Company, the owner of an approximate 106.417 acres of land, as more specifically described herein, located on the south side of SH 243 at Ola Road and is more commonly identified as the Highland Meadows Development, (the "Petition") requesting creation of a public improvement district (the "PID") under the Act from the record owners of taxable real property representing more than fifty percent ("50%") of the appraised value of the real property liable for assessment in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as **Exhibit 1,** has been examined, verified, and found to meet the requirements of the Act, including Sections 372.005(a) and 372.005(b) and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the property to be included in the proposed PID are described in **Exhibit A** to the Petition, such property being an approximate 106.417 area tract of land located in the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, located on the south side of SH 243 at Ola Road and is more commonly identified as the Highland Meadows Development, and the PID is proposed to be identified as "City of Kaufman Public Improvement District No. Four"; and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails,

playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi)special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property; and

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the municipality before the 15th day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

WHEREAS, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on **September 25, 2023***,* on the creation of a public improvement district; and

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1: That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

SECTION 2: That a public hearing is hereby **called for 6:30 p.m. on September 25, 2023**, in the **City Council Chamber at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142** to receive public comment on the creation of City of Kaufman Public Improvement District Number Four in the area more specifically described in Exhibit A, "Metes and Bounds Description" to the Petition, **Exhibit 1** hereto, pursuant to the Act; and

SECTION 3: That notice of said hearing, in the substantially final form set forth in **Exhibit 2** attached hereto, with such changes as may be approved by the City's

counsel, shall be published in a newspaper of general circulation in the City and in a newspaper of general circulation in the City before the 15th day before the date of the hearing as required by the Act; and

SECTION 4: That written notice, in the substantially final form set forth in **Exhibit 2** attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the PID, before the 15th day prior to the date set for the hearing; and

SECTION 5: That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein; and

SECTION 6: The City Secretary is hereby authorized and directed to cause the notice of public hearing specified herein to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to notify any affected landowners within the boundaries of the proposed public improvement district as required by law. The City Secretary shall provide notice on or before **September 8, 2023**, which is before the 15th day before the ***September 25, 2023,*** public hearing.

SECTION 7: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

SECTION 8: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

INTRODUCED, READ, AND PASSED by the affirmative vote of the City Council of the City of Kaufman, Texas this 21st day of August, 2023.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT 1

PETITION

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY LIMITS OF THE CITY OF KAUFMAN, TEXAS FOR THE HIGHLAND MEADOWS PUBLIC IMPROVEMENT DISTRICT

This petition ("Petition") is submitted and filed with the City Secretary of the City of Kaufman, Texas ("City"), by Kaufman One WW, LLC, a Texas limited liability company; (the "Petitioner"), owner of the majority of the real property located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the city limits of the City, more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B** (the "Property"). In support of this Petition, the Petitioner presents the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs (including but not limited to the funding of any capitalized interest and reserve funds), eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment administration and operation of the District, is Twenty-Five Million Dollars ($25,000,000.00). The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners, including funds from a Tax Increment Financing Zone, if any.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain

assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioner may also pay certain costs of the Authorized Improvements from other funds available to the Petitioner. The Petitioner shall arrange for any financing needed for the Authorized Improvements.

Section 6. Management of the District. The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person(s) signing this Petition request(s) the establishment of the District, is duly authorized, and has the authority to execute and deliver the Petition.

Section 8. Advisory Board. The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s). This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the creation or renewal of the PID absent a separate property agreement.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The Petitioner requests that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED, on this the 8th day of August, 2023.

Petitioner:

Kaufman One WW, LLC
a Texas limited liability company

By: _____
Member/Manager

EXHIBIT A

Metes and Bounds Description

106.417 Acres
Thomas Beedy Survey, Abstract No. 21
Kaufman County, Texas

BEING a tract or parcel of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being part of a called 17.084 acre tract of land described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 558, Page 313, Deed Records of Kaufman County, Texas, (D.R.K.C.T.), and part of a called 15.00 acre tract described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 547, Page 519, D.R.K.C.T., a called 78.821 acre tract described in General Warranty Deed to Kaufman WW One, LLC, as recorded in Volume 7853, Page 589, D.R.K.C.T., and a called 0.491-acre tract described in Special Warranty Deed to Kaufman WW One, LLC, as recorded in Volume 8069, Page 225, D.R.K.C.T., and being more particularly described by metes and bounds to follow;

BEGINNING at a found 3/4-inch iron pipe for the most southerly corner of said Walther 15.00 acre tract and for the southwesterly corner of said Walther 17.084 acre tract, and the southeast corner of a called 6.728 acre tract described in a Warranty Deed to Kaufman County Electric Coop as recorded in Volume 605, Page 364, D.R.K.C.T., and bring in the northeasterly line of a called 23.656 acre tract described in Special Warranty Deed to Trinity Valley Electric Cooperative, Inc. as recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11°56'26" East with the west line of said 17.084-acre tract and the east line of said Kaufman County Electric tract, a distance of 483.07 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" for the southwest corner of a called 2.00-acre tract described in Warranty Deed to Eugene M. Walther and Carol Ann Walther as recorded in Volume 4007, Page 256, D.R.K.C.T.;

THENCE South 85°58'46" East with the south line of said Walther 2.00-acre tract, a distance of 453.80 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" found for the southeast corner of said Walther 2.00-acre tract;

THENCE North 11°08'58" West with the east line of said Walther tract and a called 2.02 acre tract described in a Warranty Deed to Roy W. Ferrell as recorded in Volume 645, Page 45, D.R.K.C.T., a distance of 517.18 feet to a point for the northeast corner of said Ferrell tract and in the south right-of-way line of State Farm to Market Highway 243 (FM. 243 - a variable width right-of-way), from which a found 3/8-inch iron rod with orange plastic cap stamped "5411" bears South 82°25' West, a distance of 9.6 feet.

THENCE South 86°09'59" East with the north line of said 17.084-acre tract and the south right-of-way line of FM. 243 a distance of 474.13 feet to a found 3-inch brass disk stamped "TXDOT" in concrete for being at the beginning of a non-tangent curve;

THENCE continuing with said right of way and along the arc of said curve to the right, having a central angle of 7°43'25", a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South 82°10'23" East, 506.44 feet to a found 1/2" iron rod at the northwest corner of a called 0.808 acre tract as described in Special Warranty Deed to Gayle Howell as recorded in Volume 912, Page 169, D.R.K.C.T.;

THENCE South 43°27'51" West leaving said right of way and with the northwesterly line of said Howell tract a distance of 83.64 feet to a found 3/8-inch iron rod for the west corner of said Howell 0.808-acre tract;

THENCE South 48°27'57" East with the southwesterly line of said Howell 0.808-acre tract, a distance of 249.41 feet to a 3/8-inch iron rod found for the south corner of said Howell tract and in the northwesterly line of said Walther 78,821-acre tract and in the southeasterly line of said Walther 15.00-acre tract;

THENCE North 43°25'44" East with the northwesterly line of said Kaufman WW One, LLC, 78.821-acre tract and the southeasterly line of said Howell 0.808-acre tract, a distance of 155.84 feet to a found 1/2-inch iron rod for the north corner of said Kaufman WW One, LLC, 78.821-acre tract and being in the southwesterly line of that called 0.491-acre tract described in Special Warranty Deed as recorded in Volume 8069, Page 225, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE N 40°23'41" W, a distance of 95.06 feet to a point on the aforesaid right of way line for FM 243, the beginning of a curve;

THENCE easterly with the arc of said curve to the right, having a central angle of 01°34'59", a radius of 3759.72 feet, an arc length of 103.87 feet, and a chord of S 74°47'12" E, 103.87 feet to a found iron rod;

THENCE generally easterly with said right of way line as follows:

S 73°59'43" E, a distance of 59.13 feet to a point for corner;

N 16°00'17" E, a distance of 10.52 to a found TxDOT broken concrete monument;

S 73°59'43" E, a distance of 80.00 feet to a point for corner;

THENCE S 16°00'17" W leaving said right of way line, a distance of 51.94 feet to a point for the beginning of a curve;

