



**AGENDA FOR THE
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1),
TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ #2),
TAX INCREMENT REINVESTMENT ZONE #3 (TIRZ #3),
& REGULAR CITY COUNCIL MEETING
ON MONDAY, FEBRUARY 26, 2024 AT 6:00 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](https://www.zoom.us/join) OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL TIRZ #1 MEETING TO ORDER TIRZ #1: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #1 ITEMS

1. Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #1 Annual Report.

TIRZ #1 ADJOURNMENT

CALL TIRZ #2 MEETING TO ORDER TIRZ #2: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #2 ITEMS

2. Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #2 Annual Report.

TIRZ #2 ADJOURNMENT

CALL TIRZ #3 MEETING TO ORDER TIRZ #3: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #3 ITEMS

3. Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #3 Annual Report.

TIRZ #3 ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL CITY COUNCIL 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/PRESENTATION

4. Business of the Month - Advance Tabco
5. Public Safety Recognitions

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the January 22, 2024, Work Session and Regular City Council meeting.
7. Consider and take appropriate action on the cancelation of the Special City Council meeting scheduled for Wednesday, May 15, 2024, to canvass the Election Returns.
8. Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #1 Annual Report.
9. Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #2 Annual Report.
10. Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #3 Annual Report.
11. Consider and take appropriate action on Resolution R-02-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents (\$.05) per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.
12. Consider and take appropriate action regarding Resolution R-03-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents (\$.10) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

13. Consider and take appropriate action on Resolution R-04-24, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for the Wastewater Treatment Plant Project and establishing the date for a two (2) year warranty period.
14. 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.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

15. Consider and take appropriate action on Resolution R-05-24, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Five within the City of Kaufman, Texas, on an approximate 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County and located within the city limits of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; setting a date for and authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing. (The Enclave)
16. Consider and take appropriate action on the **Final Plat of Enclave at Kings Fort Phase 1**, which will create 101 single-family residential lots, 5 open space lots, and right-of-way on 19.741 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane (Property ID 57208). The property is zoned Planned Development 7 – Single-Family Residential-6 (5,000 sq. ft. min. lot size) ("PD-7-SF-6 (5,000 sq. ft.)") (Case No. FP-01-24)
17. Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Block F, Lot 1**, being a tract of land containing 4.091 acres (Property ID 202753), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") with a Specific Use Permit for a truck stop ("SUP-55") and is generally located at the northwest corner of SH 34 and Kings Fort Parkway. The final plat is for 1 non-residential lot. (Case No. FP-02-24)
18. Consider and take appropriate action on the **Site Plan of K-Town Express**, situated on 2.89 acres out of the L.L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, comprising Lot 1R, Block 1, Gregory Marlow Truck Stop Addition, said property being located at 1420 E. Mulberry St. (Property ID 198186). The property is zoned "LI" Light Industrial. (Case No. SP-01-24)
19. Consider and take appropriate action on the ratification of the Release and Settlement Agreement between the City and AquaGreen Global, LLC for the Contract for construction of pedestrian paving and landscape/irrigation improvements for the Kaufman Downtown Square.
20. Consider and take appropriate action on the nomination of an individual for the Board of Trustees for the TX Health Benefits Pool; and authorize the City Manager to execute necessary documents.

21. Consider and take appropriate action on Ordinance O-03-24, an ordinance of the City Council of the City of Kaufman, Texas, declaring unopposed candidates by certification and canceling the May 4, 2024, General Election for City Council Members; and providing an effective date.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:
- a. Council Retreat
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report - January 2024
 - d. Careflite Compliance Report - January 2024
 - e. Fire Department Monthly Report - January 2024
 - f. Police Department Monthly Report - January 2024
 - g. Development Services Monthly Report - January 2024
 - h. Monthly Calendars Attached

EXECUTIVE SESSION

23. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.071(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: *Winpoint Investments, LLC v. City of Kaufman, Texas, Cause No. 116248-86, Kaufman County 86th Judicial District*

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

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

ADJOURNMENT

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, FEBRUARY 23, 2024, 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: 2/26/2024

Date: 01/22/2024

Item #: 1.

Dept.: Finance

Discussion Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #1 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #1 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2023 TIRZ #1 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 1

ANNUAL REPORT

FISCAL YEAR 2023

(October 1, 2022 – September 30, 2023)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

YEAR END SUMMARY OF MEETINGS/BOARD & COUNCIL ACTIONS

Fiscal Year 2016

During the period from October 1, 2015 through September 30, 2016, the Kaufman City Council took the following action:

On December 13, 2016, Council conducted a Public Hearing Expanding the TIRZ #1 Boundary, Decreasing the Percentage of Tax Increment Contribution, and Amending the TIRZ #1 Project and Financing Plan; Adopting Ordinance O-27-16 Amending Ordinance O-27-15; Adopting Ordinance O-28-16 Amending Ordinance O-03-16; and Approving the Amended City/County TIRZ #1 ILA, and subsequently approved First Reading Of Ordinance O-27-16 Of The City Council Of The City Of Kaufman, Texas, Amending Ordinance No. O-27-15, Concerning Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, First Reading Of Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, and Amended Interlocal Agreement with City of Kaufman and Kaufman County For Tax Increment Reinvestment Zone (TIRZ #1 Amendments).

On December 20, 2016, Council adopted Ordinance O-27-16 of the City Council of the City of Kaufman, Texas, Amending Ordinance No. O-27-15 and Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas.

Fiscal Year 2017

During the period from October 1, 2016 through September 30, 2017, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 14, 2016 and April 6, 2017.

On November 14, 2016, the Board approved the TIRZ #1 Amendment, Resolution R-01-16 to amend Ordinance No. O-27-15 and Project Financing Plan Ordinance O-03-16. The Resolution amended the boundary designation, enlarging the zone from the original 661 acres to 1,030 acres and carved out the Interest and Sinking (I&S) component of the City's Tax Rate Participation. The City of Kaufman's amended participation will be 75% of maintenance and operation (M&O) pledges only and Kaufman County participation will be 50% of maintenance and operation (M&O).

On April 6, 2017, the Board approved a TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd. The Development Agreement was for public improvements for the extension of Kings Fort Parkway, in the amount of \$ 7,100,000, and includes all Public Improvement Cost: waterlines, sanitary sewer, storm sewer, drainage work, and related infrastructure required for the extension of Kings Fort Parkway.

On September 30, 2017, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

On April 24, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd.

Fiscal Year 2018

During the period from October 1, 2017 through September 30, 2018, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 28, 2017 and December 6, 2017.

On November 28, 2017, the Board authorized the City Manager to enter into a TIF Agreement for the purchase of 4.51 acres in the D. Falcon Survey, Abstract No. 151, Kaufman, Texas subject to amendments discussed in Executive Session.

On December 6, 2017, the Board approved a TIRZ Development Agreement with JWS Land, LTD, and to include in the Agreement 50% reimbursement of construction and interest costs for Phase 1 and to be completed in 18 months from the effective date of agreement and 50% reimbursement for remaining lots to be completed within the subsequent six years.

On September 30, 2018, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2017 through September 30, 2018, the Kaufman City Council took the following action:

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved a Tax Increment Financing (TIF) Agreement for the purchase of 4.51 Acres. The purpose of the proposed purchase of land will be to make future public improvements to more efficiently provide various municipal services to the immediate commercial and residential areas.

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the Tax Increment Financing (TIF) Residential Reimbursement Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), a tax increment reinvestment zone created by the City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended, acting by and through its governing body, the TIF Board of Directors, the City, and JWS Land, Ltd., a Texas Limited Partnership.

