



AGENDA
MONDAY, NOVEMBER 20, 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. Discussion regarding a joint meeting with the Planning and Zoning Commission to review the proposed changes to the Subdivision Ordinance.
2. Discussion and review of the results of the customer survey from the events.
3. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the

Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

RECOGNITION

4. Inclusive Playground - Kaufman Chamber of Commerce
5. Inclusive Playground - Oncor Electric
6. 2023 TEDC Community Economic Development Merit Recognition Award

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the October 23, 2023, Work Session and Regular City Council Meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

8. Conduct a public hearing and consider and take appropriate action on Ordinance No. O-30-23, designating a contiguous geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Three, City of Kaufman, Texas; describing boundaries of the zone; creating a Board of Directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date.
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-30-23.

DISCUSSION/ACTION ITEMS

9. Consider and take appropriate action on the award or rejection of a bid and contract for the Landscape Maintenance Services (mowing) for Fiscal Year 2024 and authorizing the Mayor or his designee to execute necessary documents.
10. Consider and take appropriate action on Resolution R-34-23, a resolution of the City Council of the City of Kaufman, Texas, approving the purchase of 6.5 acres of land being part of WM Peters survey, Tracts 35.02 and 35.04, Property ID's 187223 and 51233, City of Kaufman, Texas ("property") by the Kaufman Central Appraisal District pursuant to the purchase and sale agreement between Kaufman Central Appraisal District and the Kaufman Independent School District and the construction of and related financing of a building pursuant to a lease-purchase agreement as required by Texas Tax Code §6.051(b); finding such action is taken within the time required by Texas Tax Code §6.051(b); ordering a copy of this resolution be

provided to the Chief Appraiser; and providing an effective date

11. Consider and take appropriate action on a Utility Agreement for the Kaufman Civic Center with Senior Connect; and authorize the City Manager or his designee to execute necessary documents.

APPOINTMENT

12. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2025, and two (2) members to the Kaufman Zoning Board of Adjustments for a one (1) year term to expire September 2024.
13. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2025.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. Christmas on the Square- December 2nd
 - b. Joint City Council and Planning and Zoning Commission Meeting- December 11th
 - c. Employee Christmas Banquet- December 13th
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report- October 2023
 - f. Fire Department Monthly Report- October 2023
 - g. Police Department Monthly Report- October 2023
 - h. Development Services Monthly Report- October 2023
 - i. Monthly Calendars Attached

EXECUTIVE SESSION

15. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: "Project Pie"
 - b. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY: (1) To consult with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly

conflicts with the Texas Open Meetings Act and (2) for Council to seek the advice of its attorney about pending or contemplated litigation: ETJ Petitions, SB 2038 lawsuit

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

16. Consider and take appropriate action regarding a lawsuit challenging Senate Bill 2038 as filed by the City of Grand Prairie, Texas pending in Travis County.
17. Consider and take appropriate action, if any, on matters discussed in Executive Session.

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 4:30 P.M. ON FRIDAY, NOVEMBER 17, 2023, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****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: 11/20/2023

Date: 11/07/2023

Item #: 1.

**Dept.: Development
Services**

Discussion Item

SUBJECT:

Discussion regarding a joint meeting with the Planning and Zoning Commission to review the proposed changes to the Subdivision Ordinance.

BACKGROUND:

City staff spent the last couple of years working with our planning, engineering, and legal consultants on a re-write of the City's subdivision regulations and the development of a design manual for public infrastructure. The current subdivision ordinance was adopted in 1999 and amended in 2021 to add new sections. City regulations and policies changed considerably over the past 25 years, as have State and County regulations relating to subdivisions. Many of the current subdivision regulations are outdated, lacking in detail and clarity, and the City does not currently have a cohesive manual for the design of public infrastructure. The new Subdivision Ordinance and Design Manual will bring the City's subdivision regulations into compliance with State law and make the City's policies, guidelines, and design standards official and binding. The City will hold a joint work session of the Planning & Zoning Commission and City Council on December 11, 2023, at 6:00 p.m. to present the new Subdivision Ordinance and Design Manual, respond to questions and concerns, and receive feedback before making any revisions and presenting the new regulations for adoption in early 2024.

Author:

Andrew Bogda, Director of Development Services

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: No action required.

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



Meeting
Date: 11/20/2023

Date: 11/07/2023

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the October 23, 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 October 23, 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, OCTOBER 23, 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 6:01 P.M. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Ashlea Longenecker, Quattro Borders, Jason Nelson, and Lisa Parker. 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, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, 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. Discussion regarding the City's 5-year Capital Improvement Plan.

The City Council and staff discussed the projects and funding sources for the 5-year Capital Improvement Plan.

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

Mr. Holder reviewed various items on the Regular Session Agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:15 P.M.

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 P.M. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Ashlea Longenecker, Quattro Borders, Jason Nelson, and Lisa Parker. 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, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, 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.

RECOGNITION

3. Business of the Month- Gardner Electric

Mayor Jordan and Mr. McGregor presented and recognized Gardner Electric as the Business of the Month.

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the September 25, 2023, Regular City Council Meeting.
5. Consider and take appropriate action on Resolution R-32-23, 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 close the Kaufman County Courthouse Square on Saturday, December 2, 2023, from 9:00 A.M. to 10:00 P.M. for the Kaufman "Christmas On The Square."
6. Consider and take appropriate action on Resolution R-33-23, 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 close SH 34 (South Washington St) for the purpose of a Lighted Christmas Parade on Saturday, December 2, 2023, from 6:00 p.m. to 8:00 p.m.
7. Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman; and authorize the mayor and his designee to execute necessary documents.

Councilmember Parker made a motion to approve consent agenda items 4-7 as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

8. Consider and take appropriate action on Ordinance No. O-25-23, 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-55)** to allow a **truck stop** on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the **northwest corner of SH 34 and Kings Fort Pkwy.** (Case No. Z-07-23)

Mr. Bogda presented the proposed Special Use Permit that was requested by QuikTrip. He reviewed the changes to the request from the last meeting.

Jim Meara, 2116 N. Haskell Ave. Dallas, Texas 75204, stated he is representing the land owner. He outlined the changes the developer implemented to address the concerns of the Council as stated in the previous meeting.

Corey Vaughn, 8700 Freeport Pkwy., Irving, Texas 75063, addressed the Council's concerns that were expressed at the last Council meeting. He reviewed the proposed changes.

Tommy Vilbig, 400 Chisholm Place #104, Plano, Texas 75029, highlighted the traffic impact changes that were amended.

Kelly Parma, 3030 LBJ Freeway #1660, Dallas, Texas 75234, informed the Council about the process of getting a traffic signal at the main intersection of this development.

There were discussions regarding the traffic and truck stop aspect of the proposed Special Use Permits.

Councilmember Borders made a motion to deny Ordinance No. O-25-23, 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-55) to allow a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the northwest corner of SH 34 and Kings Fort Pkwy. The motion was seconded by Councilmember Parker and failed 3/4.

Councilmember Nelson made a motion to approve Ordinance No. O-25-23, 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-55) to allow a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the northwest corner of SH 34 and Kings Fort Pkwy. The motion was seconded by Councilmember Gillenwater and passed 4/3.

9. Consider and take appropriate action on the **Site Plan of Lott's Cleaners** on a tract of land containing 0.12 acres (Property ID 28452), situated in the Original Town of Kaufman, Block 10, Lot 5, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District ("CBD") and is generally located 114 West Grove Street. (Case No. SP-09-23)

Mr. Bogda presented the proposed Site Plan for Lott's Cleaners. He reviewed the proposed changes, the improvements, and the parking.

Councilmember Parker made a motion to approve the **Site Plan of Lott's Cleaners** on a tract of land containing 0.12 acres (Property ID 28452), situated in the Original Town of Kaufman, Block 10, Lot 5, City of Kaufman, Kaufman County, Texas. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

10. Consider and take appropriate action on the **Site Plan of Hampton Inn**, situated on 2.10 acres comprising Lot 5B of Block A of the Kings Fort Addition (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. (Case No. SP-10-23)

Mr. Bogda presented the proposed site plan for the Hampton Inn, located in the Kings Fort Development.

Mayor Pro-Tem Phillips made a motion to approve the Site Plan of Hampton Inn with the two conditions stated in the staff report. The motion was seconded by Councilmember Parker and passed 7/0.

11. Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, being a tract of land containing 4.18 acres (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. The final plat is for 3 non-residential lots. (Case No. FP-14-23)

Councilmember Longenecker made a motion to approve the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, with the conditions stated in the staff report. The motion was seconded by Councilmember Nelson and passed 7/0.

12. Consider and take appropriate action on the **Site Plan of Galleher Industries**, situated on 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. (Case No. SP-11-23)

Mr. Bogda presented the proposed site plan for Galleher Industries.

Councilmember Borders made a motion to approve the **Site Plan of Galleher Industries** with the conditions stated in the staff report. The motion was seconded by Councilmember Parker and passed 7/0.

13. Consider and take appropriate action on the **Final Plat of Persistent Addition, Block 1, Lot 1**, being a tract of land containing 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. The final plat is for 1 non-residential lot. (Case No. FP-13-23)

Mr. Bogda informed the Council about the Final Plat for Galleher Industries.

Councilmember Nelson made a motion to approve the **Final Plat of Persistent Addition, Block 1**,

Lot 1 with the conditions as stated in the staff report. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
- a. Halloween on Houston St. - October 31
 - b. Employee Thanksgiving Luncheon - November 15
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report- September 2023
 - e. Careflite Compliance Report- September 2023
 - f. Fire Department Monthly Report- September 2023
 - g. Police Department Monthly Report- September 2023
 - h. Development Services Monthly Report- September 2023
 - i. Monthly Calendars Attached

Mr. Holder updated the Council on the above-stated items.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:37 P.M.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 11/20/2023

Date: 11/01/2023

Item #: 8.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing and consider and take appropriate action on Ordinance No. O-30-23, designating a contiguous geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Three, City of Kaufman, Texas; describing boundaries of the zone; creating a Board of Directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date.

BACKGROUND:

In July 2022, a development agreement was approved for Highland Meadows, a 106.417-acre single-family residential development, which set the framework for the overall development of the property; this agreement was amended in January 2023. The terms of the development agreement were closely tied to the terms of the interlocal agreement with Kaufman ISD regarding the development of the 85-acre school campus across SH 243, as the public infrastructure improvements for both developments are closely intertwined. In March 2023, the majority of the Highland Meadows property was annexed and zoned PD Planned Development-23 for single-family residential uses in general conformance with the development agreement. The balance of the property was annexed in July 2023 after the developer acquired control of a 0.491-acre parcel necessary to provide access to the development. In August 2023, the property was preliminarily platted into 435 single-family residential lots, 1 fire station lot, 21 open space lots, and right-of-way.

The development agreement included provisions to allow a Tax Increment Reinvestment Zone (TIRZ) and Public Improvement District (PID) on the property. The PID (PID No. 4) was created in September 2023. This proposed item will establish the TIRZ for the property (TIRZ No. 3) and approve an associated Preliminary Project and Financing Plan (PPFP). The goal of TIRZ No. 3 is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all participating local taxing jurisdictions. The PPFP outlines the funding of \$24,306,492 in public improvements. Development within the TIRZ is expected to generate \$154,290,150 in incremental value, based on 2023 values. As provided for in the development agreement, the City's participation in the TIRZ is at a rate of 75% of the maintenance & operations portion of real property increment within the TIRZ; no other taxing jurisdictions are participating in this TIRZ.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: The proposed Tax Increment Reinvestment Zone (TIRZ No. 3) is needed to provide the necessary funding of public improvements associated with the development of Highland Meadows, several of which are regional improvements that will benefit a larger area. The TIRZ was authorized with the approved development agreement. Staff

recommends approval of the creation of TIRZ No. 3 and the associated Preliminary Project and Financing Plan.

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

CITY OF KAUFMAN, TEXAS

ORDINANCE NO. O-30-23

AN ORDINANCE OF THE CITY COUNCIL OF THE KAUFMAN, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CORPORATE LIMITS OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, CITY OF KAUFMAN, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; PROVIDING A PRELIMINARY PROJECT AND FINANCING PLAN FOR THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE AND NOTICES AS REQUIRED BY LAW.

WHEREAS, the City of Kaufman, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City or the extraterritorial jurisdiction (the "ETJ") of the municipality as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the "ETJ") of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the Kaufman City Council (the "City Council") desires to promote the development of a certain contiguous geographic area in the City limits, which is more specifically described in **Exhibits "A" and "B"** of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Three, City of Kaufman, Texas* attached as **Exhibit "C"**, attached hereto and incorporated herein (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 9, 2023, which date is before the seventh (7th) day before the public hearing held on November 20, 2023; and

WHEREAS, at the public hearing on November 20, 2023, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003© of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 20, 2023, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 20, 2023; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone as set forth in ***Exhibit “C”***.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and incorporated herein.

SECTION 2. FINDINGS.

The City Council, after conducting the above-described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) The public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

The creation of the proposed reinvestment zone with boundaries as described and depicted in **Exhibits “A” and “B”**, each of which are attached hereto and incorporated herein will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and

The proposed reinvestment zone, as identified in **Exhibits “A” and “B”**, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located within the City limits; and
 2. The City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or County.
- (b) Thirty (30) percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (c) The total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (d) The improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (e) The development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in **Exhibits “A” and “B”** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, City of Kaufman, Texas (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

A board of directors for the Zone ("Board") is hereby created. The Board shall consist of seven (7) members comprised of six (6) City Council members and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one (1) or two (2) members of the board. The number of directors on the Board of Directors shall be increased by one (1) or two (2), as applicable, for each taxing unit that appoints a director to the board; provided however, the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

SECTION 5. DURATION OF THE ZONE.

The Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2053 (with the final year's tax increment to be collected by September 1, 2054); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

The tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2023, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of

the Texas Tax Code, (ii) seventy-five percent (75%) of maintenance and operation portion of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

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. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has

been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE/NOTICES.