THENCE southerly with the arc of said curve, having a central angle of 17°03'15", a radius of 460.00 feet, an arc length of 136.92 feet, and a chord of S 07°28'40" W, 136.42 feet to a point for corner on the most easterly line of the aforesaid Kaufman WW One, LLC tract, same being the southwesterly line of that called 33.307 acre tract described in Warranty Deed with Vendors Lien to Iron Hills, LLC as recorded in Volume 7617, Page 232, O.P.R.K.C.T.;

THENCE South 40°23'41" East with the northeasterly line of said Kaufman WW One, LLC, 78.821-acre tract and the southwesterly line of said Iron Hills tract and near a barbed wire fence line a distance of 1,847.62 to the south corner of a square wood fence corner post found for the common corner of said tracts;

THENCE North 44°29'49" East continuing with the common line for said tracts and near a barbed wire fence, a distance of 213.94 feet to a found 3/4-inch iron pipe for a north corner of said Kaufman WW One, LLC, 78.821 acre tract and being at a West corner of a called 127.45 acre tract as described in General Warrant Deed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust as recorded in Volume 4263, Page 273, 0.P.R.K.C.T.;

THENCE South 45°30'26" East with a northeasterly line of said Kaufman WW One, LLC, tract and a southwesterly line of said Mitchell Family Trust tract a distance of 105.42 feet to a found 1/2-inch iron rod for a east corner of said Kaufman WW One, LLC. tract and an ell corner of said Mitchell Family Trust tract;

THENCE South 43°23'21" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Mitchell Family Trust tract a distance of 259.91 feet to a found 3/8-inch iron rod for a west corner of said Mitchell Family Trust tract and the north corner of a called 85.00-acre tract described in a Warranty Deed with Vendors Lien to Kutty Enterprises LLC as recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43°14'04" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Kutty tract, near a barbed wire fence, a distance of 1422.52 feet to a found 3/4-inch iron pipe fort the south corner of said Kaufman WW One, LLC, tract, being the east corner of a called 9.994-acre tract described in Warranty Deed to William A. Tackett Jr. as recorded in Volume 577, Page 305, D.R.K.C.T.;

THENCE North 46°10'42" West with the southwesterly line of said Kaufman WW One, LLC, 78.821-acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a 1/2-inch iron rod found for the north corner of a called 10.00-acre tract described in Warranty Deed to Joseph Ortillo and Emely Ortillo as recorded in Volume 5222, Page 223,

O.P.R.K.C.T., same being the east corner of Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 1, Envelope 652, 0.P.R.K.C.T.;

THENCE North 46°23'06" West with the southwesterly line of said Kaufman WW One, LLC, tract and with the northeasterly line of said Addition, a distance of 604.14 feet to a found 3/8-inch iron rod with orange plastic cap stamped "5244" for the north corner of said Harmony Estates Addition and the east corner of a called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leicia Arriaga as recorded in Volume 4961, Page 63 O.P.R.K.C.T.

THENCE North 46°35'57" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Arriaga tract, a distance of 506.28 feet to a found 1-inch iron pipe for the north corner of said Arriaga tract and the east corner the aforesaid Trinity Valley Electric Cooperative 23.656-acre tract;

THENCE North 45°55'36" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract, a distance of 466.45 feet to a found 1/2-inch iron rod for the west corner of said Kaufman WW One, LLC, 78.821-acre tract and the south corner of said Walther 15.00-acre tract;

THENCE North 46°11'02" West continuing with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract a distance of 703.76 feet to the POINT OF BEGINNING containing 106.417 acres of land, more or less.

EXHIBIT B

Property Depiction

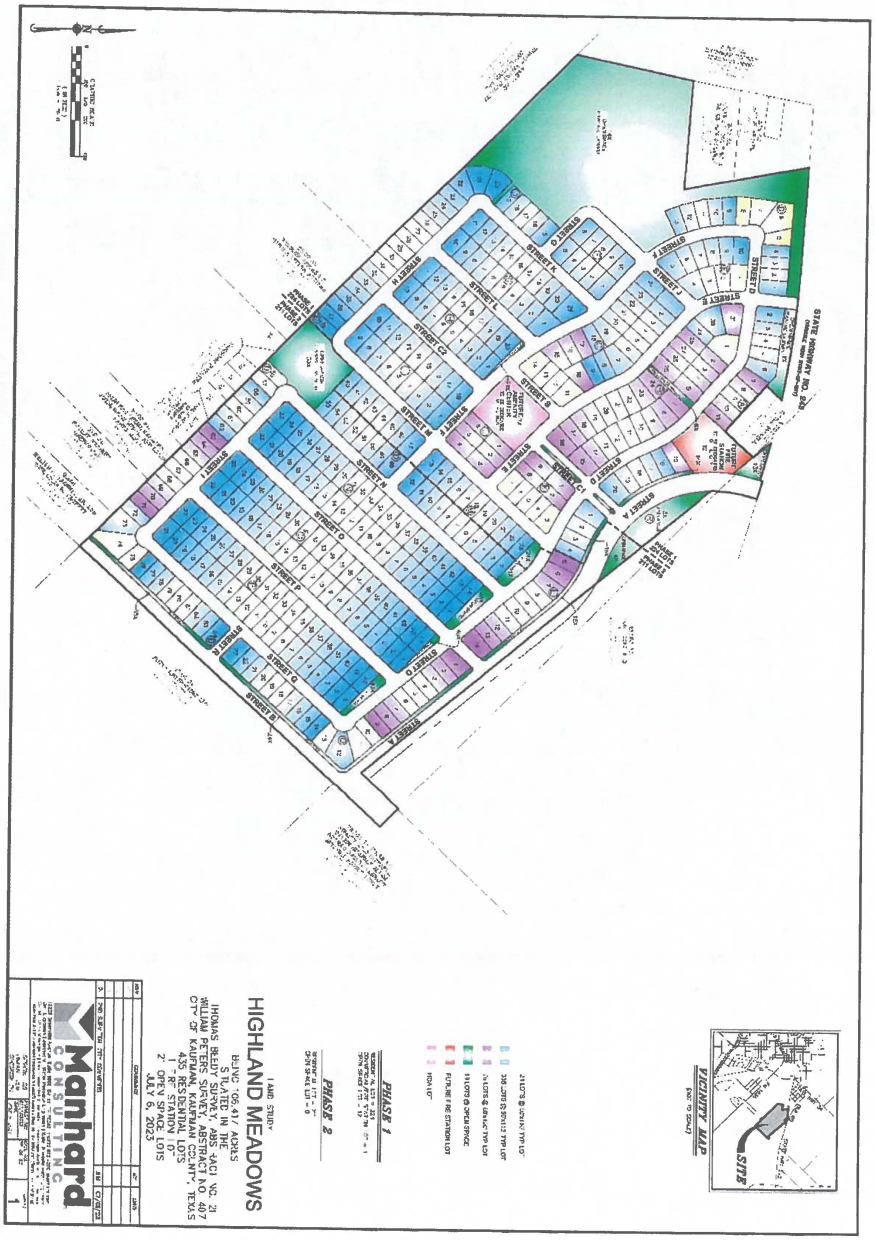


EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF KAUFMAN, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CITY (CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. FOUR)

NOTICE IS HEREBY GIVEN THAT the City Council (the "City Council") of the City of Kaufman, Texas (the "City"), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the "Act"), will hold a public hearing at **6:30 p.m. on September 25, 2023, in the City Council Chamber at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142** for the purpose of considering the establishment by the City of a public improvement district to be located within the extraterritorial jurisdiction of the City (City Of Kaufman Public Improvement District No. Four).

In accordance with the Act, the City Council has received a petition (the "Petition") from certain property owners within the extraterritorial jurisdiction of the City (the "Petitioners"), that requests the establishment of a public improvement district (the "PID"). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 209 South Washington, Kaufman, Texas 75142. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The general nature of the proposed public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi)special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is $3,000,000 plus the annual cost of operation and maintenance, if any. The City will pay no costs of the Authorized Improvements or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

BOUNDARIES OF THE PROPOSED PID: Approximately 106.417 acres of land within the City of Kaufman, Texas. Said property being generally located on the south side of SH 243 at Ola Road and is identified as the Highland Meadows Development. **A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.**

All interested persons are invited to attend such a public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF KAUFMAN, TEXAS

Exhibit 2

#8160614

Meeting Date: 8/21/2023 **Date: 08/02/2023** **Item #: 30.** **Dept.: Administration**

Action Item

SUBJECT:

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 2025.