On September 30, 2018, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2019

During the period from October 1, 2018 through September 30, 2019, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on March 18, 2019 and May 7, 2019.

On March 18, 2019, the Board tabled a proposed TIRZ Agreement with Lion's Den Storage to bring 12" waterline under HWY 175 to provide adequate supply to property owners/developers along the north side frontage road of the highway.

On May 7, 2019, the Board approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone #1, and Lion's Den Self Storage LLC-Highway 175 Series, to design and install a 12" water line alongside the crossing under HWY 175 to serve the property in the expanded TIF Zone.

On September 30, 2019, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2018 through September 30, 2019, the Kaufman City Council took the following action:

On March 18, 2019, Council approved the Site Plan proposed by Justin Fivecoat of Lion's Den Self Storage, LLC for a self-storage facility located at 2691 East Highway 175.

On May 7, 2019, Council approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone Number One, and the Lion's Den Self Storage LLC-Highway 175 Series.

On September 30, 2019, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2020

During the period from October 1, 2019 through September 30, 2020, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on February 24, 2020.

On February 24, 2020, the Board reviewed the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2019 through September 30, 2020, the Kaufman City Council took the following action:

On February 24, 2020, Council approved the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Carol Aga, Jeff Council, Lisa Parker, and Patty Patterson.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Charles Gillenwater, and Mike Hunt.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, Mike Hunt.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga - Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2017-2018

The Kings Fort Parkway extension to the newly constructed Highway 34 Bypass, was completed and accepted by the City on March 19, 2018, total cost of the project was \$7,071,923.53.

The purchase of 4.51 acres of land for a total sum of \$638,004.25 was completed in August 2018.

2018-2019

Construction of public improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated public improvement cost budget of \$7,102,656*. The total budget includes approximately \$6,841,799 in direct costs and \$260,857 in major improvement costs, of which 75.59% is to be financed with TIRZ increments. For a detailed breakdown of the budgeted public costs and expenditures referenced above, please see Appendix A of this report.

Construction of the Lion's Den water line extension was completed in May 2019 for a total cost of \$318,848.00.

2019-2020

Construction of the public improvements for Phases 1A-1B of the Georgetown at Kings Fort development, a proposed 305 single family lot community, has been progressing.

2020-2021

The public improvements for Phases 1A-1B of the Georgetown at Kings Fort development have been completed.

2021-2022

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development has been progressing.

2022-2023

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development was substantially complete and acceptance is anticipated for fourth quarter of 2023.

PRIVATE DEVELOPMENT PROJECTS

2017-2018

There were no private development projects for FY 2017-2018.

2018-2019

Construction of private improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated private improvement cost budget of \$3,351,290.

*Note – The related TIRZ obligation (75.59%) relates only to the public improvement costs discussed above – direct costs (\$6,841,799) and the major improvement costs (\$260,857) totaling approximately \$7,102,656.

2019-2020

There were no private development projects for FY 2019-2020.

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2023

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$8,274,005
Sanitary Sewer Facilities and Improvements	\$4,964,403
Storm Water Facilities and Improvements	\$3,309,602
Street and Intersection Improvements	\$33,096,021
Open space, Park and Recreation Facilities and Improvements	\$20,685,013
Utilities and Street Lighting	\$4,137,003
Economic Development Grants	\$7,446,605
Administrative Costs	\$827,402
Total Improvement Costs	<u>\$82,740,054</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2023

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$8,274,005	\$1,473,866	\$1,473,866	\$6,800,139
<i>Georgetown at Kings Fort Development</i>	<i>\$1,239,070</i>	<i>\$1,155,018</i>	<i>\$1,155,018</i>	<i>\$84,052</i>
<i>Lion's Den Water Line Extension</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$0</i>
<i>Future Water Facilities and Improvements</i>	<i>\$6,716,087</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,716,087</i>
Sanitary Sewer Facilities and Improvements	\$4,964,403	\$853,456	\$853,456	\$4,110,947
<i>Georgetown at Kings Fort Development</i>	<i>\$892,017</i>	<i>\$853,456</i>	<i>\$853,456</i>	<i>\$38,561</i>
<i>Future Sanitary Sewer Facilities and Improvements</i>	<i>\$4,072,386</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,072,386</i>
Storm Water Facilities and Improvements	\$3,309,602	\$1,889,570	\$1,889,570	\$1,420,032
<i>Georgetown at Kings Fort Development</i>	<i>\$2,024,450</i>	<i>\$1,889,570</i>	<i>\$1,889,570</i>	<i>\$134,880</i>
<i>Future Storm Water Facilities and Improvements</i>	<i>\$1,285,152</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,285,152</i>
Street and Intersection Improvements	\$33,096,021	\$10,750,339	\$10,750,339	\$22,345,682
<i>Kings Fort Parkway Extension</i>	<i>\$7,100,000</i>	<i>\$7,071,924</i>	<i>\$7,071,924</i>	<i>\$28,076</i>
<i>Georgetown at Kings Fort Development</i>	<i>\$3,959,604</i>	<i>\$3,678,415</i>	<i>\$3,678,415</i>	<i>\$281,189</i>
<i>Future Street and Intersection Improvements</i>	<i>\$22,036,417</i>	<i>\$0</i>	<i>\$0</i>	<i>\$22,036,417</i>
Open space, Park and Recreation Facilities and Improvements	\$20,685,013	\$1,022,078	\$1,022,078	\$19,662,935
<i>Georgetown at Kings Fort Development</i>	<i>\$435,453</i>	<i>\$384,074</i>	<i>\$384,074</i>	<i>\$51,379</i>
<i>Georgetown at Kings Fort Park Improvements</i>	<i>\$1,470,750</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,470,750</i>
<i>Land purchase (4.51 acres)</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$0</i>
<i>Future Open Space, Park and Recreation Facilities and Improvements</i>	<i>\$18,140,806</i>	<i>\$0</i>	<i>\$0</i>	<i>\$18,140,806</i>
Utilities and Street Lighting	\$4,137,003	\$0	\$0	\$4,137,003
Economic Development Grants	\$7,446,605	\$0	\$0	\$7,446,605
Administrative Costs	\$827,402	\$0	\$0	\$827,402
Total	\$82,740,054	\$15,989,309	\$15,989,309	\$66,750,745

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available. The Expended \$ to date for the Georgetown at Kings Fort Development represent TIRZ-funded portion (75.59%) of the public infrastructure amounts spent through September 30, 2023 as provided by the Developer and attached as Appendix A to this report.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2023

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2022	0	0	34,782.72
Revenues:			
FY23 County Tax Increment	0	0	106,966.48
FY23 City Tax Increment	0	0	275,880.19
TOTAL REVENUES	0	0	382,846.67
Expenditures:			
TOTAL EXPENDITURES	0	0	\$379,507.92
Ending Balance:			
September 30, 2023	0	0	38,121.47

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$	106,966.48	Tax Increment from Kaufman County
\$	<u>275,880.19</u>	Tax Increment from City of Kaufman
\$	382,846.67	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$	11,529.94	Art. 3, Sect. 3.1(c) of Lion's Den Agreement
\$	212,850.66	Art. 4, Sect. 4.2 (d) TIF Agreement (JWS, Land Ltd. – Kings Fort Extension)
\$	<u>148,466.07</u>	Art. 4, Sect. 4.2(e) Res. TIF Agreement (PID)
\$	372,846.67	Total TIRZ Expenditures (Reimbursed) for FY 2023

**Note: \$6,661.25 Administrative Expense*

\$	379,507.92	Total Expenditures
		<i>Purpose: TIF agreements (TIRZ administration, JWS, Land Ltd., Lion's Den, and PID)</i>

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:
 - I. Contributions/Advances from developers –none
 - II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2022:

Taxing Jurisdiction	Base Year	Net Taxable Value 2022	Base Value¹	Captured Appraised Value 2022
City of Kaufman				
TIRZ #1	2015	85,391,629	24,236,831	61,154,798
TIRZ #1A	2016	25,601,758	8,320,909	17,280,849
Kaufman County				
TIRZ #1	2015	85,386,697	24,236,831	61,149,866
TIRZ #1A	2016	25,571,758	8,320,909	17,250,849

1- Base values will be adjusted in future reports to reflect annexed properties in TIRZ #1 as provided by Kaufman CAD.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2023.