This Ordinance shall take effect immediately upon its adoption and notices shall be provided to the State Comptroller in accordance with and as provided by law.

PASSED AND APPROVED ON this _____ day of November 2023.

CITY OF KAUFMAN

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks
City Secretary

APPROVED AS TO FORM:

Patricia Adams
City Attorney

APPROVED AS TO CONTENT:

Mike Holder
City Manager

EXHIBIT A

BOUNDARY 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, 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 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 $7^{\circ}43'25''$, a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South $82^{\circ}10'23''$ 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 $43^{\circ}27'51''$ 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 $48^{\circ}27'57''$ 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 $43^{\circ}25'44''$ 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 $40^{\circ}23'41''$ 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 $01^{\circ}34'59''$, a radius of 3759.72 feet, an arc length of 103.87 feet, and a chord of S $74^{\circ}47'12''$ E, 103.87 feet to a found iron rod;

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

S $73^{\circ}59'43''$ E, a distance of 59.13 feet to a point for corner;

N $16^{\circ}00'17''$ E, a distance of 10.52 to a found TxDOT broken concrete monument;

S $73^{\circ}59'43''$ E, a distance of 80.00 feet to a point for corner;

THENCE S $16^{\circ}00'17''$ 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 $17^{\circ}03'15''$, a radius of 460.00 feet, an arc length of 136.92 feet, and a chord of S $07^{\circ}28'40''$ 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, O.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, O.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

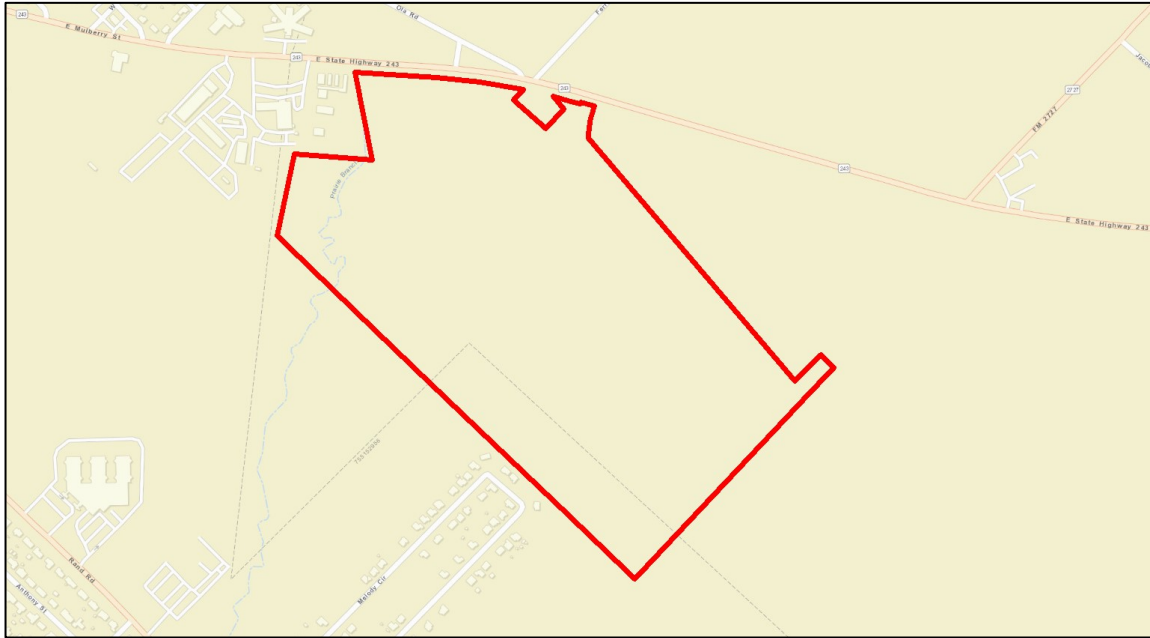
called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leicia Arriaga as recorded in Volume 4961, Page 63 O.P.R.K.C.T.

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
BOUNDARY MAP



 - TIRZ #3 Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #3

City of Kaufman, Texas



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DISCLAIMER

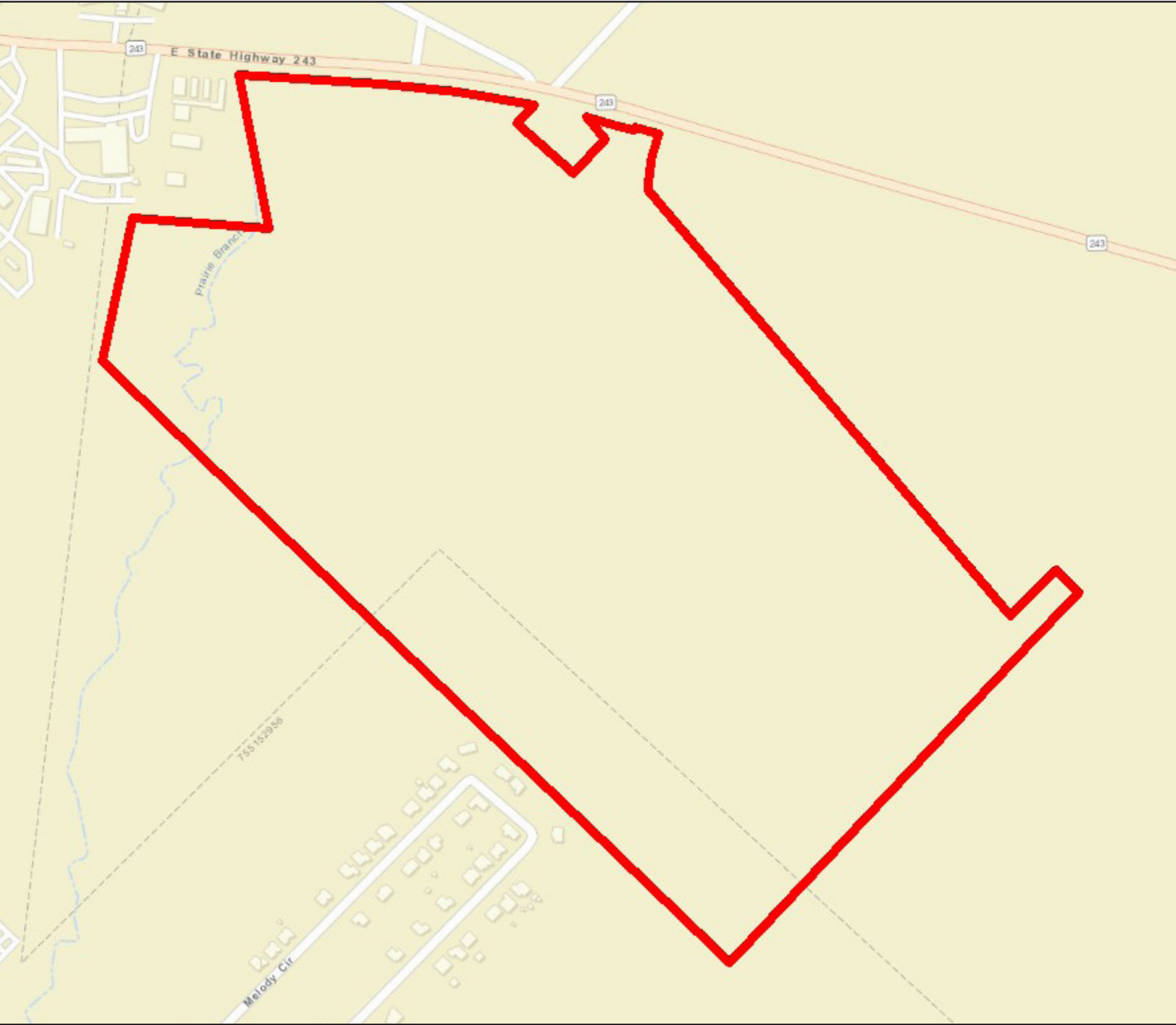
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





 - TIRZ #3 Boundary

Tax Increment Reinvestment Zone #3, City of Kaufman

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

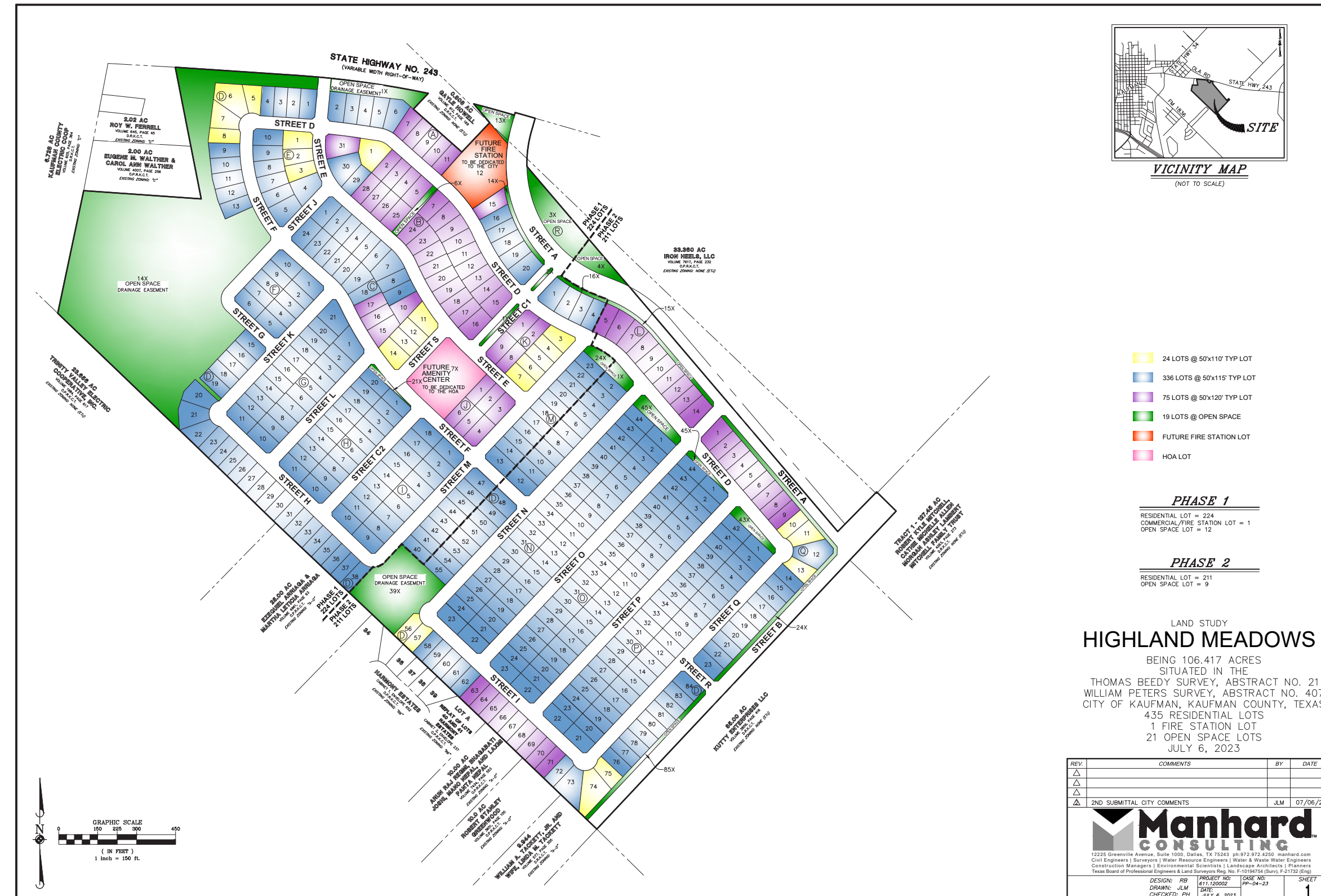
On November 20, 2023, the City Council of the City of Kaufman, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a contiguous geographic area within the City limits as Reinvestment Zone Number Three, City of Kaufman, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of \$24,306,492 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kaufman. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

TIRZ Boundary

Boundary Description

The TIRZ #3 boundaries include 106.417 contiguous acres located within the City limits of the City of Kaufman. The legal description for the zone is described in detail on the following pages.