BACKGROUND:

Two (2) Kaufman Economic Development Corporation members' terms expire in August 2023. They are Ben Brashear and Jane Lucas. All members have expressed an interest in continuing to serve. Staff has no other applications at the time.

The City Council appoints the KEDC members.

Procedurally, the Council should adhere to the process as outlined below:

• Council will vote on two nominees for two-year terms through August 2025.
• If the nominees do not attain a simple majority of the Council (four votes), they will not serve on the KEDC Board.
• A simple majority of the Council (four votes) will be needed to place another name on the ballot followed by a formal vote.
• Any Council member can make a nomination for consideration.
• If the nominees then receive a simple majority of the votes by the Council (four votes) those individuals will be appointed to serve on the KEDC Board.
• Should the Council not agree on proposed nominees, or if one is not forthcoming, then the Staff should be directed to assist with the determination of acceptable nominees.

The procedures outlined will serve the Council well in its deliberations about those best qualified to serve on the KEDC Board.

Author: Jessie Hanks, City Secretary

Reviewed: Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends reappointing Ben Brashear and Jane Lucus to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2025.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	In Progress	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
South Pointe	Development Serv		2/3/2021	Ground breaking occurred 10/22	2,3,4
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	In progress	5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed	1,2,5
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Disc Golf Course	Admin/PW	TBD	8/23/2019	TPWD Grant Awarded	2,3,4
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks &Rec	TBD	12/10/2019	TPWD Grant Awarded	4,5
Comprehensive Plan	Admin		8/26/2020	Need to update plan/Exploring Grant Opportunities	2,3,4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
North & South Water Tower Rehab	Public Works		1/29/2021	South Tower Rehab Completed	4,5
Inclusive Park	Admin/PW		4/29/2021	TPWD Grant Awarded	3,4,5
Connector Road	Admin		4/29/2021	County has project under design	2,3,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Northeast Utility Project	Admin/PW		9/17/2021	Developer's agreeements approved	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
	PW/Admin		9/23/2022	Notice to Proceed for January 3, 2023	3,4
Kings Fort Park	PW/Admin		7/27/2022	TPWD Grant Awarded	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5

DISCUSSION ITEMS REPORT (DIR)

COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	elopment Serv	01/28/2019 02/25/201	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks &Rec	8/5/2019	10/23/2018	Aproved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2
Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/Sl	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks &Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5

Phone: 877-631-5278 | **Fax:** 972-563-0048 | **Website:** STARtransit.org
PO Box 703 | Terrell | TX 75160

DATE: August 3, 2023

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: **July 2023 Ridership Report**

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,590	2,625	2,453	2,434	2,436	2,396	3,244	2,540	2,732	2,921	2,890		**29,261**
Days of Service	21	21	20	20	18	17	23	19	22	21	20		**222**
Avg. Daily Trips	123	125	123	122	135	141	141	134	124	139	145		**132**
Elderly & Disabled Trips	1,713	1,737	1,693	1,769	1,732	1,685	2,300	1,992	1,646	2,472	2,569		**21,308**
E&D Percentage	66%	66%	69%	73%	71%	70%	71%	78%	60%	85%	89%		**73%**

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	949	831	750	763	759	557	737	809	708	539	558		**7,960**
Days of Service	21	21	20	20	18	17	23	19	22	21	20		**222**
Avg. Daily Trips	45	40	38	38	42	33	32	43	32	26	28		**36**
Median Wait Time (mins)	21.50	26.23	31.45	31.28	18.50	26.37	24.68	34.00	26.47	30.82	35.34		**27.88**

Completed Boardings	Avg. Boardings Per Service Hr.	Boarding Cancellations	Boarding Cancellations (No-Show)	Cancellation Percentage	Cancellation Percentage (No Show)	Total Requests
558	0.85	228	37	29.01 %	4.71 %	730

Completed Requests	No Drivers Available Requests	Request Cancellations	Request Cancellations (No Show)	Avg. # of Requests per Rider	Avg. Travel Duration	Avg. Travel Distance
518	0	212	33	6.27	13.36 min	3.2 mi

Mean Wait Time	Median Wait Time	Bookings from Admin Panel	Bookings from Rider Mobile App	Bookings from Rider Web	Flag Down Bookings	Avg. # Riders per Request
61.52 min	35.34 min	80.11 %	19.89 %	0 %	0 %	1.08

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	832	748	652	682	662	491	636	720	668	539	558		**7,188**

City of Kaufman

Monthly Compliance Reporting

JULY 2023

CareFlite
Authored by: Corey Barker

Table of Contents

City of Kaufman Response Summary 3
City of Kaufman Transport Summary 3
City of Kaufman Non-Transport Summary 3
City of Kaufman Average Response Time 4
City of Kaufman Last 100 Summary 4

City of Kaufman Response Summary

	Responses	Transports	Exceptions	Compliance %	Transport %
Priority 1 <8:59	29	24	1	97%	**83%**
Priority 2 <11:59	65	46	3	95%	**71%**
Priority 3 <14:59	32	26	3	91%	**81%**
Emergency Transfers<0:29:59	92	92	39	58%	**100%**
Non-Emergency Transfers<0:15	58	56	14	76%	**97%**
Helicopter	13	13			
Totals	**289**	**257**			**78.26%**

City of Kaufman Transport Summary

	Number	Percentage
Baylor Scott and White Dallas	4	2%
Baylor Scott and White Sunnyvale	1	0%
Baylor Scott and White Lakepoint Rowlett	0	0%
Baylor Scott and White Lakepoint Forney	0	0%
Children's Medical Center	8	3%
Dallas Regional Medical Center	9	4%
Medical City Dallas	2	1%
Parkland	0	0%
Texas Health-Dallas	74	30%
Texas Health- Kaufman	78	32%
Texas Health -Plano	2	1%
Texas Health-Rockwall	3	1%
UT Health- Athens	3	1%
UT Health- Tyler	0	0%
UT Health- Cedar Creek	0	0%
VA Medical Center Dallas	1	0%
Other Hospitals	12	5%
Nursing home, residence, other	47	19%
	244	**100%**

City of Kaufman Non-Transport Summary

	Number	% of Total
Patient Refusal/Treat No Transport	15	47%
Pt is DOS	1	3%
Cancellation- No Patient	16	50%
	32	100%

City of Kaufman Average Response Time

Average Response Time **City Wide--Emergency Calls**	0:06:33

City of Kaufman Last 100 Summary

	Responses	Exceptions	
Last 100 Calls			
Priority 1	100	7	93%
Priority 2	100	4	96%
Priority 3	100	4	96%
Average Response			**95%**