Taxing Jurisdiction		Base Year	Amount of 2022 Increment	Amount Due Based on Collections	Amount Received Value 2022
<i>City of Kaufman</i> (.360002)	TIRZ #1	2015	\$218,744.80	\$218,744.80	\$218,744.80
	TIRZ #1A	2016	\$57,135.39	\$57,135.39	\$57,135.39
Total received from municipality based on 2022 valuations				<u>\$275,880.19</u>	<u>\$275,880.19</u>
<i>Kaufman County</i> (.139646)	TIRZ #1	2015	\$84,845.29	\$84,845.29	\$84,845.29
	TIRZ #1A	2016	\$22,121.19	\$22,121.19	\$22,121.19
Total received from county based on 2022 valuations				<u>\$106,966.48</u>	<u>\$106,966.48</u>
Total received from municipality and other taxing jurisdictions based on 2022 valuations in FY 2023:					\$382,846.67

Total Amount paid for TIF Agreements. In FY 2023: \$372,846.67

\$10,000.00 Retained in TIRZ Fund Balance for Administrative Expense Allowance

- II. Amount of tax increment received in FY 2023 from the municipality and the other taxing jurisdictions based on 2022 valuations was \$382,846.67
- a. The total amount received by JWS Land, Ltd. For Art. 4, Sect. 4.2 (d) TIF Agreement from the municipality and other taxing jurisdictions in FY 2022 for reimbursement of public improvements was: \$ 212,850.66
 - b. The total amount received by Lion's Den for Art. 3, Sect 3.1 (c) – Lion's Den Agreement from the municipality and other taxing jurisdictions in FY 2022 was: \$ 11,529.94.
 - c. The total amount transferred to the PID fund for Art. 4, Section 4.2 (e) Res. TIF Agreement from the municipality and other taxing jurisdictions in FY 2022 was: \$ 148,466.07.
 - d. The total amount retained in the TIRZ Fund for Administrative Expense Reimbursement Allowance from the municipality and other taxing jurisdictions in FY 2022 was: \$10,000.00 (\$6,661.25 of allowance paid)
- III. Other Information: None

Annual Report TIRZ

TIRZ Zone Name:City of Kaufman TIRZ #1

Lead Taxing Unit Name:Kaufman City

Report for Fiscal Year (YYYY):2023

Have one or more abatements been given to business(es) to locate in the TIRZ this past fiscal year?:No

Property TypeBoth

Types of Improvement Projects (Check all that apply):

☐ Public Buildings and Facilities☒ Roadwork☐ Economic Development

☐ Infrastructure☒ Water/Sewer and Drainage☐ Parking

☐ Façade Renovation☐ Affordable Housing☐ Historical Preservation

☐ Transit☐ Other

TIF Fund Balance (End of Fiscal Year):\$38,121.47

List of Fund Revenues

Total Tax Increments Received:\$382,846.67Sales Tax Increments:\$0.00

Loans:\$0.00Sale of Bonds:\$0.00

Sale of Property:\$0.00Other Fund Revenue:\$0.00

TOTAL ANNUAL REVENUES:\$382,846.67

List of Fund Expenditures

Administrative:\$6,661.25Property Purchased:\$0.00

Public Improvements:\$372,846.67Facade Renovations:\$0.00

Parking:\$0.00Historic Preservation:\$0.00

Transit:\$0.00Affordable Housing:\$0.00

Economic Development Programs:\$0.00Other Fund Expenditure:\$0.00

DTAL ANNUAL EXPENDITURES:\$379,507.92

Bonded Indebtedness

Principal Due:\$0.00

Interest Due:\$0.00

TOTAL DEBT:\$0.00

Reinvestment Zone Value

Subdivision Name	Tax Increment Base	Current Captured Appraised Value	Total Appraised Value
TIRZ #1	\$24,236,831.00	\$61,154,798.00	\$85,391,629.00
TIRZ #1A	\$8,320,909.00	\$17,280,849.00	\$25,601,758.00
Grand Total	\$32,557,740.00	\$78,435,647.00	\$110,993,387.00



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 2.

Dept.: Finance

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #2 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #2 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2023 TIRZ #2 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 2

ANNUAL REPORT

FISCAL YEAR 2023

(October 1, 2022 – September 30, 2023)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Matt Phillips, Barry Ratcliffe, Carol Aga, Patty Patterson, Jeff Council, and Lisa Parker.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 28, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Matt Phillips, Carol Aga, Charles Gillenwater, Quattro Borders, Lisa Parker, Patty Patterson, Mike Hunt, Ken Cates, and Ray Raymond.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #2 Annual Report. On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Carole Aga, Patty Patterson, Mike Hunt, Ken Cates, Ray Raymond.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #2 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2020-2021

The South Pointe at Kaufman Sports Village addition is anticipated to contain 111.299 acres of land with a capital budget of \$23,432,678. There were no public infrastructure projects to be reported for FY 2020-2021.

2021-2022

There were no public infrastructure projects to be reported for FY 2021-2022.

2022-2023

Construction of public infrastructure projects associated with the Five Points Development commenced and is anticipated to be completed sometime in FY 2023-24.

PRIVATE DEVELOPMENT PROJECTS

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2023

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,343,268
Sanitary Sewer Facilities and Improvements	\$1,405,961
Storm Water Facilities and Improvements	\$937,307
Street and Intersection Improvements	\$9,373,071
Open space, Park and Recreation Facilities and Improvements	\$5,858,169
Utilities and Street Lighting	\$1,171,634
Economic Development Grants	\$2,108,941
Administrative Costs	\$234,327
Total Improvement Costs	<u>\$23,432,678</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2023

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,343,268	\$671,973	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$1,405,961	\$673,820	\$0	\$0
Storm Water Facilities and Improvements	\$937,307	\$608,364	\$0	\$0
Street and Intersection Improvements	\$9,373,071	\$1,366,022	\$0	\$0
Open space, Park and Recreation Facilities and Improvements	\$5,858,169	\$0	\$0	\$0
Utilities and Street Lighting	\$1,171,634	\$0	\$0	\$0
Economic Development Grants	\$2,108,941	\$0	\$0	\$0
Administrative Costs	\$234,327	\$0	\$0	\$0
Total	\$23,432,678	\$3,320,178	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2023

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2022	0	0	(66,705.11)
Revenues:			
FY23 County Tax Increment	0	0	0
FY23 City Tax Increment	0	0	0
FY23 Trinity Valley Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	(3,616.50 ¹)
Ending Balance:			
September 30, 2023	0	0	(70,321.61)