Legal 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, 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 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, O.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;

Legal Description (Continued)

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.;

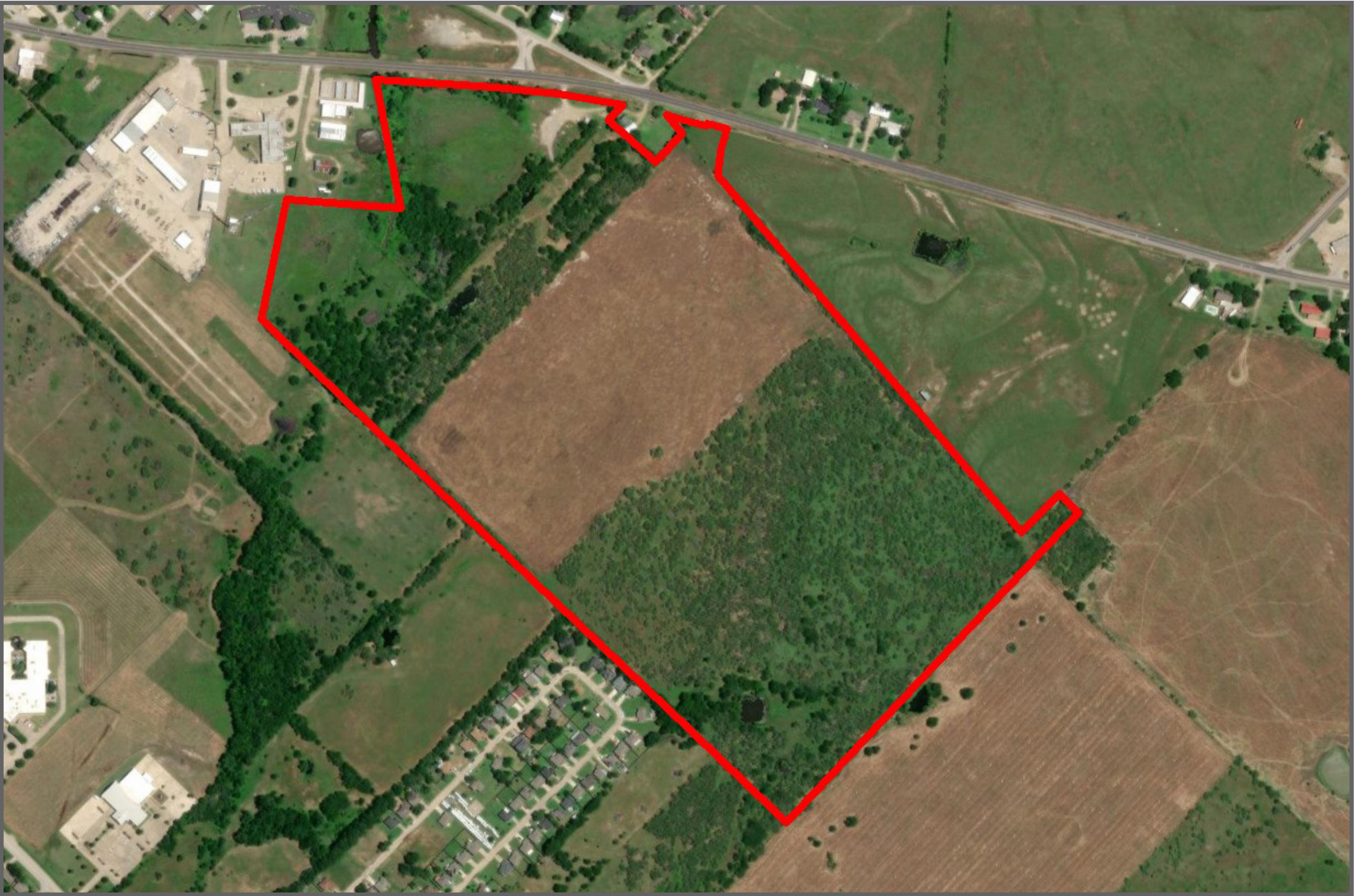
THENCE North 46° 10' 42" West with the southwesterly line of said Kaufman WW One, LLC, 78.821-acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a 1/2-inch iron rod 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, O.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.



 - TIRZ #3 Boundary

Land Use

The land within the zone is vacant and is well positioned for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

On March 27, 2023, City Council approved Ordinance O-06-23 which classified the zoning for the property within the zone as Planned Development - 23, “PD-23”. Exhibit B of the ordinance includes the “Highland Meadows Development Standards” which detail the development standards for the property within the TIRZ.

It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Current Ownership Information

There are 5 parcels within the boundaries of Tax Increment Reinvestment Zone #3. The majority of the property was annexed in March 2023 by Ordinance O-05-23 and the balance of the property was annexed in July 2023 by Ordinance O-12-23. The 2023 base year taxable value of the property within the zone is \$0, given that the property was in the City’s extraterritorial jurisdiction on January 1, 2023. The base value will be certified by Kaufman Central Appraisal District at a later date.

For further details of parcels included within the TIRZ see Appendix A.

Proposed Development

The TIRZ #3 boundaries contain a planned proposed single family development shown in the site plan below.



Meritage Kaufman - Highland Meadows

Concept Site Plan

TALSON
DESIGN
Landscape Architecture | Urban Planning
Tal Jackson | 214.794.1862
tjackson@talsondesign.com
505 Pecan St, Suite 201 | Fort Worth, TX 76102

Job No.: 611.120
Date: March 3, 2023
Scale: 1"= 100'-0"

Exhibit C1

Proposed Development

Anticipated Development

The development within the boundaries is anticipated to be a single family development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table below provides an overview of the potential development that DPED estimates will occur during the life of the TIRZ within the boundaries of the TIRZ.

	Initial Delivery Year	Units/SF	Taxable Value PSF/Unit		Incremental Value	
TIRZ 3						
RESIDENTIAL (Single Family)	2026	435	\$	354,690	\$	154,290,150 *
					\$	154,290,150

*2023 Values (No Inflation)

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3		
Water Facilities and Improvements	\$ 4,375,169	18.0%
Sanitary Sewer Facilities and Improvements	\$ 4,375,169	18.0%
Storm Water Facilities and Improvements	\$ 4,375,169	18.0%
Transit/Parking Improvements	\$ 1,215,325	5.0%
Street and Intersection Improvements	\$ 4,861,298	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 2,430,649	10.0%
Economic Development Grants	\$ 2,430,649	10.0%
Administrative Costs	\$ 243,065	1.0%
Total	\$ 24,306,492	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$24,306,492 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the original and expanded bounaries of the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined development. A summary overview of the anticipated development and the anticipated taxable value per unit can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Rates		Participation	
City of Kaufman (M&O)	0.49801530	75%	0.3735115
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.37351148

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.00000000

Sales Tax		Participation	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		0.00000000

Financial Feasibility Analysis - Development Input

TIRZ #3 : INPUT & OUTPUT

► **INPUT**

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	75%	0.3735115
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.3735115

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.00000000
City Property Tax Reduction	0.00500000	0%	0.00000000
Economic Development	0.00250000	0%	0.00000000
Street Maintenance	0.00250000	0%	0.00000000
	0.02000000		0.00000000

TIRZ 3	Initial Delivery	AREA SF/UNITS	REAL PROPERTY		BPP		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
RESIDENTIAL (Single Family)	2026	435	\$ 354,690	\$ 154,290,150	\$ -	\$ -	\$ -	\$ -
TOTAL				154,290,150		-		-

► **OUTPUT**

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	31.5%	\$ 49,457,473	=	\$ 49,457,473	+	\$ -	+	\$ -
Kaufman County (M&O)	13.7%	\$ 21,407,147	=	\$ 21,407,147	+	\$ -	+	\$ -
Road and Bridge	3.4%	\$ 5,368,739	=	\$ 5,368,739	+	\$ -	+	\$ -
Trinity Valley CC	4.6%	\$ 7,222,743	=	\$ 7,222,743	+	\$ -	+	\$ -
KC ESD #1	1.8%	\$ 2,765,714	=	\$ 2,765,714	+	\$ -		\$ -
Kaufman ISD	45.0%	\$ 70,594,035	=	\$ 70,594,035	+	\$ -	+	\$ -
	100.0%	\$ 156,815,852		\$ 156,815,852		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	100.0%	\$ 24,306,492	=	\$ 24,306,492	+	\$ -	+	\$ -
Kaufman County (M&O)	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Road and Bridge	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Trinity Valley CC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
KC ESD #1	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 24,306,492		\$ 24,306,492		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY	PERSONAL		SALES	
City of Kaufman (M&O)	19.0%	\$ 25,150,981	=	\$ 25,150,981	+	\$ -	+	\$ -
Kaufman County (M&O)	16.2%	\$ 21,407,147	=	\$ 21,407,147	+	\$ -	+	\$ -
Road and Bridge	4.1%	\$ 5,368,739	=	\$ 5,368,739	+	\$ -	+	\$ -
Trinity Valley CC	5.5%	\$ 7,222,743	=	\$ 7,222,743	+	\$ -	+	\$ -
KC ESD #1	2.1%	\$ 2,765,714	=	\$ 2,765,714	+	\$ -	+	\$ -
Kaufman ISD	53.3%	\$ 70,594,035	=	\$ 70,594,035	+	\$ -	+	\$ -
	100.0%	\$ 132,509,360		\$ 132,509,360		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis - Development Worksheet

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
TOTAL TAX REVENUE																																	
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
RESIDENTIAL (Single Family)	Cumulative Units	-	-	-	-	48	96	144	192	240	288	336	384	432	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	
	Taxable Value Per Unit			354,690	367,104	379,953	393,251	407,015	421,260	436,005	451,265	467,059	483,460	500,325	517,837	535,961	554,720	574,135	594,229	615,028	636,553	658,833	681,892	705,758	730,460	756,026	782,487	809,874	838,219	867,557	897,922	929,349	
	Taxable Value	-	-	-	-	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724	
REAL PROPERTY		Taxable Value	-	-	-	-	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724
			-	-	-	138,607	286,916	445,437	614,703	795,272	987,728	1,192,682	1,410,772	1,642,668	1,711,968	1,771,887	1,833,903	1,898,090	1,964,523	2,033,281	2,104,446	2,178,101	2,254,335	2,333,237	2,414,900	2,499,421	2,586,901	2,677,443	2,771,153	2,868,144	2,968,529	3,072,427	GROSS
			-	-	-	59,994	124,189	192,803	266,068	344,225	427,528	516,240	610,638	711,012	741,007	766,943	793,786	821,568	850,323	880,084	910,887	942,768	975,765	1,009,917	1,045,264	1,081,848	1,119,713	1,158,903	1,199,464	1,241,446	1,284,896	1,329,868	49,457,473
			-	-	-	15,046	31,145	48,353	66,728	86,329	107,221	129,469	153,143	178,316	185,839	192,343	199,075	206,043	213,254	220,718	228,443	236,439	244,714	253,279	262,144	271,319	280,815	290,643	300,816	311,345	322,242	333,520	21,407,147
			-	-	-	20,242	41,901	65,051	89,771	116,141	144,247	174,179	206,028	239,894	250,015	258,765	267,822	277,196	286,898	296,939	307,332	318,089	329,222	340,745	352,671	365,014	377,790	391,012	404,698	418,862	433,522	448,696	5,368,739
			-	-	-	7,751	16,045	24,909	34,375	44,472	55,235	66,896	78,892	91,860	95,735	99,086	102,554	106,143	109,858	113,703	117,683	121,802	126,065	130,477	135,044	139,770	144,662	149,725	154,966	160,390	166,003	171,813	2,765,714
			-	-	-	197,843	409,535	635,803	877,408	1,135,147	1,409,852	1,702,396	2,013,692																				

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH		3.50%																														
DISCOUNT RATE		6.00%																														
City of Kaufman (M&O) Kaufman County (M&O) Road and Bridge Trinity Valley CC KC ESD #1 Kaufman ISD	REAL PROPERTY TAX																															
	0.4980153	75%	0.3725115																													
	0.2795900	0%	0.0000000																													
	0.0825000	0%	0.0000000																													
	0.1109900	0%	0.0000000																													
	0.0425000	0%	0.0000000																													
	1.0848000	0%	0.0000000																													
2.0983953		0.3735115																														
City of Kaufman (M&O) Kaufman County (M&O) Road and Bridge Trinity Valley CC KC ESD #1 Kaufman ISD	BUSINESS PERSONAL PROPERTY TAX																															
	0.4980153	0%	0.0000000																													
	0.2795900	0%	0.0000000																													
	0.0825000	0%	0.0000000																													
	0.1109900	0%	0.0000000																													
	0.0425000	0%	0.0000000																													
	1.0848000	0%	0.0000000																													
2.0983953		0.0000000																														
		SALES TAX																														
0.0100000		0.00%	0.0000000	City of Kaufman Sales Tax																												
0.0050000		0.00%	0.0000000	City Property Tax Reduction																												
0.0025000		0.00%	0.0000000	Economic Development																												
0.0025000		0.00%	0.0000000	Street Maintenance																												
TAX YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
BASE YEAR																																
	City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	KC ESD #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TAXABLE VALUE																																
	City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	KC ESD #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE INCREMENT																																
	City of Kaufman (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	KC ESD #1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE A																																
TAXABLE VALUE GROWTH																																
	City of Kaufman (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	KC ESD #1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE 1																																
TIRZ 3																																
REAL PROPERTY TAX		0	0	0	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724	
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Kaufman (M&O)		0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983	24,306,492
Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KC ESD #1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983	24,306,492
Annual GROSS REVENUE A.1		0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983	24,306,492
Running total, GROSS REVENUE		0	0	0	68,120	209,128	428,044	730,148	1,120,994	1,606,426	2,192,584	2,885,926	3,693,235	4,534,603	5,405,419	6,306,714	7,239,553	8,205,042	9,204,324	10,238,580	11,309,035	12,416,956	13,563,654	14,750,487	15,978,859	17,250,223	18,566,086	19,928,004	21,337,589	22,796,509	24,306,492	
GROSS		24,306,492																														
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
	City of Kaufman (M&O)	0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983	24,306,492
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	KC ESD #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