KAUFMAN FIRE DEPARTMENT

MONTHLY DASHBOARD REPORT

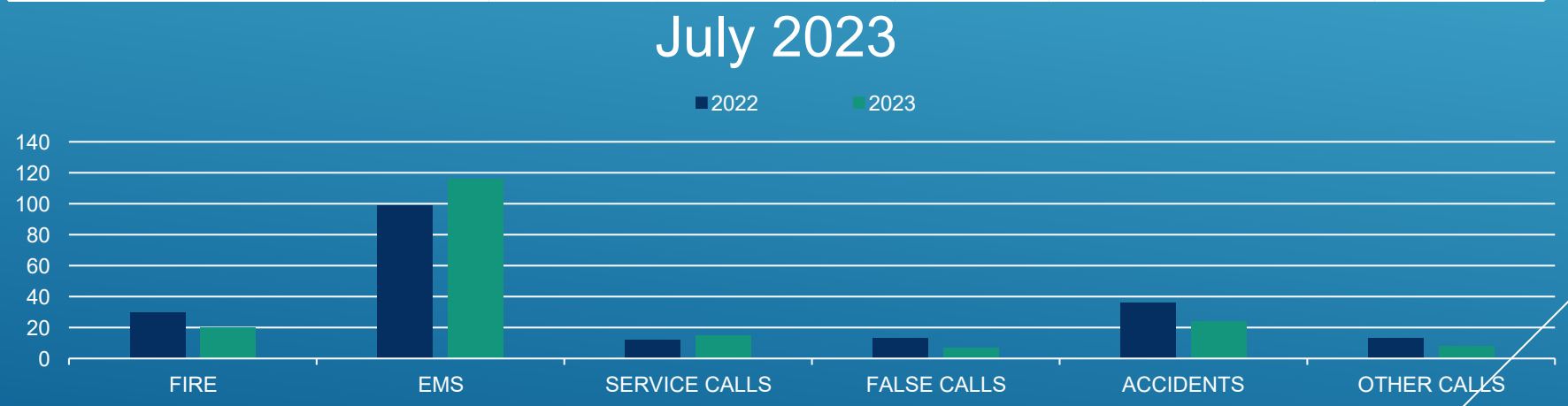
JULY 2023

City of Kaufman

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JULY 2023

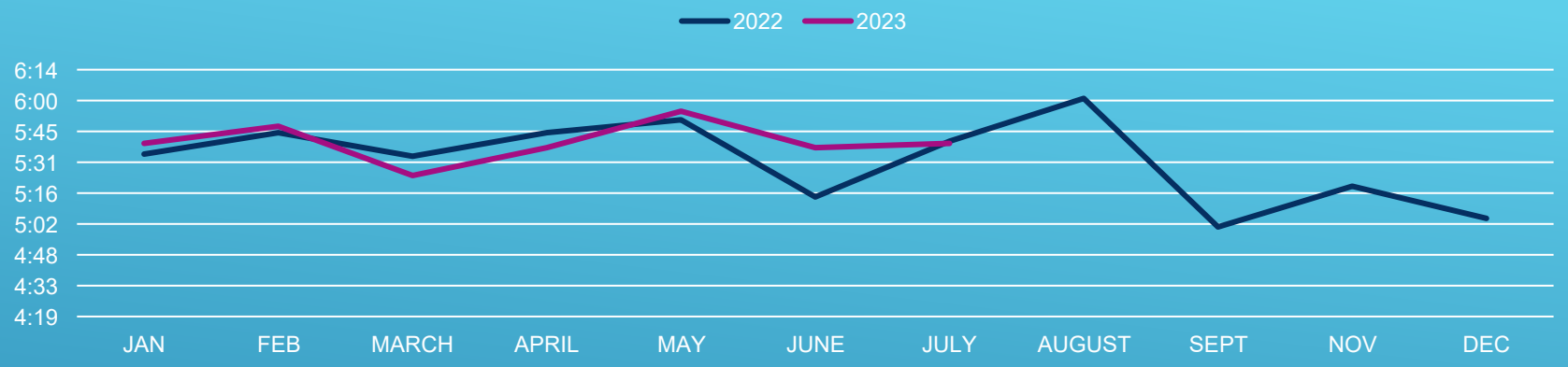
FIRE ACTIVITY
JULY 2023

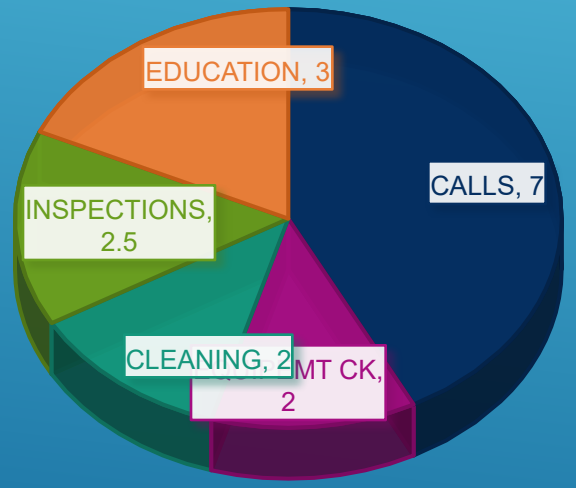
	2022 JULY	2023 JULY	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT.21 TO JULY 22	FISCIAL YTD OCT.22 JULY 23	FISCIAL YTD INCREASE DECREASE %
FIRE CALLS	30	20	-33%	157	149	-5%
RESCUE & EMERGENCY MEDICAL SERVICES	99	116	17%	993	1090	10%
HAZARDOUS CONDITIONS	38	16	-58%	196	189	-4%
SERVICE / GOOD INTENT CALLS	12	15	25%	156	161	3%
FALSE ALARMS & FALSE CALLS	13	7	-46%	67	92	27%
ACCIDENTS	36	24	-33%	429	320	-34%
OTHER INCIDENTS	13	8	-38%	68	63	-8%
TOTAL CALLS	241	206	-15%	2069	2064	0%



KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JULY 2023

MONTHLY RESPONSE TIMES

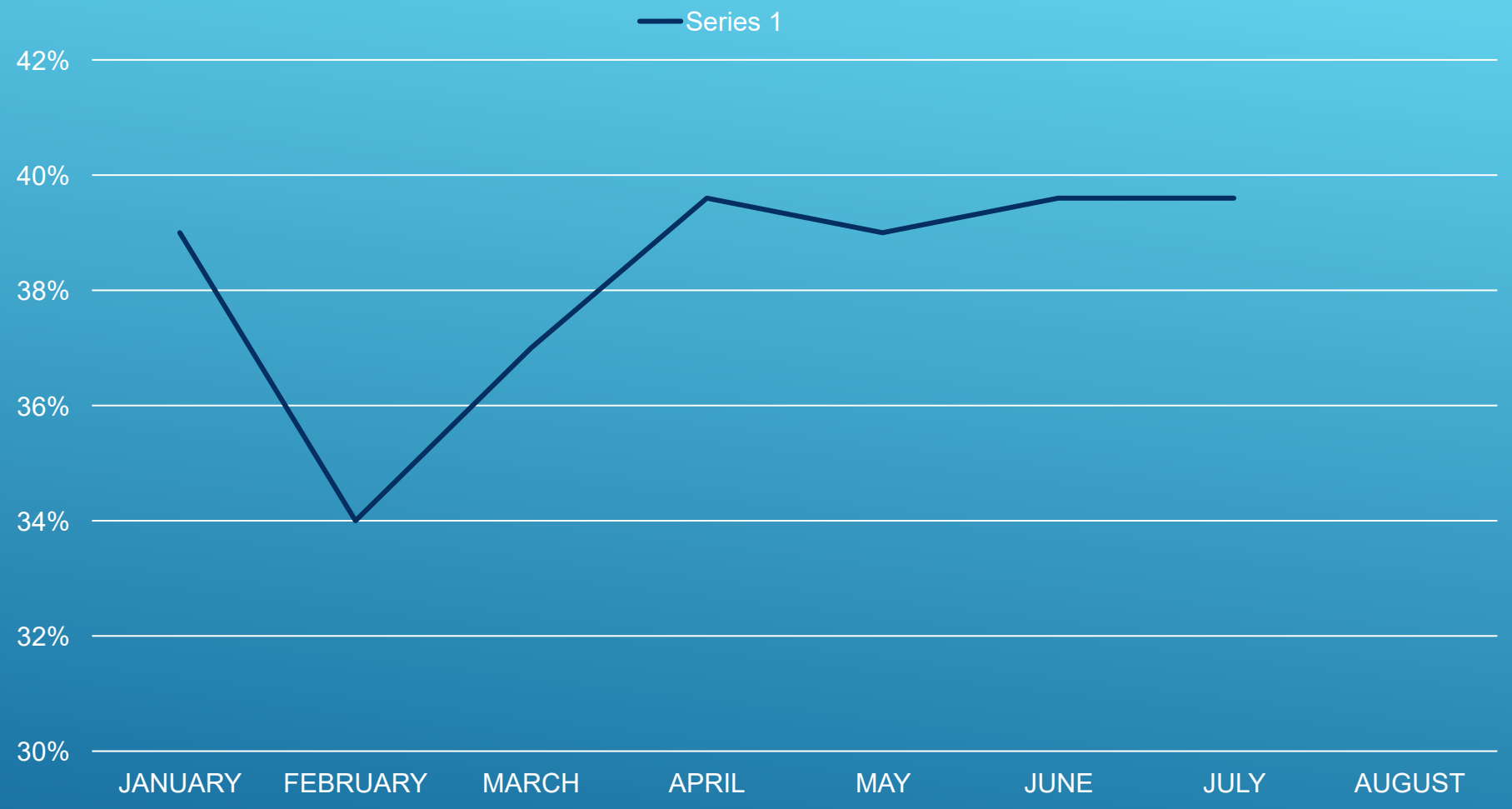




SHIFT HOURLY UTILIZATION 39.6 %

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

MONTHLY HOURLY UTILIZATION



KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JULY 2023

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JULY 2022

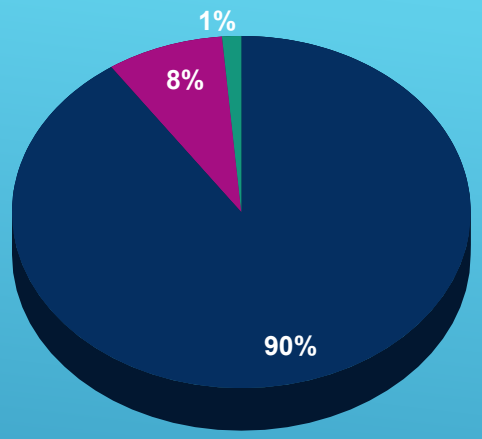
JULY PREVENTION REVIEW

4 DEVELOPMENT PLANS REVIEWED

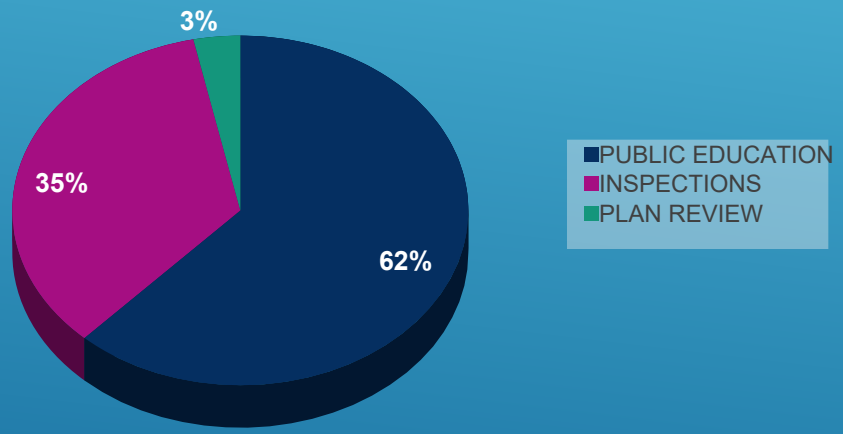
CONDUCTED 42 FIRE SAFETY INSPECTIONS

PASSED OUT FIRE PREVENTION MATERIALS TO APPROX. 75 CITIZENS

YEARLY 2022



JULY 2023



PERSONNEL CONTINUNING EDUCATION

FIRE

WILDLAND FIRE ATTACK

EMS

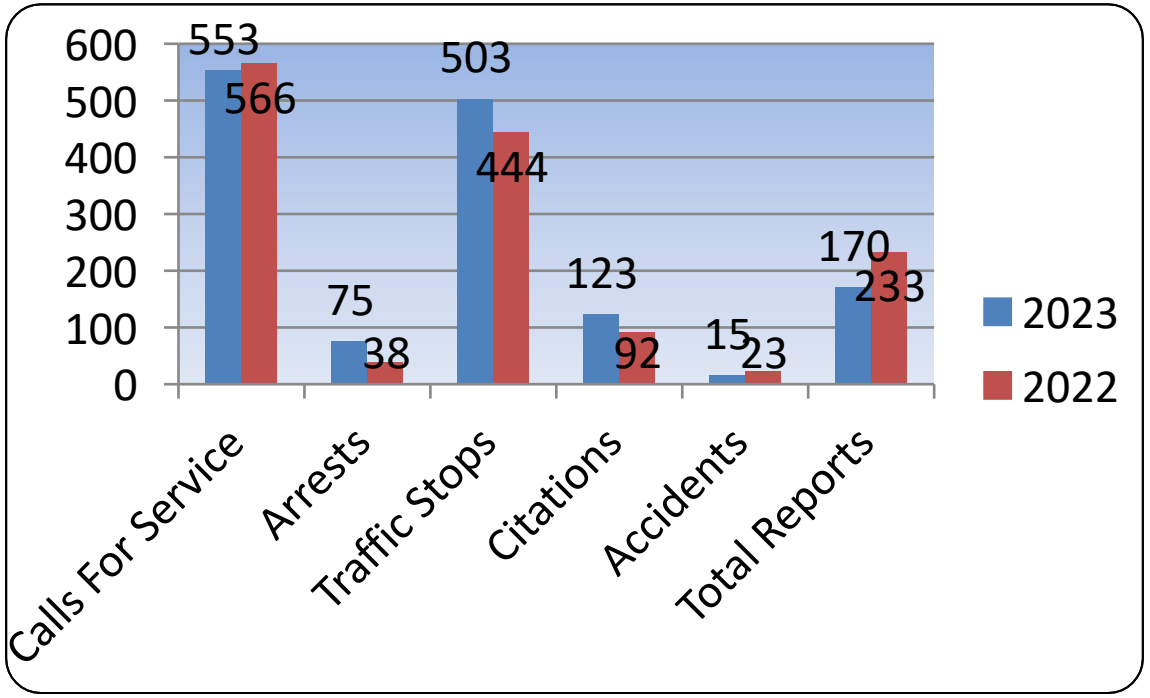
SHOCK MANAGEMENT

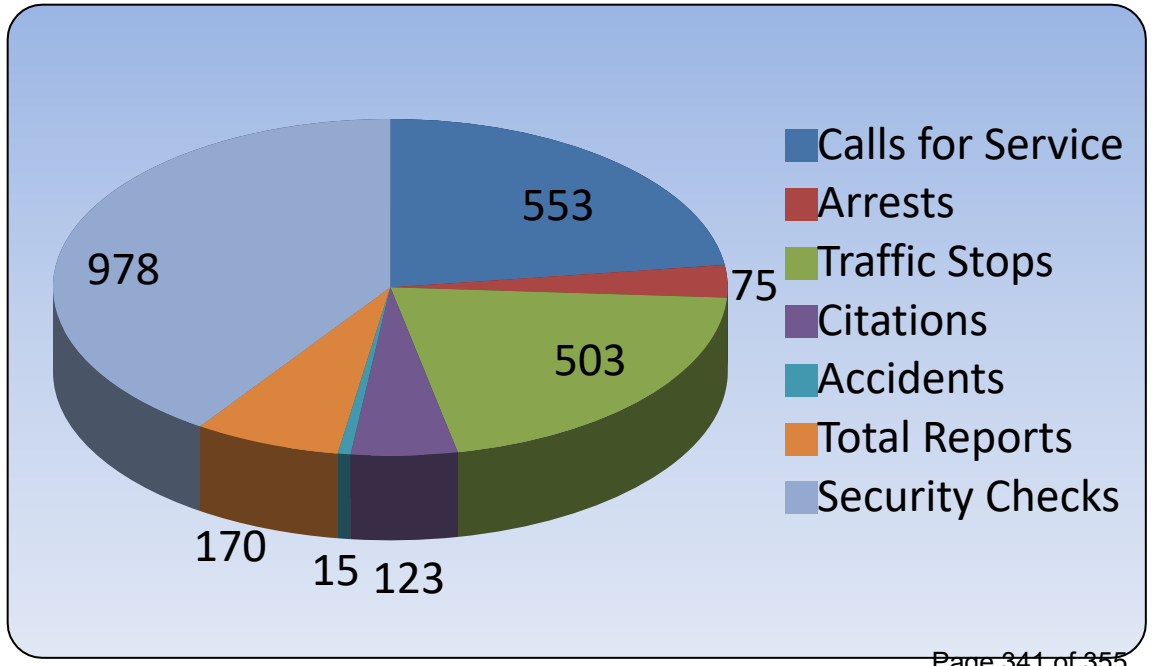
KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
JULY2023

KAUFMAN POLICE DEPARTMENT
PATROL ACTIVITY JULY 2023

July 2023, Kaufman Police Department's Patrol Division Activity:

- **553** Calls For Service, Including Accidents
- **15** Traffic Accidents
- Completed **683** Homes, Parks, & Business Checks
- Completed **503** Traffic Stops
- Completed **43** Offence Reports
- Completed **127** Incident Reports
- Completed **170** Reports
- Made **75** Arrests
- Average monthly response time to calls is **4:22** minutes.