1- Expenditures shown above represent TIRZ creation payments paid by the City of Kaufman and will be reimbursed as tax increments are received.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$	0	Tax Increment from City of Kaufman
\$	0	Tax Increment from Kaufman County
\$	0	Tax Increment from Trinity Valley CC
\$	0	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$	29,550.00	Establishment for TIRZ during FY 2020
\$	5,405.11	Invoices for TIRZ during FY 2021
\$	31,750.00	Invoices for TIRZ during FY 2022
\$	3,616.50	Invoices for TIRZ during FY 2023
\$	70,321.61 ¹	Total Expenditures as of September 30, 2023

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
- II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2022:

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Net Taxable Value 2022</u>	<u>Base Value</u>	<u>Captured Appraised Value 2022</u>
City of Kaufman	TIRZ #2	2021	338,940	0	338,940
Kaufman County	TIRZ #2	2021	338,940	0	338,940
Trinity Valley CC	TIRZ #2	2021	338,940	0	338,940

1- Expenditures shown above represent TIRZ creation payments paid by the City of Kaufman and will be reimbursed as tax increments are received.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2023.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2022 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #2	2021	\$0.00	\$0.00	\$0.00
<i>Kaufman County</i>	TIRZ #2	2021	\$0.00	\$0.00	\$0.00
<i>Trinity Valley CC</i>	TIRZ #2	2021	\$0.00	\$0.00	\$0.00
Total received from municipality and other taxing jurisdictions based on 2021 valuations in FY 2022:					\$0.00

Total Amount paid for TIF in FY 2023: \$3,616.50¹

- II. Amount of tax increment received in FY 2023 from the municipality and the other taxing jurisdictions based on 2022 valuations was \$0.
- III. Other Information: None

1- Expenditures shown above represent TIRZ creation payments paid by the City of Kaufman and will be reimbursed as tax increments are received.

Annual Report TIRZ

TIRZ Zone Name: City of Kaufman TIRZ #2

Lead Taxing Unit Name: Kaufman City

Report for Fiscal Year (YYYY): 2023

Have one or more abatements been given to business(es) to locate in the TIRZ this past fiscal year?: No

Property Type Both

Types of Improvement Projects (Check all that apply):

☐ Public Buildings and Facilities

☒ Roadwork

☒ Economic Development

☐ Infrastructure

☒ Water/Sewer and Drainage

☐ Parking

☐ Façade Renovation

☐ Affordable Housing

☐ Historical Preservation

☐ Transit

☒ Other

TIF Fund Balance (End of Fiscal Year): -\$70,321.61

List of Fund Revenues

Total Tax Increments Received: \$0.00

Sales Tax Increments: \$0.00

Loans: \$0.00

Sale of Bonds: \$0.00

Sale of Property: \$0.00

Other Fund Revenue: \$0.00

TOTAL ANNUAL REVENUES: \$0.00

List of Fund Expenditures

Administrative: \$3,616.50

Property Purchased: \$0.00

Public Improvements: \$0.00

Facade Renovations: \$0.00

Parking: \$0.00

Historic Preservation: \$0.00

Transit: \$0.00

Affordable Housing: \$0.00

Economic Development Programs: \$0.00

Other Fund Expenditure: \$0.00

DTAL ANNUAL EXPENDITURES: \$3,616.50

Bonded Indebtedness

Principal Due: \$0.00

Interest Due: \$0.00

TOTAL DEBT: \$0.00

Reinvestment Zone Value

Subdivision Name	Tax Increment Base	Current Captured Appraised Value	Total Appraised Value
TIRZ #2	\$0.00	\$338,940.00	\$338,940.00
Grand Total	\$0.00	\$338,940.00	\$338,940.00



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 3.

Dept.: Finance

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-23 Tax Increment Reinvestment Zone #3 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #3 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2023 TIRZ #3 Annual Report.

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

New Tax Increment Reinvestment Zone

TIRZ Zone Name:

TIRZ #3 City of Kaufman

Lead Taxing Unit Name:

City of Kaufman

Zone Effective Date:

11/20/2023

Zone Termination Date:

12/31/2053

Size of Zone (Acres):

106.417

Property Type

Residential

Types of Improvement Projects (Check all that apply):

☐ Public Buildings and Facilities

☒ Roadwork

☒ Economic Development

☐ Infrastructure

☒ Water/Sewer and Drainage

☒ Parking

☐ Façade Renovation

☐ Affordable Housing

☐ Historical Preservation

☒ Transit

☒ Other

Taxing Unit	Increment %	Tax Increment Type	Years Tax Increment is in Effect
City of Kaufman	75	M&O	30

Tax Increment Base Value:

\$0.00



Meeting
Date: 2/26/2024

Date: 01/22/2024

Item #: 5.

Dept.: Administration

Presentation

SUBJECT:

Public Safety Recognitions

BACKGROUND:

On January 17, members of both the Kaufman Fire and Police Departments responded to a structure fire where the lifesaving efforts of our staff led to the successful rescue of the structure's residents. Officer Buccafurno arrived first on scene and provided immediate aid to both children and an adult who was attempting to save an infant by helping the child out a window. Officer Huddle was next to arrive and obtained a ladder to aid another trapped resident from a different window in the structure. Lt. Staggs directed Firefighter Bateman to begin the attack on the fire while Staggs made entry with the ladder, rescued the trapped resident, and assisted her to safety. Other fire department staff arrived to extinguish the fire with the help of mutual aid from Kemp, Scurry, and other volunteer staff.

In light of the heroic efforts of the two police officers, they are provided with official commendations as presented. Fire department staff are also awarded official lifesaving awards for their bravery and dedication to servanthood.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: No recommendation is required.

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



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the January 22, 2024, Work Session and Regular City Council meeting.

BACKGROUND:

The minutes from the January 22, 2024, Work Session and Regular City Council Meeting are attached for your review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the January 22, 2024, 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, JANUARY 22, 2024
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the Work Session to order at 6:00 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Ashlea Longenecker, Jason Nelson, Charles Gillenwater, 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, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, 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 proposed rewrite of the City of Kaufman Subdivision Regulations.

Ms. Balthrop Mendoza presented the proposed rewrite of the City of Kaufman Subdivision Regulations. She highlighted the changes addressed since the last meeting regarding this topic. She reviewed the proposed timeline for the consideration process. There were discussions regarding various proposed amendments.

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 6:27 PM.

PLEDGE OF ALLEGIANCE

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

Mayor Jordan called the City Council meeting to order at 6:30 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Ashlea Longenecker, Jason Nelson, Charles Gillenwater, 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, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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

No comments were given.

RECOGNITION

3. KISD Fall Semester State Qualifiers

Mayor Jordan and the City Council recognized all the KISD Fall Semester State Qualifiers for various sports including cheerleading, tennis, and cross-country teams.

4. Business of the Month - Fred's Muffler & Automotive

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Executive Director of the Kaufman Chamber of Commerce, presented and recognized Fred's Muffler & Automotive as the January Business of the Month.

REPORTS

5. Receive an update and discussion regarding the following:

a. The Annual Report for the Kaufman Fire Department for the Calendar Year 2023.

Chief Davis presented the Kaufman Fire Department's 2023 annual report. He reviewed the various calls for service, and daily activities for the Fire Department in 2023. He compared the call numbers from 2022 to 2023, the calls for service from inside the city and out in the county, and reviewed the department highlights.

b. The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2023.