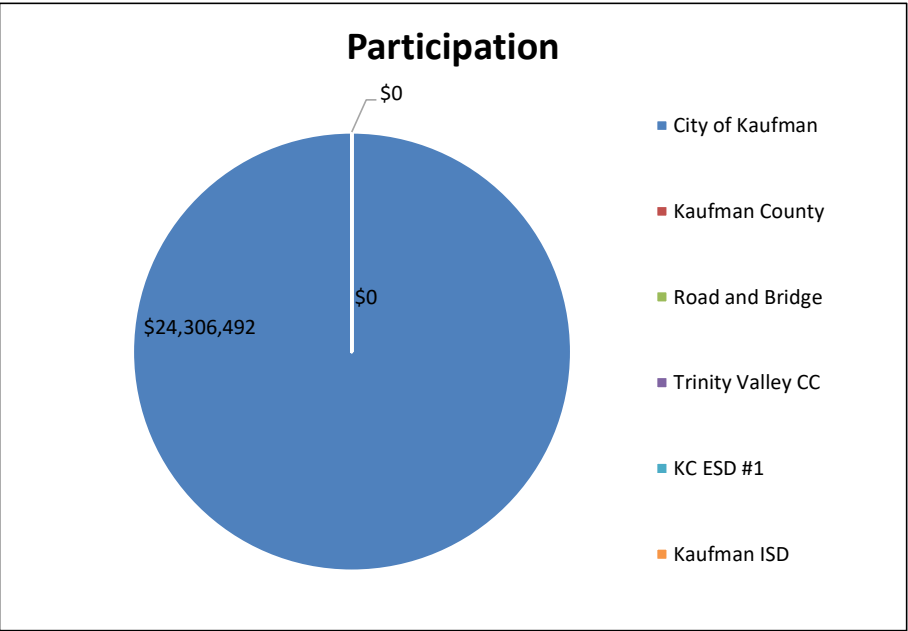
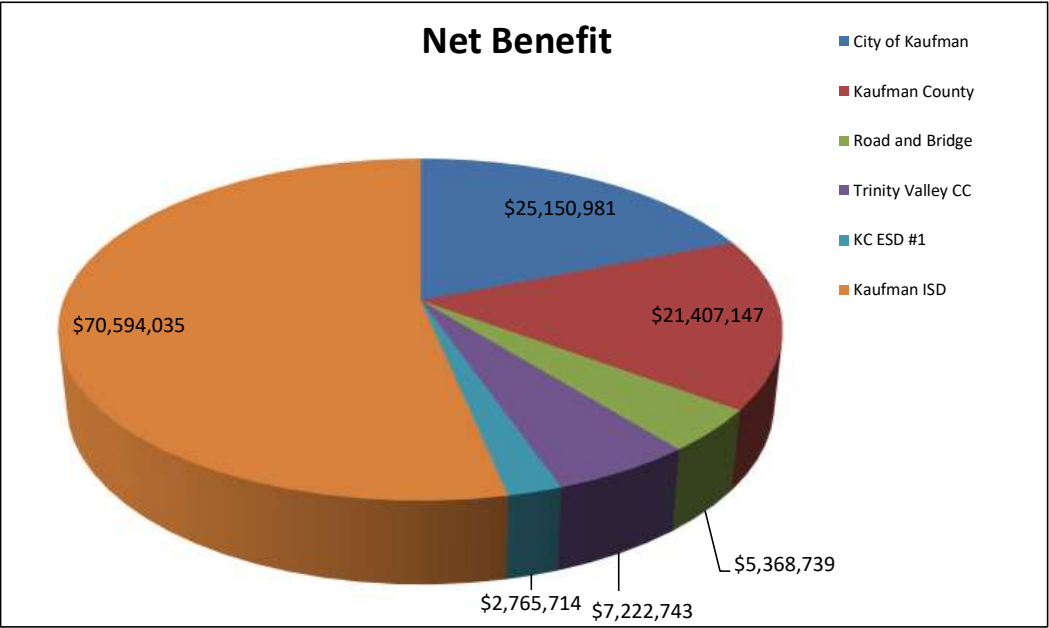
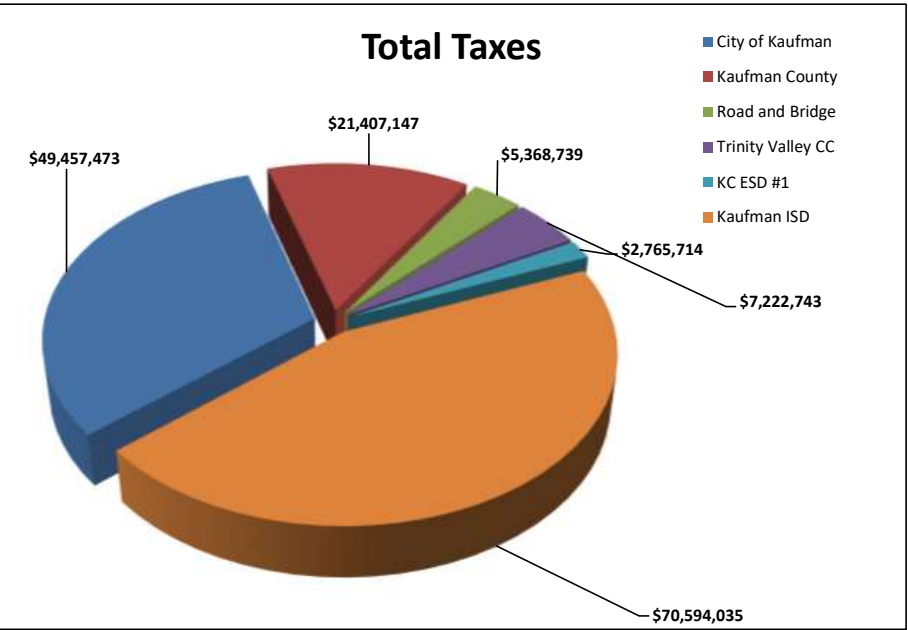
Financial Feasibility Analysis - 100% of Revenue Generated

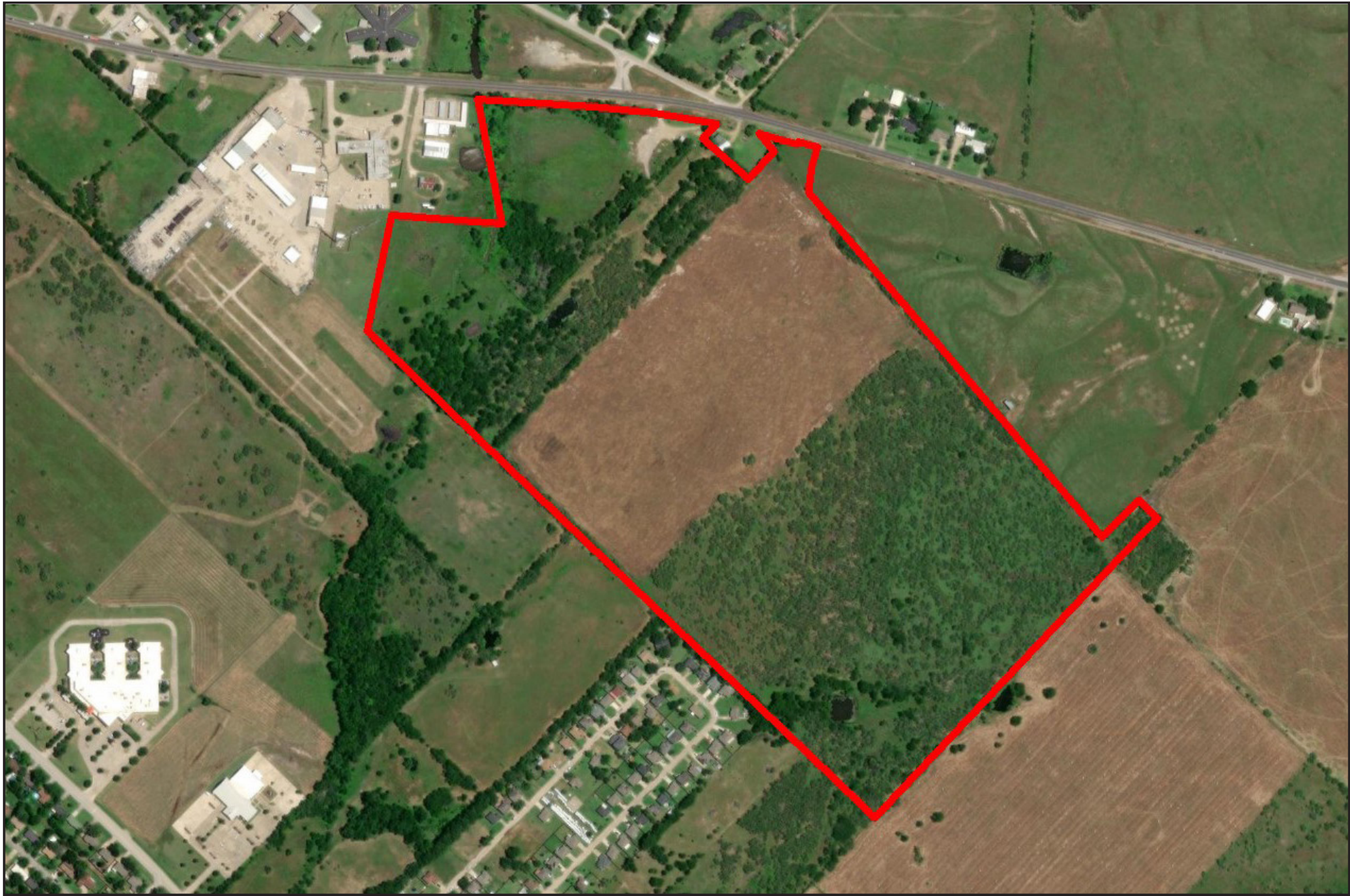
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman	\$49,457,473	\$24,306,492	\$25,150,981
Kaufman County	\$21,407,147	\$0	\$21,407,147
Road and Bridge	\$5,368,739	\$0	\$5,368,739
Trinity Valley CC	\$7,222,743	\$0	\$7,222,743
KC ESD #1	\$2,765,714	\$0	\$2,765,714
Kaufman ISD	\$70,594,035	\$0	\$70,594,035
Total	\$156,815,852	\$24,306,492	\$132,509,360





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #3 in Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2053 (with the final year’s tax increment to be collected by September 1, 2054).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

Property ID	Address	Legal Description	Owner Name	Acres	Appraised Value	2023 City of Kaufman Taxable Value
2252	--	T BEEDY, TRACT 305.00; 78.727 ACRES	KAUFMAN ONE WW LLC	78.727	\$ 481,854	\$ -
2267	HWY 243 TX 75139	T BEEDY, 0.5 ACRES	KAUFMAN ONE WW LLC	0.5	\$ 2,779	\$ -
2269	HWY 243 TX 75140	T BEEDY, 24.708 ACRES	KAUFMAN ONE WW LLC	24.708	\$ 231,544	\$ -
2270	HWY 243 TX 75141	T BEEDY, 2.0 ACRES, & GARAGE	KAUFMAN ONE WW LLC	2	\$ 31,946	\$ -
227628	HWY 243 TX 75142	WM PETERS, TRACT 120.01; 0.491 ACRES	KAUFMAN ONE WW LLC	0.491	\$ -	\$ -
				Total	\$ 748,123	\$ -

****2023 Base Value to be verified by Kaufman Central Appaisal District***



Meeting
Date: 11/20/2023

Date: 11/07/2023

Item #: 9.

Dept.: Public Works

Action Item

SUBJECT:

Consider and take appropriate action on the award or rejection of a bid and contract for the Landscape Maintenance Services (mowing) for Fiscal Year 2024 and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

MOWING/MAINTENANCE SERVICES

City Staff went out for bids for the 2024 FY Right Of Way Maintenance Services on Thursday, October 19, 2023. Ten (10) bid packets were sent to vendors, and three (3) bid proposals were received: 1.) Five Star Tree & Lawn, 2.) Good Earth Corporation, and 3.) Rise Up Refuse, LLC.

2024 FY ROW Maintenance Services Bid Tab are attached for reference.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost: \$390,780.00

Funds Available: \$288,000

Source: FY24 Operating Budget

Recommendation: Staff recommends rejection of all bids for the Landscape Maintenance Services for Fiscal Year 2024.

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

BID TABULATION
2024 FY RIGHT OF WAY MAINTENANCE SERVICES
BID OPENING THURSDAY, NOVEMBER 9, 2023, @ 2:30 P.M.
209 S. WASHINGTON St. (Kaufman)

VENDOR #1	LOCATIONS	UNIT COST	TOTAL	
5 STAR TREE & LAWN 8310 FM 2860 KAUFMAN, TX 75142				18 TIMES
	SH 34 BYPASS (N)	1,250.00	22,500.00	
	SH 34 BYPASS (S)	1,250.00	22,500.00	
	SH 175 OVERPASS (WASHINGTON ST)	700.00	12,600.00	
	SH 175 OVERPASS (HOUSTON ST)	700.00	12,600.00	
	HOUSTON ST/243 SPLIT (HOUSTON STREET)	1,560.00	20,080.00	
	SH 175/243 SPLIT	1,690.00	30,420.00	
SUB TOTAL				\$128,700.00
	INCLUDES EAST/WEST ROWS			
OPTION #1	3826 US HWY 175 TO FM 1390	11,440.00	205,920.00	
OPTION #2	3626 US HWY 175 TO FM 4104	14,560.00	262,080.00	

VENDOR #2	LOCATIONS	UNIT COST	TOTAL	
GOOD EARTH CORPORATION 7922 FORNEY ROAD DALLAS, TX 75227				20 TIMES
	SH 34 BYPASS (N)	2,625.00	52,500.00	
	SH 34 BYPASS (S)	1,785.00	35,700.00	
	SH 175 OVERPASS (WASHINGTON ST)	672.00	13,440.00	
	SH 175 OVERPASS (HOUSTON ST)	451.50	9,030.00	
	HOUSTON ST/243 SPLIT (HOUSTON STREET)	N/A	N/A	
	SH 175/243 SPLIT	2,520.00	50,400.00	
SUB TOTAL				\$161,070
	INCLUDES EAST/WEST ROWS			
OPTION #1	3826 US HWY 175 TO FM 1390	22,869.00	457,380.00	
OPTION #2	3626 US HWY 175 TO FM 4104	27,961.50	559,230.00	

VENDOR #3	LOCATIONS	UNIT COST	TOTAL	
RISE UP REFUSE, LLC PO BOX 583 CHINA SPRING, TX 76633				24 TIMES
	SH 34 BYPASS (N)	4,500.00	108,000	
	SH 34 BYPASS (S)	4,500.00	108,000	
	SH 175 OVERPASS (WASHINGTON ST)	7,500.00	180,000	
	SH 175 OVERPASS (HOUSTON ST)	7,200.00	172,800	
	HOUSTON ST/243 SPLIT (HOUSTON STREET)	6,500.00	156,000	
	SH 175/243 SPLIT	12,000.00	288,000	
SUB TOTAL				\$1,012,800
	INCLUDES EAST/WEST ROWS			
OPTION #1	3826 US HWY 175 TO FM 1390	5,500.00	132,000	
OPTION #2	3626 US HWY 175 TO FM 4104	5,500.00	132,000	



Meeting
Date: 11/20/2023

Date: 11/07/2023

Item #: 10.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-34-23, a resolution of the City Council of the City of Kaufman, Texas, approving the purchase of 6.5 acres of land being part of WM Peters survey, Tracts 35.02 and 35.04, Property ID's 187223 and 51233, City of Kaufman, Texas ("property") by the Kaufman Central Appraisal District pursuant to the purchase and sale agreement between Kaufman Central Appraisal District and the Kaufman Independent School District and the construction of and related financing of a building pursuant to a lease-purchase agreement as required by Texas Tax Code §6.051(b); finding such action is taken within the time required by Texas Tax Code §6.051(b); ordering a copy of this resolution be provided to the Chief Appraiser; and providing an effective date

BACKGROUND:

Kaufman County Appraisal District is looking to potentially buy land and erect a new building for their operations within the city limits of Kaufman. They seek resolutions of support from their voting entities to approve this course of action. KCAD staff will present further information and details and will be available for questions.