KAUFMAN POLICE DEPARTMENT
SUMMARY JULY 2023

Community Engagement July 2023

Social Media Posts, Facebook Followers 12,894.

Events attended by Kaufman Police Department employees:

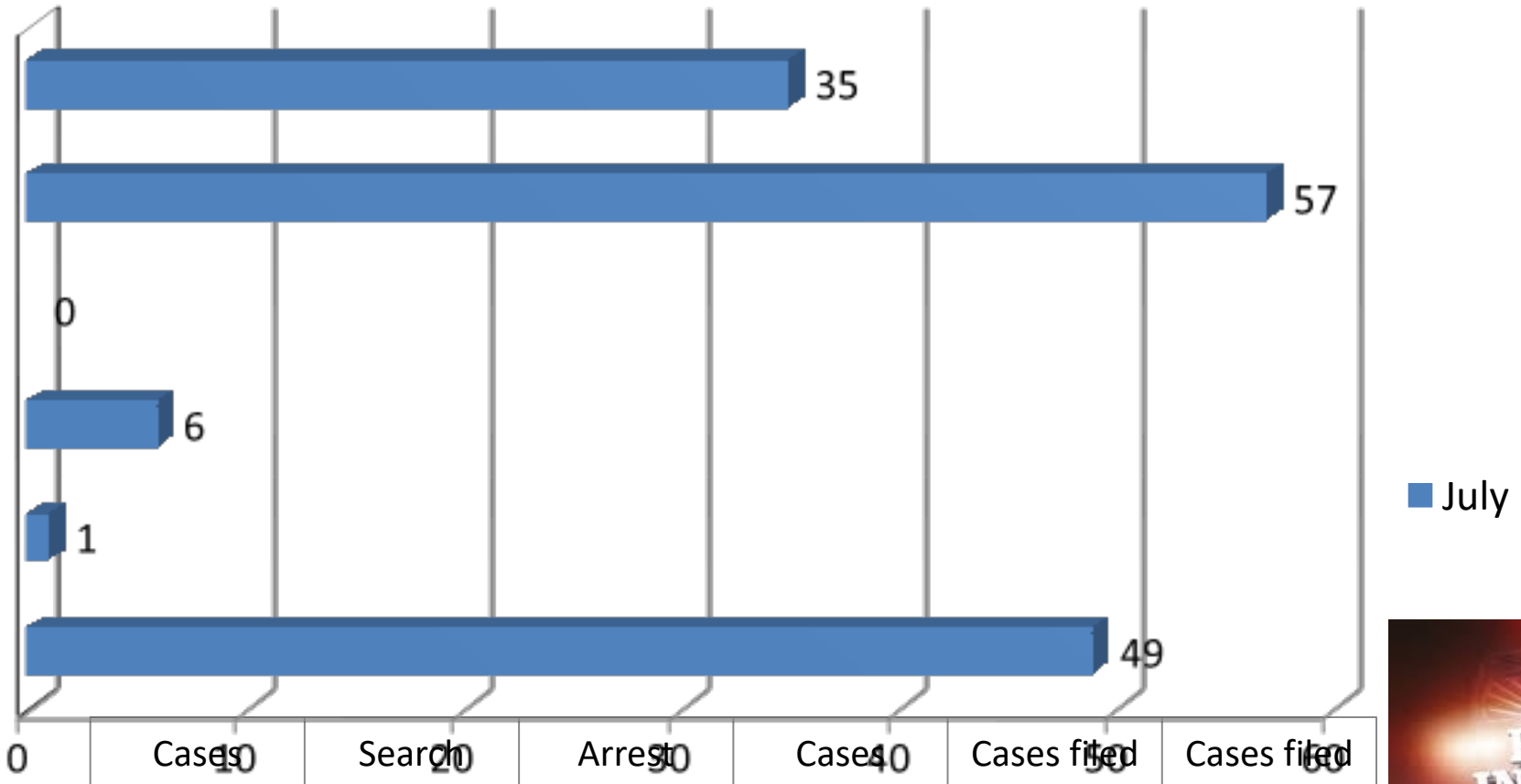
- Red, White, and Boom Parade and Event on July 1st, 2023.
- Kaufman County Chief meeting at Terrell PD (with Sheriff, District Attorneys Office and Chiefs of agencies and ISD's from around the county) on July 19th, 2023.
- Conducted interview boards for in-house applicants for the open Criminal Investigator Position on July 25, 2023.
- Sergeant Ryan Wagner was selected and will be transferring into the C.I.D. Unit after current training of the two officers in Field Training is completed. The City Council be introduced to C.I.D. Sergeant Ryan Wagner at the August 21st, 2023, council meeting.
- Sergeant of Police interviews were conducted of the in-house applicants for the three (3) open Sergeants of Police positions. Two (2) of the three (3) positions were filled following the interviews and one (1) position remains open at this time.
- Both Officers Ty'Annah Bolden and Maegan Turner were promoted to the position of Sergeant of Police. The City Council be introduced to both new Sergeants at the August 21st, 2023, council meeting.
- The Kaufman Police Department's Bi-Annual TCOLE (Texas Commission on Law Enforcement) Audit was conducted on July 26, 2023, and we had no deficiencies' resulting in a perfect score audit.

Training

- Sergeant Ty'Annah Bolden attended her Intermediate Arrest Search and Seizer training at the Kaufman County Sheriff's Office Training Academy.

KAUFMAN CRIMINAL INVESTIGATIONS
ACTIVITY JULY 2023

Kaufman Criminal Investigations Division
July 2023



	Cases Assigned	Search Warrants	Arrest Warrants	Cases Unfounded	Cases filed with D.A.	Cases filed with City Court
July	49	1	6	0	57	35

KAUFMAN POLICE DEPARTMENT
JULY 2023

Year to Date Comparison Report

Printed On: 08/10/2023

Beginning Date: 01/01/2023 **Ending Date:** 07/31/2023

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	35	23	4.47	27	29.63%
Aggravated Assault	5	2	0.64	11	-54.55%
Intimidation	0	0	0.00	0	-
Simple Assault	30	21	3.83	16	87.50%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	11	0	1.41	3	266.67%
Counterfeiting/Forgery, Total	13	1	1.66	2	550.00%
Destruction/Damage/Vandalism of Property, Total	18	5	2.30	10	80.00%
Drug/Narcotic Offenses, Total	185	172	23.63	109	69.72%
Drug Equipment Violations	60	60	7.66	38	57.89%
Drug/Narcotic Violations	125	112	15.97	71	76.06%
Embezzlement, Total	7	4	0.89	1	600.00%
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	5	2	0.64	2	150.00%
False Pretense/Swindle/Confidence Game	0	0	0.00	0	-
Credit Card/Automatic Teller Machine Fraud	1	0	0.13	0	-
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	4	2	0.51	2	100.00%
Gambling Offenses, Total	1	1	0.13	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	1	1	0.13	0	-
Sports Tampering	0	0	0.00	0	-

KAUFMAN POLICE DEPARTMENT
JULY 2023

Year to Date Comparison Report

Printed On: 08/10/2023

Beginning Date: 01/01/2023 Ending Date: 07/31/2023

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Gambling Equipment Violations	0	0	0.00	0	-
Homicide Offenses, Total	2	0	0.26	0	-
Murder and Nonnegligent Manslaughter	2	0	0.26	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	1	-100.00%
Larceny/Theft Offenses, Total	58	16	7.41	26	123.08%
Motor Vehicle Theft, Total	14	4	1.79	3	366.67%
Pornography/Obscene Material, Total	6	0	0.77	2	200.00%
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	2	-100.00%
Sex Offenses, Total	5	1	0.64	4	25.00%
Fondling	4	1	0.51	3	33.33%
Rape	1	0	0.13	1	0.00%
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	1	1	0.13	1	0.00%
Weapons Law Violations, Total	10	10	1.28	2	400.00%
Group A Offense, Total	371	240	47.39	196	89.29%