Chief Edwards presented the Kaufman Police Department's annual report for 2023. He outlined the Part 1 crime numbers, service activities, and enforcement activities for 2023. He reviewed the 10-year comparison for part 1 crimes, CID cases filed with the District Attorney's office, and the 20-year crime trend.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the December 11, 2023, joint meeting of the Planning and Zoning Commission and City Council.

7. Consider and take appropriate action on the minutes from the December 18, 2023, Tax Increment Reinvestment Zone #3 and Regular City Council Meeting.

8. Consider and take appropriate action to schedule a Special City Council Meeting for Wednesday, May 15, 2024, for the purpose of canvassing the Election Returns.
9. Consider and take appropriate action to reschedule Regular City Council Meetings from Monday, March 25, 2024, to Monday, March 18, 2024, due to Kaufman County Day, and Monday, May 27, 2024, to Monday, May 20, 2024, due to Memorial Day.

Councilmember Nelson made a motion to approve consent agenda items 6-9 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

10. Consider and take appropriate action regarding Ordinance O-01-24, an ordinance of the City Council of the City of Kaufman, amending the 2023-2024 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

Ms. Wennerstrom presented the proposed budget amendments for the first quarter of FY24, including the KEDC budget amendments.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-01-24, amending the 2023-2024 Fiscal Year Budget as presented. The motion was seconded by Councilmember Borders and passed 7/0.

11. Consider and take appropriate action on Ordinance O-02-24, an ordinance of the City Council of the City of Kaufman, Texas, ordering and calling the City's General Election to be held on May 4, 2024, for the purpose of electing three (3) people to serve as Council members for the City of Kaufman for a term of two (2) years each; providing notice of election; providing for the approval of a joint election and Contract for Election Services with Kaufman County; designating polling dates, times and locations for election day and early voting; and authorizing the Mayor or designee to execute necessary documents.

Ms. Hanks presented the Ordinance calling for the general election for the purpose of election of three council members.

Councilmember Gillenwater made a motion to approve Ordinance O-02-24 as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

12. Consider and take appropriate action on an interlocal agreement with the Harris County Department of Education for the purpose of authorizing cooperative purchasing for governmental functions and services; and authorize the Mayor or his designee to execute necessary documents.

Ms. Balthrop Mendoza presented the interlocal agreement with the Harris County Department of Education. She reviewed the purpose of the interlocal agreement.

Councilmember Parker made a motion to approve an interlocal agreement with the Harris County Department of Education for the purpose of authorizing cooperative purchasing for governmental

functions and services; and authorize the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 7/0.

13. Consider and take appropriate action on Resolution R-01-24, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-07-23, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.

Councilmember Gillenwater made a motion to approve Resolution R-01-24, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-07-23, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use. The motion was seconded by Councilmember Longenecker and passed 7/0.

14. Consider and take appropriate action on the award or rejection of a bid and contract for the Grant Administration of the 2024 GLO Grant Application and authorizing the Mayor or his designee to execute necessary documents.

Ms. Balthrop Mendoza presented the bid proposals for the 2024 GLO Grant Application process.

Councilmember Borders made a motion to award a bid and contract for the Grant Administration of the 2024 GLO Grant Application to Traylor and Associates and authorizing the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Longenecker and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

15. Receive an update and discussion regarding the following:
 - a. Kaufman Chamber of Commerce Banquet - February 20
 - b. Kaufman County Days - March 24 & 25
 - c. Filing period for Application for a Place on the Ballot for the City's General Election is Wednesday, January 17, 2024, through Friday, February 16, 2024.
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report - December 2023
 - f. Careflite Compliance Report - December 2023
 - g. Fire Department Monthly Report - December 2023
 - h. Police Department Monthly Report - December 2023
 - i. Development Services Monthly Report - December 2023
 - j. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 7:30 P.M.

16. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.087(1 & 2). DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations (Section 551.087(1)), and to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). (Section 551.087(2)) regarding: "Project Snooze"
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: "Project Pie"

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

Mayor Jordan reconvened into open session at 8:08 PM.

17. Consider and take appropriate action on a Chapter 380 Economic Development and Incentive Agreement between the City and Myrish Hospitality, LLC providing economic development incentives for a Hampton Inn branded hotel; and authorizing the Mayor or his designee to execute necessary documents.

There was no action taken on this item.

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

There was no action taken on this item.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:09 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 2/26/2024

Date: 02/22/2024

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the cancelation of the Special City Council meeting scheduled for Wednesday, May 15, 2024, to canvass the Election Returns.

BACKGROUND:

Due to the General Election being canceled, there is no need to hold the Special City Council Meeting on Wednesday, May 15, 2024, to canvass the Election Returns.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the cancelation of the Special City Council Meeting on Wednesday, May 15, 2024.

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



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 8.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #1 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #1 Board is required to review and make a recommendation to the City Council. The City Council is required to review and take action on the annual report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY 2023 TIRZ #1 annual report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 1

ANNUAL REPORT

FISCAL YEAR 2023

(October 1, 2022 – September 30, 2023)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

YEAR END SUMMARY OF MEETINGS/BOARD & COUNCIL ACTIONS

Fiscal Year 2016

During the period from October 1, 2015 through September 30, 2016, the Kaufman City Council took the following action:

On December 13, 2016, Council conducted a Public Hearing Expanding the TIRZ #1 Boundary, Decreasing the Percentage of Tax Increment Contribution, and Amending the TIRZ #1 Project and Financing Plan; Adopting Ordinance O-27-16 Amending Ordinance O-27-15; Adopting Ordinance O-28-16 Amending Ordinance O-03-16; and Approving the Amended City/County TIRZ #1 ILA, and subsequently approved First Reading Of Ordinance O-27-16 Of The City Council Of The City Of Kaufman, Texas, Amending Ordinance No. O-27-15, Concerning Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, First Reading Of Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, and Amended Interlocal Agreement with City of Kaufman and Kaufman County For Tax Increment Reinvestment Zone (TIRZ #1 Amendments).

On December 20, 2016, Council adopted Ordinance O-27-16 of the City Council of the City of Kaufman, Texas, Amending Ordinance No. O-27-15 and Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas.

Fiscal Year 2017

During the period from October 1, 2016 through September 30, 2017, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 14, 2016 and April 6, 2017.

On November 14, 2016, the Board approved the TIRZ #1 Amendment, Resolution R-01-16 to amend Ordinance No. O-27-15 and Project Financing Plan Ordinance O-03-16. The Resolution amended the boundary designation, enlarging the zone from the original 661 acres to 1,030 acres and carved out the Interest and Sinking (I&S) component of the City's Tax Rate Participation. The City of Kaufman's amended participation will be 75% of maintenance and operation (M&O) pledges only and Kaufman County participation will be 50% of maintenance and operation (M&O).

On April 6, 2017, the Board approved a TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd. The Development Agreement was for public improvements for the extension of Kings Fort Parkway, in the amount of \$ 7,100,000, and includes all Public Improvement Cost: waterlines, sanitary sewer, storm sewer, drainage work, and related infrastructure required for the extension of Kings Fort Parkway.

On September 30, 2017, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

On April 24, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd.

Fiscal Year 2018

During the period from October 1, 2017 through September 30, 2018, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 28, 2017 and December 6, 2017.

On November 28, 2017, the Board authorized the City Manager to enter into a TIF Agreement for the purchase of 4.51 acres in the D. Falcon Survey, Abstract No. 151, Kaufman, Texas subject to amendments discussed in Executive Session.