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a Resolution R-34-23, a resolution of the City Council of the City of Kaufman, Texas, approving the purchase of 6.5 acres of land being part of WM Peters survey, Tracts 35.02 and 35.04, Property ID's 187223 and 51233, City of Kaufman, Texas ("property") by the Kaufman Central Appraisal District pursuant to the purchase and sale agreement between Kaufman Central Appraisal District and the Kaufman Independent School District and the construction of and related financing of a building pursuant to a lease-purchase agreement as required by Texas Tax Code §6.051(b); finding such action is taken within the time required by Texas Tax Code §6.051(b); ordering a copy of this resolution be provided to the Chief Appraiser; and providing an effective date

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

RESOLUTION NO. R-34-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING THE PURCHASE OF 6.5 ACRES OF LAND BEING PART OF WM PETERS SURVEY, TRACTS 35.02 AND 35.04, PROPERTY ID'S 187223 AND 51233, CITY OF KAUFMAN, TEXAS ("PROPERTY") BY THE KAUFMAN CENTRAL APPRAISAL DISTRICT PURSUANT TO THE PURCHASE AND SALE AGREEMENT BETWEEN KAUFMAN CENTRAL APPRAISAL DISTRICT AND THE KAUFMAN INDEPENDENT SCHOOL DISTRICT AND THE CONSTRUCTION OF AND RELATED FINANCING OF A BUILDING PURSUANT TO A LEASE-PURCHASE AGREEMENT AS REQUIRED BY TEXAS TAX CODE §6.051(B); FINDING SUCH ACTION IS TAKEN WITHIN THE TIME REQUIRED BY TEXAS TAX CODE §6.051(B); ORDERING A COPY OF THIS RESOLUTION BE PROVIDED TO THE CHIEF APPRAISER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the KCAD Board of Directors ("Board") and the Chief Appraiser ("Chief Appraiser") of the Kaufman Central Appraisal District (the "District") have evaluated the condition of the District's property and building in which the District's offices are presently located; and

WHEREAS, based on the age, size, and condition of the current building, and the potential cost of repair, expansion, and renovation of the current building to meet the current and future needs of the District, the Board has determined that relocation to another site and the construction of new offices is more cost-effective and in the best interest of District and the participating taxing units; and

WHEREAS, Kaufman Independent School District ("School") owns 6.5 acres of land being part of WM Peters Survey, Tracts 35.02 and 35.04 Property ID's 187223 and 51233 City of Kaufman, Texas (the "Property") which the Board has determined is a suitable site for the construction of a new building for the District appraisal offices which will be a 1-story building containing approximately 20,000 square feet of space (the "Building"); and

WHEREAS, the Board desires to purchase the Property and construct the Building subject to the approval of the participating taxing units pursuant to Tax Code Section 6.051; and

WHEREAS, in order for District to purchase the Property and construct the Building on the Property (collectively the "Project") the District must obtain the approval of three-fourths of the participating taxing units within District as required by Texas Tax Code §6.051(b) for the Project; and

WHEREAS, the first part of the Project is for the District to have the Property under contract for purchase; and

WHEREAS, the School has offered to sell the Property to the District for \$4,000 per acre plus the cost of the survey; and

WHEREAS, the District and School intend to enter a purchase and sale agreement for the District to purchase the Property subject to the approval of the Board and the approval of three-fourths of the participating taxing units within KCAD pursuant to Tax Code §6.051(b) (the "Purchase and Sale Agreement"); and

WHEREAS, the Board has previously authorized the Chief Appraiser to negotiate and execute the Purchase and Sale Agreement with the School for the purchase of the Property subject to the approval of the Board and the approval of three-fourths of the participating taxing units within the KCAD as required by Texas Tax Code §6.051(b); and

WHEREAS, the District has sufficient funds in its budget for the current fiscal year to pay the costs for the purchase of the Property pursuant to the Purchase and Sale Agreement; and

WHEREAS, the District has determined the estimated costs for the design and construction of the building, the costs related to the creation of the PFC as described below, and the costs of financing the construction of the building is \$8,777,684.00; and

WHEREAS, while the District is expressly authorized to purchase or lease real property and may construct improvements to operate the appraisal office or a branch appraisal office, the Tax Code does not authorize the District to issue debt or debt instruments such as bonds and certificates of obligation, that are available to other political subdivisions, and, therefore, provided three-fourths of the participating taxing units within KCAD approve the purchase of the Property and construction of the Building, the District must use a lease purchase structure to finance the acquisition of the Property and the construction of the Building; and

WHEREAS, Chapter 303 of the Texas Local Government Code authorizes political subdivisions to establish a Public Facility Corporation, which is a Texas non-profit corporation, to acquire and finance the acquisition of property for a sponsoring political subdivision to perform its governmental functions; and

WHEREAS, because the Tax Code does not expressly allow appraisal districts to pledge revenues or property as security for a debt instrument, the District intends and has authorized the Chief Appraiser to take the necessary action to create a Public Facility Corporation (the "PFC") which will hold fee simple title to the Property during the term of a lease-purchase agreement between the District and the PFC (the "Lease Purchase Agreement") pursuant to which the PFC will lease the Property to the District and provide funds to the District for the construction of the Building pursuant to a loan agreement between the PFC and a financial lender; and

WHEREAS, the PFC will not be an agency or instrumentality of the District but will be governed by a majority of the members of the Board; and

WHEREAS, the District intends and has authorized the Chief Appraiser to assign the Purchase and Sale Agreement for the purchase of the Property to the PFC which will acquire title to the Property and

WHEREAS, to finance the construction of the Building, the PFC will obtain a loan for a term of 20 years and annual payments of principal and interest being a not to exceed the amount of \$720,000.00, secured by a deed of trust on the Property to finance the construction of the Building pursuant to a loan agreement with Government Capital Corporation, the financial lender pursuant to a loan agreement (the "Loan Agreement"); and

WHEREAS, the term of the Lease Purchase Agreement will be the same as the PFC's Loan Agreement with the rental payments to be paid by the District to the PFC under the Lease Purchase Agreement equal to the PFC's principal and interest payments under the Loan Agreement; and

WHEREAS, the Lease Purchase Agreement will include an option for the District to purchase the Property and Building from the PFC at the end of the term of the Lease Purchase Agreement for a nominal amount (typically \$1.00) and may include options for the District to pay off the Lease Purchase Agreement early to acquire full, unencumbered title to the Property and Building; and

WHEREAS, the Loan Agreement will provide for the PFC to assign its rights to the District's lease payments under the Lease Purchase Agreement to Government Capital Corporation as security for the Loan Agreement; provided, however, in the event of a payment default by the District under the Lease Purchase Agreement, Government Capital Corporation will have the right to terminate the Lease Purchase Agreement and foreclose on the Property; and

WHEREAS, because the Loan Agreement is a limited recourse loan, the only remedy in the event of such default will be foreclosure on the Property and the Building and termination of the Lease Purchase Agreement, with the District being under no obligation to make the remaining payments under the Lease Purchase Agreement or Loan Agreement provided the District will be required to vacate the Property and the Building following such default and termination; and

WHEREAS, upon the termination of the Lease Purchase Agreement and conveyance of the Property and the Building to the District, the Board will conclude the affairs of the PFC in accordance with the PFC's bylaws and terminate its existence.; and

WHEREAS, the City Council finds that the purchase of the Property pursuant to the Purchase and Sale Agreement, the Lease Purchase Agreement and the above-

described transaction for the construction and financing of the Building is in the best interest of the District and the participating taxing units.

WHEREAS, the Chief Appraiser of the District delivered a copy of the District's Resolution proposing the purchase of the Property and the construction and financing of the Building School and has requested on behalf of the District that the City Council approve the District's purchase of the Property and the construction and financing of the Building in accordance with Texas Tax Code §6.051(b); and

WHEREAS, having considered the District's proposal and finding that the purchase of the Property and the design and construction of the Building by the District is in the best interest of the residents of the City, the City Council is in support of and approves the District's proposal;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, THAT:

SECTION 1. The purchase of the Property and the design and construction of the Building, the Purchase and Sales Agreement between the School and the District, and the Lease Purchase Agreement between the District and the PFC are hereby approved in accordance with Texas Tax Code §6.051(b).

SECTION 2. The action taken pursuant to this Resolution is found to have been taken on or before the 30th day after the Mayor received a copy of the District's Resolution proposing the purchase of the Property.

SECTION 3. The City Secretary is hereby authorized and directed to deliver a true and correct copy of this Resolution to the Chief Appraiser of the District not later than the tenth (10th) day after the date of approval of this Resolution.

SECTION 4. This Resolution shall be effective immediately upon its approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Kaufman,
Texas, on this the 20th day of November, 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 11/20/2023

Date: 11/07/2023

Item #: 11.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a Utility Agreement for the Kaufman Civic Center with Senior Connect; and authorize the City Manager or his designee to execute necessary documents.

BACKGROUND:

City Staff and Senior Connect staff worked together to come to a resolution on the past-due utilities for the Civic Center. In addition, a new utility agreement needs to be considered and approved by Council for the utility costs for 2024. The terms of this agreement are identical to those previously approved and in place with the Chamber of Commerce.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a Utility Agreement for the Kaufman Civic Center with Senior Connect; and the authorization of the City Manager or his designee to execute necessary documents.

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



Meals-on-Wheels, Senior Centers, Transportation, Caregiver Support, Referral Network...Since 1978

11/1/2023

City of Kaufman, Texas
Mike Holder, City Manager
209 S. Washington St.
Kaufman, TX 75142

Re: Payment Plan Proposal
(back payments)

This letter confirms that Senior Connect is in agreement to pay off previous debt for utilities provided by the City of Kaufman at the current Senior Connect Location – 607 E. Fair Street, Kaufman, Tx 75142. Senior Connect acknowledges our indebtedness to the City as specified below and promise to pay the amount due in monthly installments as follows:

Pay period: 01/01/2024 through 12/1/2026

Total Amount Due: \$29,404.43

Payment Schedule: 12/1/2023 \$1987.65 – pays off (water: \$1,958.65 / rent:\$29.00)

Following 24 months as follows:

1st of each month payment for current utilities

15th of each month payment of \$1142.37 for remainder of past due utilities

Current utility bills will be emailed to:

executivedirector@nohungrysenior.org

businessoffice@nohungrysenior.org

A handwritten signature in black ink that reads "Leigh-Anne Burrows".

Leigh-Anne Burrows
Executive Director

UTILITY AGREEMENT

1. **PARTIES:** The parties to this utility agreement are the City of Kaufman, Texas, a home-rule municipality, ("Landlord") and the Senior Connect ("Tenant"). Landlord and Tenants are collectively the "Parties."
2. **PROPERTY:** Landlord leases to Tenant the Property known as the Kaufman Civic Center, 607 East Fair Street, Kaufman, Texas.
3. **TERM:** The term of this agreement is 12 months, beginning on November 1, 2023, and ending on December 31, 2024, unless terminated sooner as provided in this agreement. Tenant may extend the term of this agreement beyond the expiration date, for additional 12-month periods, subject to approval by Landlord, by giving Landlord notice of their intention to do so not later than 90 days before the then-current agreement expires, in the case of the initial option to extend, or before the extended term expires, in the case of successive options to extend.
4. **BUILDING MAINTENANCE AND EXPENSES:** Tenant shall pay \$300 a month for janitorial services to the Landlord. Landlord will pay the remainder of the fees.
5. **UTILITIES:** Tenant shall pay 40% and Landlord shall pay 40% of the water, sewer, and storm drainage fees. Each party shall pay 33% of the electric costs. Natural gas will be paid for by Senior Connect.
6. **LAWS:** Tenant shall comply with all applicable laws, restrictions, ordinances, rules, and regulations with respect to the Property.
7. **REPAIRS AND MAINTENANCE:** Except as otherwise provided in this agreement or lease, each Tenant shall bear all expenses of repairing and maintaining the area of the Property it occupies, including but not limited to the building and the parking lot unless otherwise required by the Texas Property Code. Tenants shall promptly repair at Tenant's expense any damage to the Property caused directly or indirectly by any act or omission of the Tenant or any person other than the Landlord, Landlord's agents, or invitees.
8. **INDEMNITY: TENANT SHALL INDEMNIFY LANDLORD FROM THE CLAIMS OF ALL THIRD PARTIES FOR INJURY OR DAMAGE TO THE PERSON OR PROPERTY OF SUCH THIRD PARTY ARISING FROM THE USE OR OCCUPANCY OF THE PROPERTY BY TENANTS, THEIR INVITEES, LICENSEES, EMPLOYEES, AND CONTRACTORS. THIS INDEMNIFICATION INCLUDES ATTORNEY'S FEES, COSTS AND EXPENSES INCURRED BY LANDLORD.**
9. **DEFAULT:** If Tenant fails to perform or observe any provision of this agreement, and if Tenant fails within 24 hours after written notice by Landlord, to commence and diligently pursue remedy to such failure, such Tenant will be in default.

- 10. TERMINATION:** This Agreement terminates upon expiration of the term or extended-term specified in Paragraph 3, upon Tenants default under this Agreement, or upon Landlord's 90 days prior written notice to Tenants of Landlord's intent to terminate the Agreement.
- 11. ATTORNEY'S FEES:** The prevailing party in any legal proceeding brought under or with respect to this Agreement is entitled to recover from the non-prevailing party all costs of such proceeding and reasonable attorney's fees.
- 12. CONSULT YOUR ATTORNEY:** This Agreement is intended to be legally binding. READ IT CAREFULLY. If you do not understand the effect of this Agreement, consult your attorney BEFORE signing.
- 13. NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by facsimile or electronic transmission as follows:

To Landlord: City of Kaufman, Texas
Attn: Mike Holder, City Manager
209 S. Washington St.
Kaufman, TX 75142
(972) 932-2216
mholder@kaufmantx.org

To Tenant: Senior Connect
Attn: Leigh-Anne Burrows, Interim Executive Director
607 E. Fair St.
Kaufman, TX 75142
executivedirector@nohungrysenior.org

[Signatures follow on next page]

Executed by the parties this ____ day of _____, 2023.