KAUFMAN POLICE DEPARTMENT
JULY 2023

Year to Date Comparison Report

Printed On: 08/10/2023

Beginning Date: 01/01/2023 Ending Date: 07/31/2023

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Person, Total	42	24	5.36	32	31.25%
Crimes Against Property, Total	127	33	16.22	51	149.02%
Crimes Against Society, Total	202	183	25.80	113	78.76%
Officers Killed or Assaulted YTD	0			2	-100.00%

KAUFMAN POLICE DEPARTMENT
CODE ENFORCEMENT JULY 2023

July 2023, Kaufman Code Enforcement Located or Responded To-

- Total Violations – 129
- Cases Opened/First Notice Sent – 68
- Second Notice of Violation Sent – 6
- Cases Sent To Court – 0
- Cases Closed – 71
- Current Active Cases - 48

KAUFMAN POLICE DEPARTMENT
ANIMAL CONTROL REPORT JULY 2023

July 2023, Kaufman Animal Control Responded To-

- 64 Calls For Service
- 1 Follow-up Calls
- Warnings Issued – 2
- Citations Issued – 0
- Traps Set – 0 **(Due to high heat)**

Animals Captured	Animals Turned Over
On Calls – 7	To Owner – 3
On View – 1	To Humane Society – 7

Dead Animals Recovered: - 6
Non-Domestic Animals Captured – 0

Development Services
July Monthly Report
Permits Issued: 07/01/2023 - 07/31/2023

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project SQ. FT.	Valuation	Project SQ. FT.	Total Fees Collected
23-000379	1510 Running Brook Irrigat	1510 Running Brooks Ct.	Tim Brimelow North Texas	07/17/2023 at 10:15 AM	$3,000.00	0.00	$82.40
23-000380	1512 Running Brook Irrigat	1512 Running Brooks Ct.	Tim Brimelow North Texas	07/17/2023 at 10:16 AM	$3,000.00	0.00	$82.40
23-000381	1514 Running Brook Irrigat	1514 Running Brooks Ct.	Tim Brimelow North Texas	07/17/2023 at 10:17 AM	$3,000.00	0.00	$82.40
23-000382	1515 Running Brook Irrigat	1515 Running Brooks Ct.	Tim Brimelow North Texas	07/17/2023 at 10:18 AM	$3,000.00	0.00	$82.40
23-000389	1519 Running Irrigation Pe	1519 Running Brooks Ct.	Tim Brimelow North Texas	07/17/2023 at 9:47 AM	$3,000.00	0.00	$82.40
23-000361	1604 Knoll Crest Irrigation	1604 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 10:06 AM	$3,000.00	0.00	$82.40
23-000363	1606 Knoll Crest Irrigation	1606 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:49 AM	$3,000.00	0.00	$82.40
23-000362	1608 Knoll Crest Irrigation	1608 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:58 AM	$3,000.00	0.00	$82.40
23-000364	1610 Knoll Crest Irrigation	1610 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:49 AM	$3,000.00	0.00	$82.40
23-000388	1612 Knoll Crest Irrigation	1612 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 10:20 AM	$3,000.00	0.00	$82.40
23-000365	1614 Knoll Crest Irrigation	1614 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:52 AM	$3,000.00	0.00	$82.40
23-000366	1616 Knoll Crest Irrigation	1616 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:51 AM	$3,000.00	0.00	$82.40
23-000385	1617 Knoll Crest Irrigation	1617 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:43 AM	$3,000.00	0.00	$82.40
23-000367	1618 Knoll Crest Irrigation	1618 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:53 AM	$3,000.00	0.00	$82.40
23-000368	1620 Knoll Crest Irrigation	1620 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:54 AM	$3,000.00	0.00	$82.40
23-000369	1622 Knoll Crest Irrigation	1622 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 9:56 AM	$3,000.00	0.00	$82.40
23-000383	1623 Knoll Crest Irrigation	1623 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 10:19 AM	$3,000.00	0.00	$82.40
23-000360	1624 Knoll Cres Irrigation F	1624 Knoll Crest Dr.	Tim Brimelow North Texas	07/17/2023 at 10:08 AM	$3,000.00	0.00	$82.40
23-000387	1807 Pecan Valley Irrigatio	1807 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 9:45 AM	$3,000.00	0.00	$82.40
23-000386	1809 Pecan Valley Irrigatio	1809 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 9:44 AM	$3,000.00	0.00	$82.40
23-000375	1815 Pecan Valley Irrigatio	1815 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:11 AM	$3,000.00	0.00	$82.40
23-000374	1817 Pecan Valley Irrigatio	1817 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:11 AM	$3,000.00	0.00	$82.40
23-000373	1819 Pecan Valley Irrigatio	1819 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:10 AM	$3,000.00	0.00	$82.40
23-000372	1821 Pecan Valley Irrigatio	1821 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:02 AM	$3,000.00	0.00	$82.40
23-000376	1822 Pecan Valley Irrigatio	1822 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:12 AM	$3,000.00	0.00	$82.40
23-000371	1823 Pecan Valley Irrigatio	1823 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:01 AM	$3,000.00	0.00	$82.40
23-000377	1824 Pecan Valley Irrigatio	1824 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:13 AM	$3,000.00	0.00	$82.40
23-000370	1825 Pecan Valley Irrigatio	1825 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 9:58 AM	$3,000.00	0.00	$82.40
23-000378	1826 Pecan Valley Irrigatio	1826 Pecan Valley Dr.	Tim Brimelow North Texas	07/17/2023 at 10:14 AM	$3,000.00	0.00	$82.40
23-000028	2023 Food Permits - Expire	9341 CR 2805	Grace Reed Gelu Italian Ice	07/05/2023 at 4:05 PM	$0.00	0.00	$360.50
23-000035	2023 Food Permits - Expire	9066 Diamond Ave	Robert Henderson Doubleh	07/05/2023 at 2:57 PM	$0.00	0.00	$300.00
23-000039	2023 Food Permits - Expire	1555 Hidalgo Lane	Joey Stovall Cousins Main L	07/14/2023 at 10:29 AM	$0.00	0.00	$257.50
23-000012	Alcohol Permit - Expires wi	1917 S Washington St.	Jose Sanchez Chef's & La Pr	07/11/2023 at 3:41 PM	$0.00	0.00	$750.00
23-000040	Alcohol Permit - Expires wi	9 Oak Creek Dr , B	Daniel Valdez Taco Loco Re	07/19/2023 at 10:09 AM	$0.00	0.00	$1,125.00
23-000036	Banners and Temporary Si	303 W Mulberry St.	Averie Cantrell Eleanor's Co	07/07/2023 at 3:04 PM	$0.00	0.00	$50.00
23-000037	Banners and Temporary Si	750 Highway 175	Leighann Carson Lone Star	07/10/2023 at 8:29 AM	$0.00	0.00	$51.50
23-000336	Commercial Minor Additio	91 Oak Creek Dr.	Walter Smith World Action	07/14/2023 at 10:53 AM	$5,000.00	5762.00	$465.00
23-000345	Commercial Minor Additio	112 S Jackson St.	Tony Collins Tony Collins A	07/06/2023 at 2:20 PM	$45,000.00	3750.00	$1,414.82
23-000358	Electrical Permit	325 E Fair St.	Chad Joiner J-Mac Electric (	07/12/2023 at 10:18 AM	$4,000.00	0.00	$82.40
23-000406	Electrical Permit	1424 Crestview Dr.	David Erb Erb'S Electric (Ele	07/21/2023 at 12:41 PM	$2,375.00	0.00	$80.00
23-000140	Fence Permit	3829 Myrtle Way	Bryan Mendez BLM Fence I	07/17/2023 at 9:20 AM	$700.00	0.00	$82.40
23-000141	Fence Permit	3913 Holly Springs Ln.	Bryan Mendez BLM Fence I	07/17/2023 at 9:19 AM	$700.00	0.00	$82.40
23-000355	Fence Permit	3907 Holly Springs Ln.	Bryan Mendez BLM Fence I	07/14/2023 at 1:28 PM	$700.00	0.00	$82.40
23-000400	Fence Permit	806 S Jefferson	Christian Serrano Christian	07/19/2023 at 3:59 PM	$4,500.00	0.00	$82.40
23-000405	Fence Permit	1593 Leon St.	Charles Hartley Charles Har	07/21/2023 at 11:46 AM	$2,950.00	0.00	$80.00
23-000407	Fence Permit	1624 Knoll Crest Dr.	Mark Spradlin T-Bar Fence	07/21/2023 at 2:39 PM	$3,673.00	0.00	$82.40
23-000414	Fence Permit	1807 Pecan Valley Dr.	Mark Spradlin T-Bar Fence	07/25/2023 at 4:37 PM	$2,509.00	0.00	$82.40