On December 6, 2017, the Board approved a TIRZ Development Agreement with JWS Land, LTD, and to include in the Agreement 50% reimbursement of construction and interest costs for Phase 1 and to be completed in 18 months from the effective date of agreement and 50% reimbursement for remaining lots to be completed within the subsequent six years.

On September 30, 2018, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2017 through September 30, 2018, the Kaufman City Council took the following action:

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved a Tax Increment Financing (TIF) Agreement for the purchase of 4.51 Acres. The purpose of the proposed purchase of land will be to make future public improvements to more efficiently provide various municipal services to the immediate commercial and residential areas.

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the Tax Increment Financing (TIF) Residential Reimbursement Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), a tax increment reinvestment zone created by the City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended, acting by and through its governing body, the TIF Board of Directors, the City, and JWS Land, Ltd., a Texas Limited Partnership.

On September 30, 2018, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2019

During the period from October 1, 2018 through September 30, 2019, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on March 18, 2019 and May 7, 2019.

On March 18, 2019, the Board tabled a proposed TIRZ Agreement with Lion's Den Storage to bring 12" waterline under HWY 175 to provide adequate supply to property owners/developers along the north side frontage road of the highway.

On May 7, 2019, the Board approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone #1, and Lion's Den Self Storage LLC-Highway 175 Series, to design and install a 12" water line alongside the crossing under HWY 175 to serve the property in the expanded TIF Zone.

On September 30, 2019, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2018 through September 30, 2019, the Kaufman City Council took the following action:

On March 18, 2019, Council approved the Site Plan proposed by Justin Fivecoat of Lion's Den Self Storage, LLC for a self-storage facility located at 2691 East Highway 175.

On May 7, 2019, Council approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone Number One, and the Lion's Den Self Storage LLC-Highway 175 Series.

On September 30, 2019, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2020

During the period from October 1, 2019 through September 30, 2020, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on February 24, 2020.

On February 24, 2020, the Board reviewed the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2019 through September 30, 2020, the Kaufman City Council took the following action:

On February 24, 2020, Council approved the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Carol Aga, Jeff Council, Lisa Parker, and Patty Patterson.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Charles Gillenwater, and Mike Hunt.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, Mike Hunt.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga - Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2017-2018

The Kings Fort Parkway extension to the newly constructed Highway 34 Bypass, was completed and accepted by the City on March 19, 2018, total cost of the project was \$7,071,923.53.

The purchase of 4.51 acres of land for a total sum of \$638,004.25 was completed in August 2018.

2018-2019

Construction of public improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated public improvement cost budget of \$7,102,656*. The total budget includes approximately \$6,841,799 in direct costs and \$260,857 in major improvement costs, of which 75.59% is to be financed with TIRZ increments. For a detailed breakdown of the budgeted public costs and expenditures referenced above, please see Appendix A of this report.

Construction of the Lion's Den water line extension was completed in May 2019 for a total cost of \$318,848.00.

2019-2020

Construction of the public improvements for Phases 1A-1B of the Georgetown at Kings Fort development, a proposed 305 single family lot community, has been progressing.

2020-2021

The public improvements for Phases 1A-1B of the Georgetown at Kings Fort development have been completed.

2021-2022

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development has been progressing.

2022-2023

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development was substantially complete and acceptance is anticipated for fourth quarter of 2023.

PRIVATE DEVELOPMENT PROJECTS

2017-2018

There were no private development projects for FY 2017-2018.

2018-2019

Construction of private improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated private improvement cost budget of \$3,351,290.

*Note – The related TIRZ obligation (75.59%) relates only to the public improvement costs discussed above – direct costs (\$6,841,799) and the major improvement costs (\$260,857) totaling approximately \$7,102,656.

2019-2020

There were no private development projects for FY 2019-2020.

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2023

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$8,274,005
Sanitary Sewer Facilities and Improvements	\$4,964,403
Storm Water Facilities and Improvements	\$3,309,602
Street and Intersection Improvements	\$33,096,021
Open space, Park and Recreation Facilities and Improvements	\$20,685,013
Utilities and Street Lighting	\$4,137,003
Economic Development Grants	\$7,446,605
Administrative Costs	\$827,402
Total Improvement Costs	<u>\$82,740,054</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2023

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$8,274,005	\$1,473,866	\$1,473,866	\$6,800,139
<i>Georgetown at Kings Fort Development</i>	<i>\$1,239,070</i>	<i>\$1,155,018</i>	<i>\$1,155,018</i>	<i>\$84,052</i>
<i>Lion's Den Water Line Extension</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$0</i>
<i>Future Water Facilities and Improvements</i>	<i>\$6,716,087</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,716,087</i>
Sanitary Sewer Facilities and Improvements	\$4,964,403	\$853,456	\$853,456	\$4,110,947
<i>Georgetown at Kings Fort Development</i>	<i>\$892,017</i>	<i>\$853,456</i>	<i>\$853,456</i>	<i>\$38,561</i>
<i>Future Sanitary Sewer Facilities and Improvements</i>	<i>\$4,072,386</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,072,386</i>
Storm Water Facilities and Improvements	\$3,309,602	\$1,889,570	\$1,889,570	\$1,420,032
<i>Georgetown at Kings Fort Development</i>	<i>\$2,024,450</i>	<i>\$1,889,570</i>	<i>\$1,889,570</i>	<i>\$134,880</i>
<i>Future Storm Water Facilities and Improvements</i>	<i>\$1,285,152</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,285,152</i>
Street and Intersection Improvements	\$33,096,021	\$10,750,339	\$10,750,339	\$22,345,682
<i>Kings Fort Parkway Extension</i>	<i>\$7,100,000</i>	<i>\$7,071,924</i>	<i>\$7,071,924</i>	<i>\$28,076</i>
<i>Georgetown at Kings Fort Development</i>	<i>\$3,959,604</i>	<i>\$3,678,415</i>	<i>\$3,678,415</i>	<i>\$281,189</i>
<i>Future Street and Intersection Improvements</i>	<i>\$22,036,417</i>	<i>\$0</i>	<i>\$0</i>	<i>\$22,036,417</i>
Open space, Park and Recreation Facilities and Improvements	\$20,685,013	\$1,022,078	\$1,022,078	\$19,662,935
<i>Georgetown at Kings Fort Development</i>	<i>\$435,453</i>	<i>\$384,074</i>	<i>\$384,074</i>	<i>\$51,379</i>
<i>Georgetown at Kings Fort Park Improvements</i>	<i>\$1,470,750</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,470,750</i>
<i>Land purchase (4.51 acres)</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$0</i>
<i>Future Open Space, Park and Recreation Facilities and Improvements</i>	<i>\$18,140,806</i>	<i>\$0</i>	<i>\$0</i>	<i>\$18,140,806</i>
Utilities and Street Lighting	\$4,137,003	\$0	\$0	\$4,137,003
Economic Development Grants	\$7,446,605	\$0	\$0	\$7,446,605
Administrative Costs	\$827,402	\$0	\$0	\$827,402
Total	\$82,740,054	\$15,989,309	\$15,989,309	\$66,750,745

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available. The Expended \$ to date for the Georgetown at Kings Fort Development represent TIRZ-funded portion (75.59%) of the public infrastructure amounts spent through September 30, 2023 as provided by the Developer and attached as Appendix A to this report.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2023