CITY OF KAUFMAN, TEXAS:

By: Mike Holder, City Manager

SENIOR CONNECT:

By: Leigh-Anne Burrows, Interim Executive Director



Meeting
Date: 11/20/2023

Date: 09/05/2023

Item #: 12.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of three (3) members to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2025, and two (2) members to the Kaufman Zoning Board of Adjustments for a one (1) year term to expire September 2024.

BACKGROUND:

Three (3) Board of Adjustment members' terms expired in September 2022, two (2) Board of Adjustment members' terms expired in September 2023. David Hunt doesn't wish to be reappointed. All other BOA members expressed an interest in continuing to serve. The staff had no other applications at this time.

Therefore, the procedure for considering the appointment of a Board of Adjustment member is as follows: A simple majority of the Council, four votes, is necessary to make a nomination for the appointment of a prospective member. Any member of the Council may make a nomination for appointment.

Procedurally, the Council should adhere to the process as outlined below:

- Council will vote for the appointment of three (3) members to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2025, two (2) members to the Kaufman Zoning Board of Adjustments for a one (1) year term to expire September 2024 and one (1) alternate member to the Kaufman Zoning Board of Adjustments for a one (1) year term to expire September 2024.
- If the nominee does not attain a simple majority of the Council (four votes), they will not serve as a BOA member.
- Any Council member can make a nomination for consideration.
- If the nominee then receives a simple majority of the votes by the Council (four votes), that individual will be appointed to serve as a BOA member.

The preceding procedures outlined will serve the Council well in its deliberations about how to appoint a BOA member.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends the appointment of Kathy Burt, Clayton Kelley, and Patrick Thorpe to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2025, and John Elzner, and Jimmy Reed to the Kaufman Zoning Board of Adjustments for a one (1) year term to expire September 2024.

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



Meeting
Date: 11/20/2023

Date: 11/07/2023

Item #: 13.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of three (3) members to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2025.

BACKGROUND:

Three (3) Planning and Zoning members' terms expire in November 2023. All members (Dennis Berry, Darril Deaton, & Porfilo Lopez) have expressed an interest in continuing to serve. The staff also received an application to serve from Mike Slye.

Therefore, the procedure for considering the appointment of a Planning and Zoning Commissioner is as follows: A simple majority of the Council, four votes, is necessary to make a nomination for the appointment of a prospective member. Any member of the Council may make a nomination for appointment.

Procedurally, the Council should adhere to the process as outlined below:

- Council will vote for the appointment of three (3) members to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2025.
- If the nominee does not attain a simple majority of the Council (four votes), they will not serve as a member.
- Any Council member can make a nomination for consideration.
- If the nominee then receives a simple majority of the votes by the Council (four votes), that individual will be appointed to serve as a member.

The procedures previously outlined will serve the Council well in its deliberations about how to appoint a member.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff is seeking Council direction.

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



**BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT**

Which of the City's Boards/Commissions are you interested in serving on?

- | | |
|--|---|
| ☒ Kaufman Economic Development Corp. | ☐ Keep Kaufman Beautiful Board |
| ☒ Planning and Zoning Commission | ☐ Other (Please specify in space below.) |
| ☐ Board of Adjustment | |
| ☐ Parks and Recreation Board | |
| ☐ Downtown Development Advisory Board | |

Name: Mike Slye
Home Address: 1108 Overlook Dr
Home Phone #: 940-733-2337
*E-mail Address: mtslye@gmail.com

Date Submitted: 9/19/23
Occupation: Retired City Manager
Employer: _____
Work Phone #: _____

Kaufman resident for 8 yrs _____ years.

Qualified Voter: Yes ☒ No ☐

Are you related to any of the City Council members or the City Manager? Yes ☐ No ☒
If so, please give the name of the person you are related to and your relation to that person.

_____	_____
Name	Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)

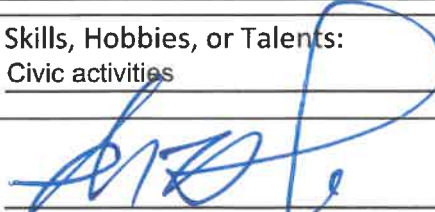
MBA, Syracuse University

Boards/Commissions/Committees you have previously served on:	Dates
--	-------

_____	_____
_____	_____
_____	_____

Professional and/or Community (Civic) Activities:
TCMA, Lions Club

Skills, Hobbies, or Talents:
Civic activities



Signature

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
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
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
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
Crestview/Royal Reconstruction	Public Works		9/1/2023	Bid in April 24	5
Connector Road	Admin		4/29/2021	County has project under design	2,3,5
Phillip's Drainage	Public Works		9/1/2023	Bid April 24	5
Northeast Utility Project	Admin/PW		9/17/2021	Developer's agreements approved	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
E. 1st North	Public Works		9/1/2023	Discussing Scope of Project	5
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	11/28/2019 02/25/2019	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	Approved 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		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 Finalized 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/S	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
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3



DATE: November 6, 2023

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: October 2023 Ridership Report

Demand Response	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,005	3,226											6,231
Days of Service	20	22											42
Avg. Daily Trips	150	147											148
Elderly & Disabled Trips	2,541	2,731											5,272
E&D Percentage	85%	85%											85%

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	634	641											1,275
Days of Service	20	22											42
Avg. Daily Trips	32	29											30
Median Wait Time (mins)	52.42	29.00											40.71

Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	
641	0.85	266	30	29.33 %	3.31 %	837	
Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ	
591	2	244	28	7.63	13.5 min	3.55 mi	
Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Avg. # Riders per Request ⓘ
63.12 min	29 min	65.05 %	34.95 %	0 %	0 %	0 %	1.08

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	634	641											1,275



KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT OCTOBER 2023

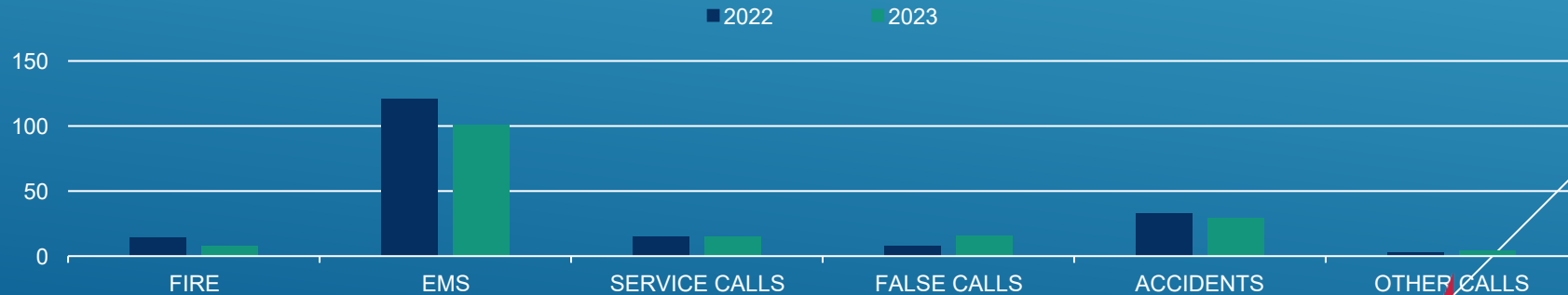


KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
OCTOBER 2023

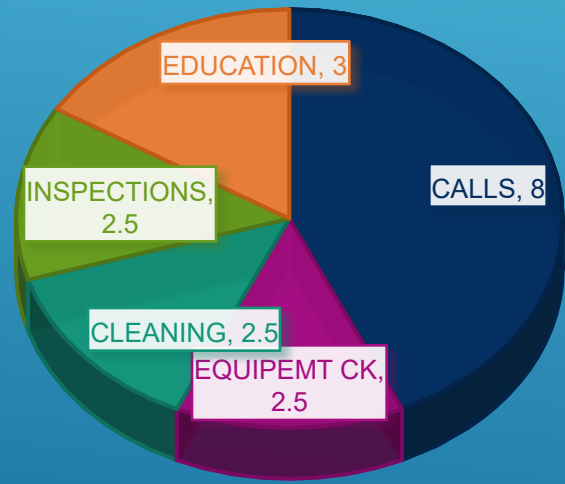
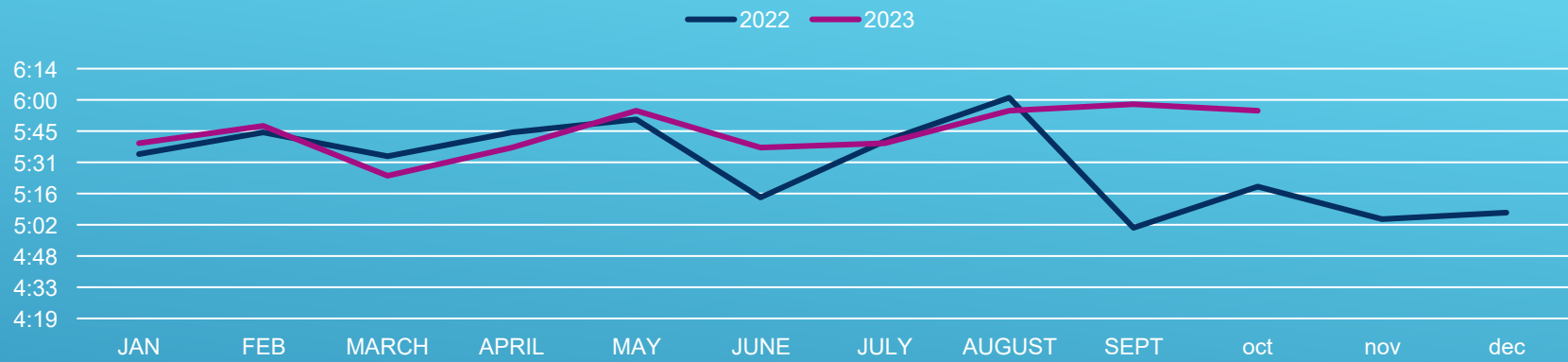
Kaufman		FIRE OCT. 2023		Est. 1886		
	2022 OCT	2023 OCT	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT.22 TO SEPT. 23	FISCAL YTD OCT.23 SEPT. 24	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	14	8	-43%	14	8	-43%
RESCUE & EMERGENCY MEDICAL SERVICES	121	101	-17%	121	101	-17%
HAZARDOUS CONDITIONS	13	29	55%	13	29	55%
SERVICE / GOOD INTENT CALLS	15	15	0%	15	15	0%
FALSE ALARMS & FALSE CALLS	8	16	50%	8	16	50%
ACCIDENTS	33	29	-14%	33	29	-14%
OTHER INCIDENTS	3	4	25%	3	4	25%
TOTAL CALLS	207	202	-2%	207	202	-2%



OCT.2023

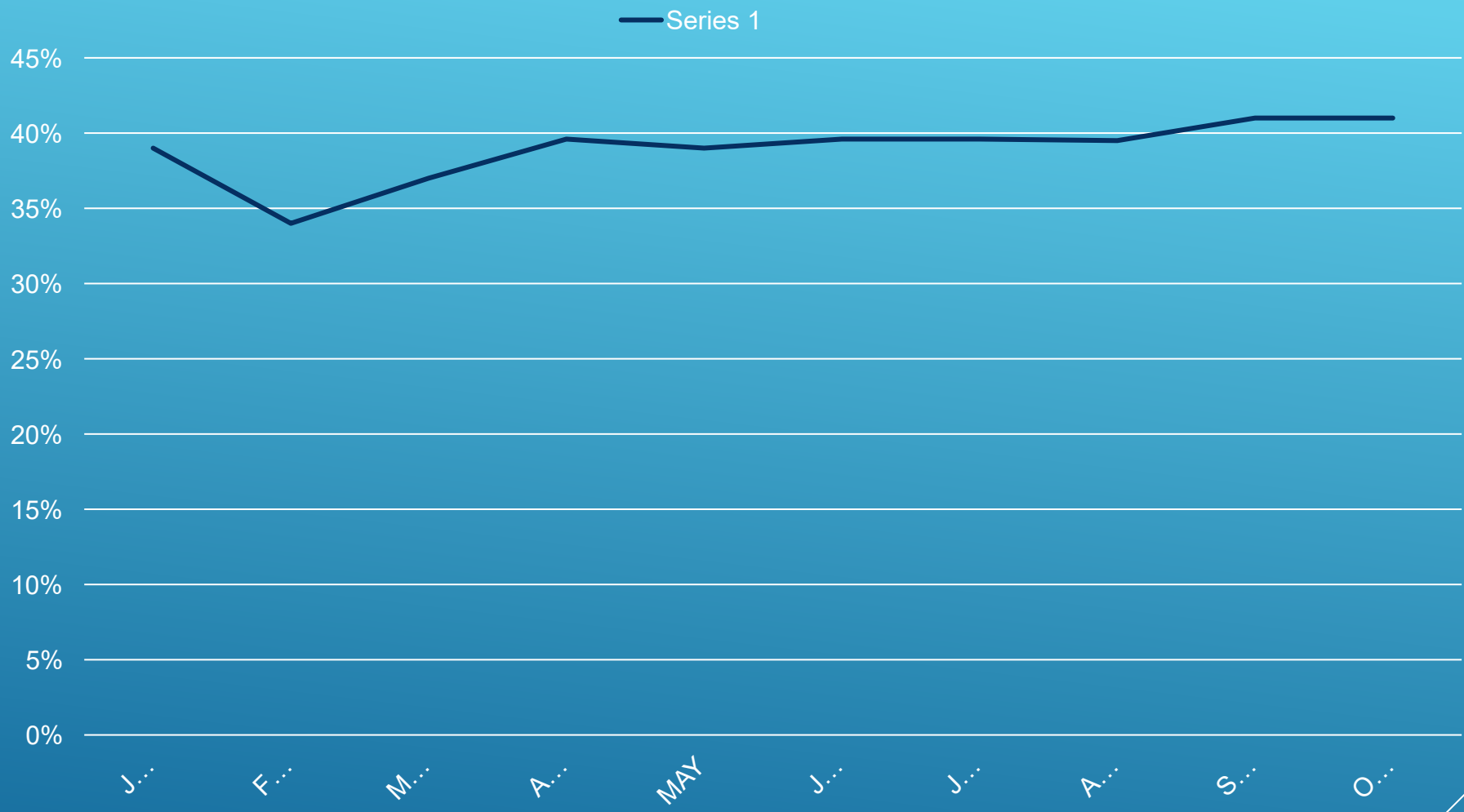


MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 41 %
NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