23-000418	Foundation Repair	201 E 5Th St.	April Drury (General Contr	07/28/2023 at 3:57 PM	$9,040.00	0.00	$82.40
23-000420	Foundation Repair	1710 Rand Rd.	April Drury (General Contra	07/28/2023 at 3:56 PM	$7,045.00	0.00	$82.40
23-000352	Mechanical Permit	404 E Hwy 175	Phillip Smith Phil-Co Mecha	07/07/2023 at 3:25 PM	$5,500.00	0.00	$82.40
23-000392	Mechanical Permit	1011 Phillips Cir.	Robert Smith Accurate Hor	07/14/2023 at 8:45 AM	$10,500.00	0.00	$82.40
23-000402	Mechanical Permit	201 S Houston St.	Robert Smith Accurate Hor	07/21/2023 at 9:04 AM	$12,800.00	0.00	$82.40
23-000417	Mechanical Permit	709 Phillips Cir.	Sean Vacar Bacon Plumbin	07/28/2023 at 3:59 PM	$16,329.13	0.00	$82.40
23-000393	Plumbing Permit	307 E Hickory St.	Pedro Madera Madera's Pl	07/13/2023 at 2:47 PM	$600.00	0.00	$80.00
23-000394	Plumbing Permit	200 E Hwy 175	Danny Green Residential P	07/21/2023 at 12:48 PM	$4,000.00	0.00	$282.76
23-000396	Plumbing Permit	1599 Anthony St.	Stephanie Nolan T&S Plum	07/18/2023 at 4:27 PM	$500.00	0.00	$82.40
23-000347	Residential Accessory/Carp	106 W Allen St.	Stacy Tucker Lifeforce/Texv	07/03/2023 at 9:52 AM	$21,000.00	0.00	$80.00
23-000408	Residential Accessory/Carp	1508 Running Brooks Ct.	Carlos Villalobos Wolf Valle	07/21/2023 at 4:52 PM	$4,383.33	84.00	$82.40
23-000410	Residential Accessory/Carp	1806 Pecan Valley Dr.	Joseph Stroney (General Co	07/25/2023 at 8:41 AM	$4,433.00	0.00	$80.00
23-000419	Residential Accessory/Carp	200 S Clay St.	Stacy Tucker Lifeforce/Texv	07/27/2023 at 12:39 PM	$1,550.00	100.00	$82.40
23-000014	Residential Addition, Remo	1604 E Dellis St.	Jose Cabrera (General Cont	07/07/2023 at 3:48 PM	$10,000.00	0.00	$1,314.28
23-000390	Residential Addition, Remo	303 W 2Nd St.	Ron Hatch Home Depot U.S	07/21/2023 at 11:50 AM	$4,033.00	0.00	$82.40
23-000317	Residential New Permit	700 E Hickory St.	Ubaldo Neri J and JN Innov	07/27/2023 at 9:25 AM	$180,000.00	2047.00	$8,090.51
23-000348	Residential New Permit	4104 Berry Ln.	Ruben Reyna Bloomfield H	07/17/2023 at 11:30 AM	$440,000.00	4995.00	$5,888.21
23-000359	Roof (Repair or Replace)	901 Phillips Cir.	Joe Bullard A1 Labor Ready	07/12/2023 at 2:07 PM	$6,882.00	0.00	$82.40
23-000397	Roof (Repair or Replace)	1502 STILL MEADOW Dr.	Francis Lopez Hammertime	07/21/2023 at 9:05 AM	$18,000.00	0.00	$82.40
23-000398	Roof (Repair or Replace)	1306 S Houston St.	Francis Lopez Hammertime	07/21/2023 at 9:04 AM	$15,000.00	0.00	$82.40
23-000411	Roof (Repair or Replace)	505 Cates Dr.	Rodney Lawson Tiger Roof	07/25/2023 at 10:53 AM	$18,500.00	0.00	$82.40
23-000412	Roof (Repair or Replace)	6 Borders Cir.	Rodney Lawson Tiger Roof	07/25/2023 at 2:15 PM	$47.00	0.00	$82.40
23-000413	Roof (Repair or Replace)	405 E 9Th St.	Rodney Lawson Tiger Roof	07/25/2023 at 2:17 PM	$22,000.00	0.00	$82.40
23-000305	Sign Permit	1200 S Washington	Sarah Danovsky Barnett Sig	07/11/2023 at 8:59 AM	$3,200.00	0.00	$267.80
23-000306	Sign Permit	1200 S Washington	Sarah Danovsky Barnett Sig	07/11/2023 at 9:00 AM	$4,000.00	0.00	$267.80
23-000353	Solar Panel Permit	1207 E 1St North St.	Cody Oram Lumio HX, Inc (	07/17/2023 at 9:22 AM	$29,007.00	0.00	$545.90
23-000391	Solar Panel Permit	701 ED HALL Dr.	Greg Albright Freedom For	07/18/2023 at 10:34 AM	$48,690.00	0.00	$545.90
23-000409	Swimming Pool / Spa	3933 Holly Springs Ln.	Garland Pool Poolcrete (Ge	07/31/2023 at 2:56 PM	$40,000.00	0.00	$510.00
					$1,096,146.46	**16,738.00**	**$27,172.28**

August 2023

◄ July | September ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 **Planning & Zoning Meeting**	2	3	4	5
6	7 **Special City Council Meeting - Budget**	8 **KEDC**	9	10	11	12
13	14 Special City Council Meeting – Budget (if needed)	15	16	17 **Parks & Rec Meeting**	18	19
20	21 **Regular City Council Meeting**	22	23	24	25	26
27	28 **Special City Council Meeting**	29	30	31		

◄ August

September 2023

October ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 City Hall Closed-Labor Day	5 **Planning & Zoning Meeting**	6	7	8	9
10	11	12 **KEDC**	13	14	15 **Parks & Rec Meeting**	16
17	18	19	20	21	22	23
24	25 **Regular City Council Meeting**	26	27	28	29	30

October 2023

◄ September | November ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 **Planning & Zoning Meeting**	4 TML Conference	5 TML Conference	6 TML Conference	7
8	9 City Hall Closed- Columbus Day	10 **KEDC**	11	12	13	14 Harvest Fest
15	16	17	18	19 **Parks & Rec Meeting**	20	21
22	23 **Regular City Council Meeting**	24	25	26	27	28
29	30	31 Halloween on Houston St.				

November 2023

◄ October | December ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 **Planning & Zoning Meeting**	8	9	10	11
12	13	14 **KEDC**	15	16 **Parks & Rec Meeting**	17	18
19	20 **Regular City Council Meeting**	21	22	23 City Hall Closed-Thanksgiving	24 City Hall Closed-Thanksgiving	25
26	27	28	29	30		

◄ November

December 2023

January ►

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Christmas on the Square
3	4	5 **Planning & Zoning Meeting**	6	7	8	9
10	11	12 **KEDC**	13	14	15	16
17	18 **Regular City Council Meeting**	19	20	21 **Parks & Rec Meeting**	22 City Hall Closed-Christmas	23
24	25 City Hall Closed-Christmas	26	27	28	29	30
31						