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2022	0	0	34,782.72
Revenues:			
FY23 County Tax Increment	0	0	106,966.48
FY23 City Tax Increment	0	0	275,880.19
TOTAL REVENUES	0	0	382,846.67
Expenditures:			
TOTAL EXPENDITURES	0	0	\$379,507.92
Ending Balance:			
September 30, 2023	0	0	38,121.47

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$	106,966.48	Tax Increment from Kaufman County
\$	<u>275,880.19</u>	Tax Increment from City of Kaufman
\$	382,846.67	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$	11,529.94	Art. 3, Sect. 3.1(c) of Lion's Den Agreement
\$	212,850.66	Art. 4, Sect. 4.2 (d) TIF Agreement (JWS, Land Ltd. – Kings Fort Extension)
\$	<u>148,466.07</u>	Art. 4, Sect. 4.2(e) Res. TIF Agreement (PID)
\$	372,846.67	Total TIRZ Expenditures (Reimbursed) for FY 2023

**Note: \$6,661.25 Administrative Expense*

\$	379,507.92	Total Expenditures
		<i>Purpose: TIF agreements (TIRZ administration, JWS, Land Ltd., Lion's Den, and PID)</i>

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:
 - I. Contributions/Advances from developers –none
 - II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2022:

Taxing Jurisdiction	Base Year	Net Taxable Value 2022	Base Value¹	Captured Appraised Value 2022
City of Kaufman				
TIRZ #1	2015	85,391,629	24,236,831	61,154,798
TIRZ #1A	2016	25,601,758	8,320,909	17,280,849
Kaufman County				
TIRZ #1	2015	85,386,697	24,236,831	61,149,866
TIRZ #1A	2016	25,571,758	8,320,909	17,250,849

1- Base values will be adjusted in future reports to reflect annexed properties in TIRZ #1 as provided by Kaufman CAD.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2023

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2023.

Taxing Jurisdiction		Base Year	Amount of 2022 Increment	Amount Due Based on Collections	Amount Received Value 2022
<i>City of Kaufman</i> (.360002)	TIRZ #1	2015	\$218,744.80	\$218,744.80	\$218,744.80
	TIRZ #1A	2016	\$57,135.39	\$57,135.39	\$57,135.39
Total received from municipality based on 2022 valuations				<u>\$275,880.19</u>	<u>\$275,880.19</u>
<i>Kaufman County</i> (.139646)	TIRZ #1	2015	\$84,845.29	\$84,845.29	\$84,845.29
	TIRZ #1A	2016	\$22,121.19	\$22,121.19	\$22,121.19
Total received from county based on 2022 valuations				<u>\$106,966.48</u>	<u>\$106,966.48</u>
Total received from municipality and other taxing jurisdictions based on 2022 valuations in FY 2023:					\$382,846.67

Total Amount paid for TIF Agreements. In FY 2023: \$372,846.67

\$10,000.00 Retained in TIRZ Fund Balance for Administrative Expense Allowance

- II. Amount of tax increment received in FY 2023 from the municipality and the other taxing jurisdictions based on 2022 valuations was \$382,846.67
- a. The total amount received by JWS Land, Ltd. For Art. 4, Sect. 4.2 (d) TIF Agreement from the municipality and other taxing jurisdictions in FY 2022 for reimbursement of public improvements was: \$ 212,850.66
 - b. The total amount received by Lion's Den for Art. 3, Sect 3.1 (c) – Lion's Den Agreement from the municipality and other taxing jurisdictions in FY 2022 was: \$ 11,529.94.
 - c. The total amount transferred to the PID fund for Art. 4, Section 4.2 (e) Res. TIF Agreement from the municipality and other taxing jurisdictions in FY 2022 was: \$ 148,466.07.
 - d. The total amount retained in the TIRZ Fund for Administrative Expense Reimbursement Allowance from the municipality and other taxing jurisdictions in FY 2022 was: \$10,000.00 (\$6,661.25 of allowance paid)
- III. Other Information: None

Annual Report TIRZ

TIRZ Zone Name: City of Kaufman TIRZ #1

Lead Taxing Unit Name: Kaufman City

Report for Fiscal Year (YYYY): 2023

Have one or more abatements been given to business(es) to locate in the TIRZ this past fiscal year?: No

Property Type Both

Types of Improvement Projects (Check all that apply):

☐ Public Buildings and Facilities	☒ Roadwork	☐ Economic Development
☐ Infrastructure	☒ Water/Sewer and Drainage	☐ Parking
☐ Façade Renovation	☐ Affordable Housing	☐ Historical Preservation
☐ Transit	☐ Other	

TIF Fund Balance (End of Fiscal Year): \$38,121.47

List of Fund Revenues

Total Tax Increments Received:	\$382,846.67	Sales Tax Increments:	\$0.00
Loans:	\$0.00	Sale of Bonds:	\$0.00
Sale of Property:	\$0.00	Other Fund Revenue:	\$0.00
		TOTAL ANNUAL REVENUES:	\$382,846.67

List of Fund Expenditures

Administrative:	\$6,661.25	Property Purchased:	\$0.00
Public Improvements:	\$372,846.67	Facade Renovations:	\$0.00
Parking:	\$0.00	Historic Preservation:	\$0.00
Transit:	\$0.00	Affordable Housing:	\$0.00
Economic Development Programs:	\$0.00	Other Fund Expenditure:	\$0.00
		DTAL ANNUAL EXPENDITURES:	\$379,507.92

Bonded Indebtedness

Principal Due:	\$0.00
Interest Due:	\$0.00
TOTAL DEBT:	\$0.00

Reinvestment Zone Value

Subdivision Name	Tax Increment Base	Current Captured Appraised Value	Total Appraised Value
TIRZ #1	\$24,236,831.00	\$61,154,798.00	\$85,391,629.00
TIRZ #1A	\$8,320,909.00	\$17,280,849.00	\$25,601,758.00
Grand Total	\$32,557,740.00	\$78,435,647.00	\$110,993,387.00



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 9.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #2 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #2 Board is required to review and make a recommendation to the City Council. The City Council is required to review and take action on the annual report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY 2023 TIRZ #2 annual report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 2

ANNUAL REPORT

FISCAL YEAR 2023
(October 1, 2022 – September 30, 2023)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Matt Phillips, Barry Ratcliffe, Carol Aga, Patty Patterson, Jeff Council, and Lisa Parker.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 28, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Matt Phillips, Carol Aga, Charles Gillenwater, Quattro Borders, Lisa Parker, Patty Patterson, Mike Hunt, Ken Cates, and Ray Raymond.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #2 Annual Report. On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Carole Aga, Patty Patterson, Mike Hunt, Ken Cates, Ray Raymond.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #2 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2020-2021

The South Pointe at Kaufman Sports Village addition is anticipated to contain 111.299 acres of land with a capital budget of \$23,432,678. There were no public infrastructure projects to be reported for FY 2020-2021.

2021-2022

There were no public infrastructure projects to be reported for FY 2021-2022.

2022-2023

Construction of public infrastructure projects associated with the Five Points Development commenced and is anticipated to be completed sometime in FY 2023-24.