MONTHLY HOURLY UTILIZATION



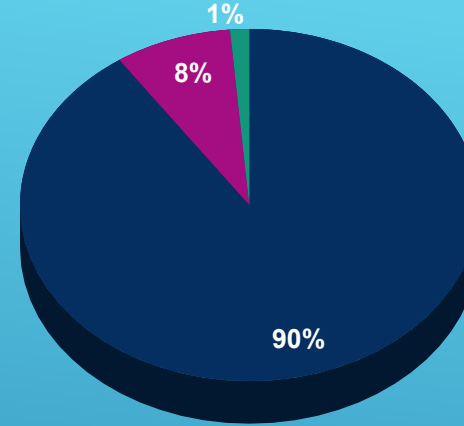
OCT. PREVENTION REVIEW

4 DEVELOPMENT PLANS REVIEWED

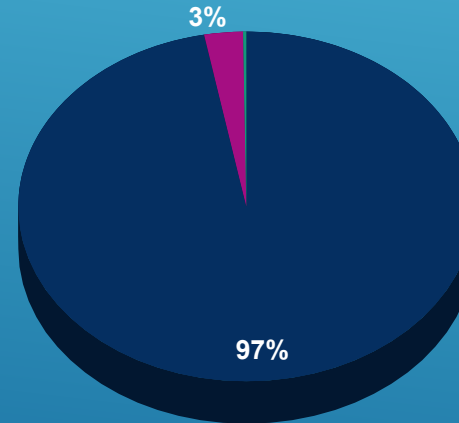
CONDUCTED 48 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 1700 KIDS
AND CITIZENS

YEARLY 2023



OCT. 2023



■ PUBLIC EDUCATION
■ INSPECTIONS
■ PLAN REVIEW



90% 8% 1%
PUBLIC EDUCATION
INSPECTIONS
PLAN REVIEW

PERSONNEL CONTINUING EDUCATION

FIRE

Fire Sprinkler System Inspections

EMS

Narcan Administration

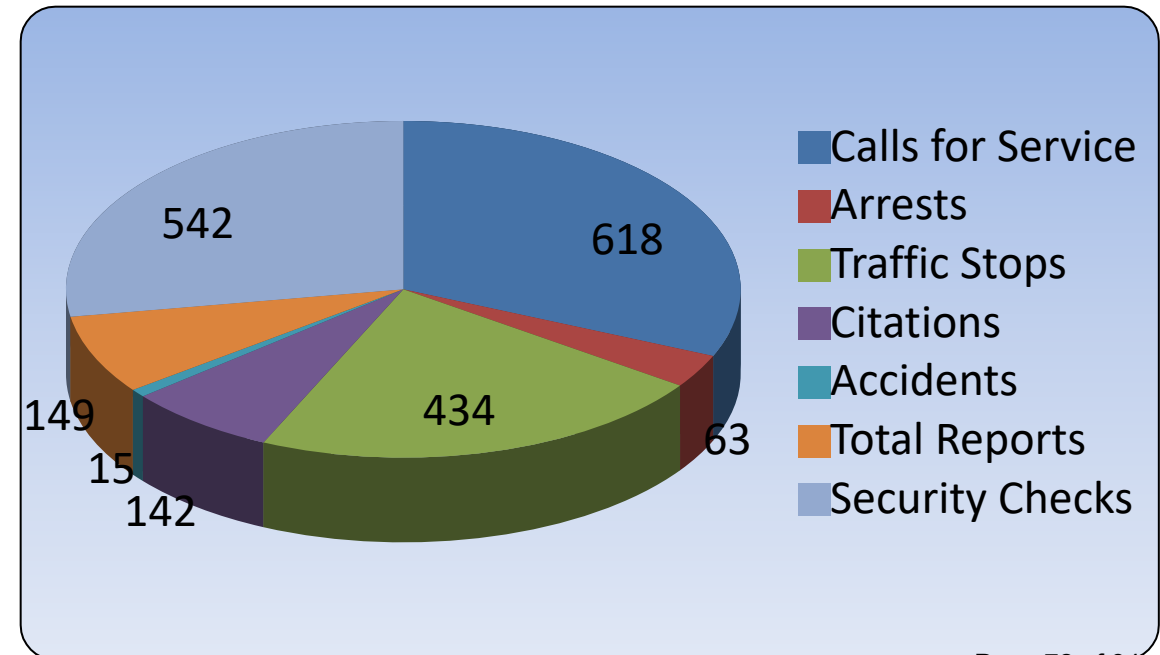
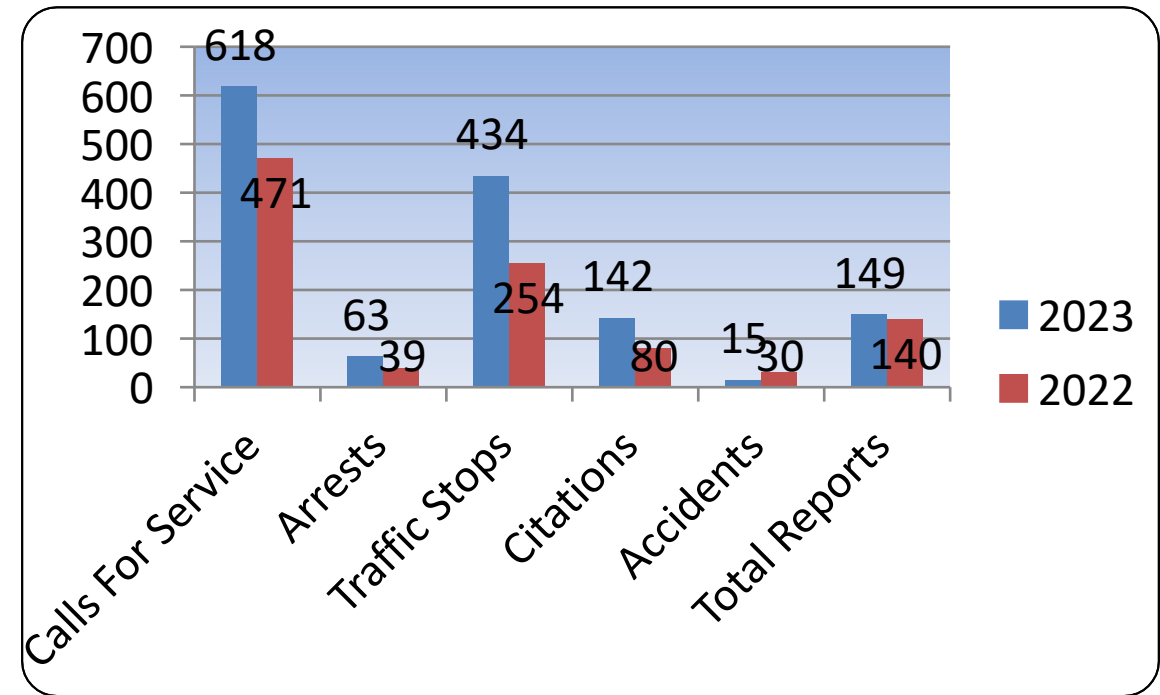


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY OCTOBER 2023

October 2023, Kaufman Police Department's Patrol Division Activity:

- **618** Calls For Service, Including Accidents
- **15** Traffic Accidents
- Completed **542** Homes, Parks, & Business Checks
- Completed **434** Traffic Stops
- Completed **30** Offense Reports
- Completed **119** Incident Reports
- Completed **149** Reports
- Made **63** Arrests
- Average monthly response time to calls is **4:55** minutes.



Community Engagement October 2023



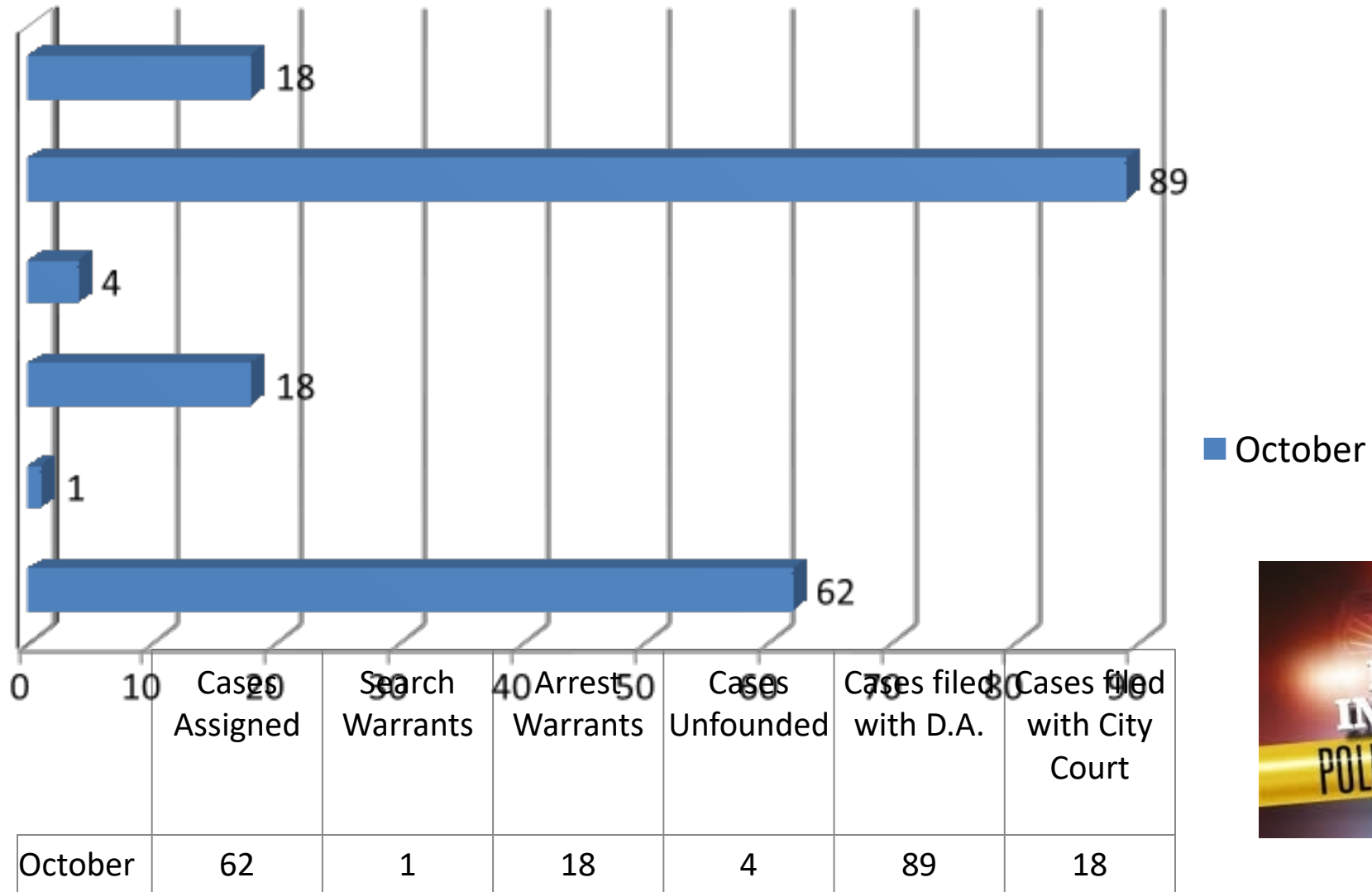
Social Media Posts, Facebook Followers 13,141.

Events attended by Kaufman Police Department employees:

- The Kaufman Police Department had a great time at this year's National Night Out on 10/7/2023.
- Captain Colter Leftwich and Chief Edwards attended the Kaufman Resource Center Grand Opening on 10/4/2023.
- Captain Colter Leftwich and Chief Edwards attended the Kaufman Leadership Lunch on 10/5/2023.
- Sgt. T. Black and Officer A. Wall were invited and attended the Career Day event at the Mabank H.S. on 10/12/2023.
- The 2023 Harvest Fest Parade and Event was a great success on 10/14/2023.
- Sgt. T. Black presented a Law Enforcement / Detective event for the Kaufman area Girl Scouts so they could earn a Detective Badge.
- The 2023 Halloween on Houston Street was another great success on 10/31/2023.

Training:

- Sgt. T. Bolden completed Intermediate Use of Force Training.
- Captain C. Leftwich, Sgt. R. Wagner and Sgt. T. Black and Officer R. Miers completed Texas State & Federal Law Update #3188 training.
- Sgt. J. Stastny and Sgt R. Wagner completed Narcotics-Related Financial Investigations Training.
- Sgt. T. Bolden, Officer A. Wall, Officer L. Bedsworth, and Officer R. Miers completed the new mandatory training "Finding Wellness-Building a Healthier Life".
- Captain C. Leftwich, Sgt. T. Bolden, Officer A. Wall, Officer L. Bedsworth, and Officer R. Miers completed the new mandatory training "Trauma-Informed Approach to Sexual Assault Investigation".

Kaufman Criminal Investigations Division
October 2023



Year to Date Comparison Report

Printed On: 11/07/2023

Page 1 of 3

Beginning Date: 01/01/2023

Ending Date: 11/30/2023

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	64	41	8.17	50	28.00%
Aggravated Assault	10	6	1.28	21	-52.38%
Intimidation	4	4	0.51	0	-
Simple Assault	50	31	6.39	29	72.41%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	13	0	1.66	6	116.67%
Counterfeiting/Forgery, Total	14	2	1.79	2	600.00%
Destruction/Damage/Vandalism of Property, Total	22	6	2.81	10	120.00%
Drug/Narcotic Offenses, Total	276	264	35.25	170	62.35%
Drug Equipment Violations	91	91	11.62	61	49.18%
Drug/Narcotic Violations	185	173	23.63	109	69.72%
Embezzlement, Total	8	4	1.02	1	700.00%
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	9	3	1.15	4	125.00%
False Pretense/Swindle/Confidence Game	1	1	0.13	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	7	2	0.89	4	75.00%
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	-



Year to Date Comparison Report

Printed On: 11/07/2023

Page 2 of 3

Beginning Date: 01/01/2023

Ending Date: 11/30/2023

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	0	0	0.00	0	-
Murder and Nonnegligent Manslaughter	0	0	0.00	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	3	-100.00%
Larceny/Theft Offenses, Total	73	22	9.32	48	52.08%
Motor Vehicle Theft, Total	19	5	2.43	7	171.43%
Pornography/Obscene Material, Total	2	0	0.26	2	0.00%
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	3	-100.00%
Sex Offenses, Total	4	1	0.51	5	-20.00%
Fondling	4	1	0.51	4	0.00%
Rape	0	0	0.00	1	-100.00%
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	16	16	2.04	6	166.67%
Group A Offense, Total	522	366	66.68	319	63.64%



Year to Date Comparison Report

Beginning Date: 01/01/2023 Ending Date: 11/30/2023

Printed On: 11/07/2023
Page 3 of 3

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	68	42	8.69	58	17.24%
Crimes Against Property, Total	159	43	20.31	83	91.57%
Crimes Against Society, Total	295	281	37.68	178	65.73%
Officers Killed or Assaulted YTD	4			4	0.00%

KAUFMAN POLICE DEPARTMENT CODE ENFORCEMENT OCTOBER 2023

October 2023, Kaufman Code Compliance Located or Responded To-

- Total Violations – 104
- Cases Opened/First Notice Sent – 63
- Second Notice of Violation Sent – 6
- Cases Sent To Court – 2
- Cases Closed – 66
- Current Active Cases - 45



October 2023, Kaufman Animal Services Responded To-

- 65 Calls For Service
- 2 Follow-up Calls
- Warnings Issued – 12
- Citations Issued – 2
- Traps Set – 1

Animals Captured

On Calls – 15

On View – 0

Animals Turned Over

To Owner – 1

To Humane Society – 11

Dead Animals Recovered: - 4

Non-Domestic Animals Captured – 2





Development Services
October Monthly Report
Permits Issued: 10/01/2023 - 10/31/2023

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project SQ. FT.	Valuation	Total Fees Collected
2023 Food Permits	101 W Mulberry St., Suite A	Jesus Jimenez Jesse's Fajitas (Business Manager)	10/24/2023 at 5:51 PM	-	\$0.00	\$300.00
2023 Food Permits	5473 W Highway 175	Brenda Villa Soriano Pabla's Kitchen (Business Manager)	10/05/2023 at 11:08 AM	-	\$0.00	\$257.50
2023 Food Permits	2134 Hartley Dr.	Jayneen Rodriguez Warped Waffle (Business Manager)	10/23/2023 at 3:14 PM	-	\$0.00	\$206.00
2023 Food Permits	100 Crossroads Dr., E	Ishua Garcia Dulcues Finos De San Juan (Business Manager)	10/17/2023 at 6:45 PM	-	\$0.00	\$360.00
Alcohol Permit	101 W Mulberry St., Suite A	Jesus Jimenez Jesse's Fajitas (Business Manager)	10/24/2023 at 5:52 PM	-	\$0.00	\$1,158.75
Banners and Temporary Signage	9 Oak Creek Dr., C	Angela Moore Kaufman First Church (Business Manager)	10/03/2023 at 10:21 AM	-	\$0.00	\$0.00
Banners and Temporary Signage	400 N Highway 34	Richard Dunn Kaufman Christian Help Center (Business Manager)	10/27/2023 at 8:39 AM	-	\$0.00	\$0.00
Commercial Minor Addition, Remodel	1800 E Highway 243 , Tower	Gershwyn Fortune Ritel Incorporated (General Contractor)	10/18/2023 at 9:29 AM	-	\$35,000.00	\$912.64
Commercial Minor Addition, Remodel	1800 E Highway 243 , Tower	Yazan Al-Amin Versacom LP (General Contractor)	10/19/2023 at 1:22 PM	-	\$10,000.00	\$185.40
Commercial Minor Addition, Remodel	S Washington St.	Jesus Rodriguez Govea JR Concrete Construction Services LLC (General Contractor)	10/31/2023 at 10:35 AM	-	\$11,000.00	\$211.35
Commercial Minor Addition, Remodel	1800 E Highway 243 , Tower	Gershwyn Fortune Ritel Incorporated (General Contractor)	10/02/2023 at 12:24 PM	-	\$25,000.00	\$337.84
Commercial New Building Permit	730 US-175 Hwy	Samuel Neal Anchor Construction Management (General Contractor)	10/25/2023 at 5:07 PM	4,166.00	\$1,200,000.00	\$25,010.48
Commercial New Building Permit	3250 US-175	Loran Seely Watkins Development Corporation (General Contractor)	10/19/2023 at 1:33 PM	3,995.00	\$750,000.00	\$18,618.71
Electrical Permit	1500 S Washington St.	Hernan Hernandez Hernan Hernandez (Electrical Contractor)	10/20/2023 at 1:02 PM	-	\$500.00	\$82.40
Electrical Permit	209 N Washington	Randall Gardner (Electrical Contractor)	10/10/2023 at 9:31 AM	-	\$1,200.00	\$82.40
Electrical Permit	1213 Crestview Dr.	Randall Gardner (Electrical Contractor)	10/05/2023 at 8:38 AM	-	\$1,200.00	\$82.40
Electrical Permit (Web Based)	1400 S Washington St.	Ruben Hernandez Electra Plus Inc. (Electrical Contractor)	10/20/2023 at 1:36 PM	-	\$2,500.00	\$82.40
Electrical Permit (Web Based)	10 CLIMBING TREE Ln.	Chris Palomares Xcel Electrical Services (Electrical Contractor)	10/11/2023 at 8:54 AM	-	\$3,000.00	\$82.40
Electrical Permit (Web Based)	1205 Crestview Dr.	Juan Mireles Mireles Electric (Electrical Contractor)	10/06/2023 at 3:28 PM	-	\$1,800.00	\$82.40
Fence Permit	1600 Anthony St.	Joanna Torres (Home Owner)	10/12/2023 at 10:29 AM	-	\$4,000.00	\$82.40
Fence Permit	801 N Washington St.	Jesus Francisco Toledo JFT General Services (General Contractor)	10/18/2023 at 10:17 AM	-	\$5,000.00	\$82.40
Fence Permit	1360 Buckingham Ln.	James Schrader Buzz Custom Fence (Fence Contractor)	10/17/2023 at 6:21 PM	-	\$5,576.00	\$82.40
Fence Permit	403 N Nash St.	Maria Macias Noe (General Contractor)	10/06/2023 at 1:38 PM	-	\$5,000.00	\$82.40
Fence Permit	4893 Lions Den Trl.	Raul Martinez (Home Owner)	10/02/2023 at 4:48 PM	-	\$1,000.00	\$80.00
Fence Permit	201 W Mulberry St.	Tony Collins Tony Collins Art (General Contractor)	10/30/2023 at 11:56 AM	-	\$6,000.00	\$82.40
Fence Permit	1624 Oxford	Damon Brown (Home Owner)	10/11/2023 at 10:46 AM	-	\$3,000.00	\$80.00
Fence Permit	3821 Myrtle Way	Bryan Mendez BLM Fence LLC (General Contractor)	10/10/2023 at 11:12 AM	-	\$700.00	\$82.40
Fence Permit	3928 Holly Springs Ln.	Bryan Mendez BLM Fence LLC (General Contractor)	10/10/2023 at 11:12 AM	-	\$700.00	\$82.40
Fence Permit	3926 Holly Springs Ln.	Bryan Mendez BLM Fence LLC (General Contractor)	10/10/2023 at 11:14 AM	-	\$700.00	\$82.40
Fence Permit	3916 Holly Springs Ln.	Bryan Mendez BLM Fence LLC (General Contractor)	10/10/2023 at 11:19 AM	-	\$700.00	\$82.40
Fence Permit	3921 Holly Springs Ln.	Bryan Mendez BLM Fence LLC (General Contractor)	10/10/2023 at 11:20 AM	-	\$700.00	\$82.40
Mechanical Permit	1110 Royal Dr.	Robert Smith Accurate Home Services (Mechanical Contractor)	10/16/2023 at 11:04 AM	-	\$15,000.00	\$82.40
Plumbing Permit	1200 S Clay	Daniel Morgan Plumb Unique Inc (Plumbing Contractor)	10/02/2023 at 11:53 AM	-	\$16,000.00	\$82.40
Plumbing Permit	1602 Anthony St.	Dennis Moore Moore's Plumbing (Plumbing Contractor)	10/25/2023 at 9:31 AM	-	\$500.00	\$82.40
Plumbing Permit	1500 S Washington St.	Hernan Hernandez Hernan Hernandez (Plumbing Contractor)	10/20/2023 at 1:00 PM	-	\$500.00	\$82.40
Residential Accessory/Carport Permit	205 Wykagyl St.	Kenneth Lee (Home Owner)	10/18/2023 at 1:51 PM	120.00	\$1,500.00	\$144.00
Residential Accessory/Carport Permit	1814 Ola Rd.	Lupe Ruiz (Home Owner)	10/03/2023 at 12:01 PM	80.00	\$8,000.00	\$80.00
Residential Accessory/Carport Permit	205 Wykagyl St.	Kenneth Lee (Home Owner)	10/18/2023 at 1:47 PM	120.00	\$1,500.00	\$144.00
Residential Accessory/Carport Permit	205 Wykagyl St.	Kenneth Lee (Home Owner)	10/18/2023 at 1:47 PM	120.00	\$1,500.00	\$144.00
Residential Addition, Remodel or Repair	700 Adams Ln.	Pedro Saavedra SNJ DFW Construction (General Contractor)	10/31/2023 at 10:47 AM	-	\$70,000.00	\$1,139.75
Roof (Repair or Replace)	202 Callan St.	Nash Hulme (General Contractor)	10/31/2023 at 4:44 PM	-	\$4,500.00	\$82.40
Roof (Repair or Replace)	1000 Crestview Dr.	Rodney Lawson Tiger Roof (General Contractor)	10/10/2023 at 8:51 AM	-	\$9,500.00	\$82.40
Roof (Repair or Replace)	203 Melody Cir.	William Cross CLC Roofing, INC (Roof Contractor)	10/10/2023 at 11:09 AM	-	\$9,276.59	\$82.40
Roof (Repair or Replace)	406 E Oak St.	Bartolo Perez (Home Owner)	10/02/2023 at 2:07 PM	-	\$4,000.00	\$80.00
Sign Permit	2235 S Washington St.	Sarah Danovsky Barnett Signs Inc (Electrical Signs)	10/26/2023 at 9:41 AM	-	\$780.00	\$228.80
Sign Permit	2235 S Washington St.	Sarah Danovsky Barnett Signs Inc (Electrical Signs)	10/26/2023 at 9:43 AM	-	\$2,270.00	\$265.40
Sign Permit	2235 S Washington St.	Sarah Danovsky Barnett Signs Inc (Electrical Signs)	10/26/2023 at 9:46 AM	-	\$240.00	\$228.80
Sign Permit	2235 S Washington St.	Sarah Danovsky Barnett Signs Inc (Electrical Signs)	10/26/2023 at 9:50 AM	-	\$1,880.00	\$228.80
Sign Permit	706 Rand Rd.	Curtis Pinson Forney Signs (Sign Contractor)	10/31/2023 at 8:28 AM	-	\$6,000.00	\$185.40
Solar Panel Permit	1605 Highglen Trl.	Justin Coonrod Arizona Solar Solutions Inc DBA Suntria (Electrical Contractor)	10/13/2023 at 11:36 AM	-	\$54,969.00	\$545.90
Solar Panel Permit	1601 Park St.	Gilbert Laque Blue Chip Solar (Electrical Contractor)	10/18/2023 at 4:06 PM	-	\$40,000.00	\$545.90
Temporary Use Permit	3020 E Hwy 175	James Edwards Integrity Services of Texas (Business Manager)	10/24/2023 at 12:53 PM	-	\$0.00	\$0.00
TOTALS				8,601.00	\$2,322,191.59	\$53,574.62

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 TX Health Kaufman- Masquard
12	13	14 KEDC	15 City's Employee Thanksgiving Lunch	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		

December 2023						
◀ November					January ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Bee Happy- The Greatest Show	2 Christmas on the Square
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11 Joint City Council and Planning & Zoning Meeting	12 KEDC	13 City's Employee Christmas Lunch	14 Parks & Rec Meeting	15	16
17	18 Regular City Council Meeting	19	20	21	22 City Hall Closed- Christmas	23
24	25 City Hall Closed- Christmas	26	27	28	29	30
31						

January 2024						
◀ December					February ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 City Hall Closed- New Year's Day	2 Planning & Zoning Meeting	3	4	5	6
7	8	9 KEDC	10	11	12	13
14	15 City Hall Closed- Martin Luther King Day	16	17 First Day to File for Election	18 Parks & Rec Meeting	19	20
21	22 Regular City Council Meeting	23	24	25	26	27
28	29	30	31			

February 2024						
◀ January						March ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 Planning & Zoning Meeting	7	8	9	10
11	12	13 KEDC	14	15 Parks & Rec Meeting	16 Last Day to File for Election	17
18	19 City Hall Closed- Presidents' Day	20	21	22	23	24
25	26 Regular City Council Meeting	27	28	29		