PRIVATE DEVELOPMENT PROJECTS

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2023

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,343,268
Sanitary Sewer Facilities and Improvements	\$1,405,961
Storm Water Facilities and Improvements	\$937,307
Street and Intersection Improvements	\$9,373,071
Open space, Park and Recreation Facilities and Improvements	\$5,858,169
Utilities and Street Lighting	\$1,171,634
Economic Development Grants	\$2,108,941
Administrative Costs	\$234,327
Total Improvement Costs	<u>\$23,432,678</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2023

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,343,268	\$671,973	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$1,405,961	\$673,820	\$0	\$0
Storm Water Facilities and Improvements	\$937,307	\$608,364	\$0	\$0
Street and Intersection Improvements	\$9,373,071	\$1,366,022	\$0	\$0
Open space, Park and Recreation Facilities and Improvements	\$5,858,169	\$0	\$0	\$0
Utilities and Street Lighting	\$1,171,634	\$0	\$0	\$0
Economic Development Grants	\$2,108,941	\$0	\$0	\$0
Administrative Costs	\$234,327	\$0	\$0	\$0
Total	\$23,432,678	\$3,320,178	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2023

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2022	0	0	(66,705.11)
Revenues:			
FY23 County Tax Increment	0	0	0
FY23 City Tax Increment	0	0	0
FY23 Trinity Valley Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	(3,616.50 ¹)
Ending Balance:			
September 30, 2023	0	0	(70,321.61)

1- Expenditures shown above represent TIRZ creation payments paid by the City of Kaufman and will be reimbursed as tax increments are received.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$	0	Tax Increment from City of Kaufman
\$	0	Tax Increment from Kaufman County
\$	0	Tax Increment from Trinity Valley CC
\$	0	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$	29,550.00	Establishment for TIRZ during FY 2020
\$	5,405.11	Invoices for TIRZ during FY 2021
\$	31,750.00	Invoices for TIRZ during FY 2022
\$	3,616.50	Invoices for TIRZ during FY 2023
\$	70,321.61 ¹	Total Expenditures as of September 30, 2023

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
- II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2022:

Taxing Jurisdiction		Base Year	Net Taxable Value 2022	Base Value	Captured Appraised Value 2022
City of Kaufman	TIRZ #2	2021	338,940	0	338,940
Kaufman County	TIRZ #2	2021	338,940	0	338,940
Trinity Valley CC	TIRZ #2	2021	338,940	0	338,940

1- Expenditures shown above represent TIRZ creation payments paid by the City of Kaufman and will be reimbursed as tax increments are received.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2023

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2023.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2022 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #2	2021	\$0.00	\$0.00	\$0.00
<i>Kaufman County</i>	TIRZ #2	2021	\$0.00	\$0.00	\$0.00
<i>Trinity Valley CC</i>	TIRZ #2	2021	\$0.00	\$0.00	\$0.00
Total received from municipality and other taxing jurisdictions based on 2021 valuations in FY 2022:					\$0.00

Total Amount paid for TIF in FY 2023: \$3,616.50¹

- II. Amount of tax increment received in FY 2023 from the municipality and the other taxing jurisdictions based on 2022 valuations was \$0.
- III. Other Information: None

1- Expenditures shown above represent TIRZ creation payments paid by the City of Kaufman and will be reimbursed as tax increments are received.

Annual Report TIRZ

TIRZ Zone Name: City of Kaufman TIRZ #2

Lead Taxing Unit Name: Kaufman City

Report for Fiscal Year (YYYY): 2023

Have one or more abatements been given to business(es) to locate in the TIRZ this past fiscal year?: No

Property Type Both

Types of Improvement Projects (Check all that apply):

☐ Public Buildings and Facilities	☒ Roadwork	☒ Economic Development
☐ Infrastructure	☒ Water/Sewer and Drainage	☐ Parking
☐ Façade Renovation	☐ Affordable Housing	☐ Historical Preservation
☐ Transit	☒ Other	

TIF Fund Balance (End of Fiscal Year): -\$70,321.61

List of Fund Revenues

Total Tax Increments Received:	\$0.00	Sales Tax Increments:	\$0.00
Loans:	\$0.00	Sale of Bonds:	\$0.00
Sale of Property:	\$0.00	Other Fund Revenue:	\$0.00
		TOTAL ANNUAL REVENUES:	\$0.00

List of Fund Expenditures

Administrative:	\$3,616.50	Property Purchased:	\$0.00
Public Improvements:	\$0.00	Facade Renovations:	\$0.00
Parking:	\$0.00	Historic Preservation:	\$0.00
Transit:	\$0.00	Affordable Housing:	\$0.00
Economic Development Programs:	\$0.00	Other Fund Expenditure:	\$0.00
		DTAL ANNUAL EXPENDITURES:	\$3,616.50

Bonded Indebtedness

Principal Due:	\$0.00
Interest Due:	\$0.00
TOTAL DEBT:	\$0.00

Reinvestment Zone Value

Subdivision Name	Tax Increment Base	Current Captured Appraised Value	Total Appraised Value
TIRZ #2	\$0.00	\$338,940.00	\$338,940.00
Grand Total	\$0.00	\$338,940.00	\$338,940.00



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 10.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-23 Tax Increment Reinvestment Zone #3 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #3 Board is required to review and make a recommendation to the City Council. The City Council is required to review and take action on the annual report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY 2023 TIRZ #3 annual report.

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

New Tax Increment Reinvestment Zone

TIRZ Zone Name:

TIRZ #3 City of Kaufman

Lead Taxing Unit Name:

City of Kaufman

Zone Effective Date:

11/20/2023

Zone Termination Date:

12/31/2053

Size of Zone (Acres):

106.417

Property Type

Residential

Types of Improvement Projects (Check all that apply):

☐ Public Buildings and Facilities

☒ Roadwork

☒ Economic Development

☐ Infrastructure

☒ Water/Sewer and Drainage

☒ Parking

☐ Façade Renovation

☐ Affordable Housing

☐ Historical Preservation

☒ Transit

☒ Other

Taxing Unit	Increment %	Tax Increment Type	Years Tax Increment is in Effect
City of Kaufman	75	M&O	30

Tax Increment Base Value:

\$0.00



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 11.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-02-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents (\$.05) per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

BACKGROUND:

This resolution is for the annual assessment to remain a member of the Atmos Steering Committee. See attached staff report and resolution.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-02-24 as presented.

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

2023 ACSC Newsletter



2023 YEAR IN REVIEW ISSUE

This past year was a busy one for ACSC. This annual review highlights the significant events of 2023 that impacted ACSC and what's on the horizon next year.

Atmos 2023 Rate Case Round-Up

Atmos Pipeline-Texas will increase the amount it collects on its system for transporting gas by \$12 million annually — or by 1.66 percent — under a settlement agreement approved in December 2023 by state regulators.

This change to the company's "transportation revenue requirement" will affect home rates, albeit indirectly. The company's previous transportation revenue requirement was \$723 million annually. Under the settlement, it now goes to \$735 million. However, even with the increase, the company has accepted \$105 million less under the settlement than the \$839,982,742 it initially sought.

Various intervenors, including the Atmos Cities Steering Committee and other city representatives, reached a unanimous settlement with Atmos in the case during October 2023. The Railroad Commission approved the settlement on December 13 without discussion.

Background of the Case

- On May 19, 2023, Atmos Pipeline-Texas, a Division of Atmos Energy Corporation, filed paperwork at the Railroad Commission to change its rates. ACSC intervened in the rate case, engaged consultants, conducted discovery, and identified aspects of the Atmos request that it found unreasonable.
- The company's overall revenue requirement (which includes extraneous pass-through costs to third parties) will be \$841,924,105 under the settlement, which is \$109 less than the \$951.1 million the company originally sought.
- The adopted changes will result in a capacity charge of \$18.80038 per million British thermal units of MDQ (where MDQ is defined as the maximum daily quantity of gas over the pipeline system). This represents a \$.30614 increase over the current capacity charge of \$18.49424 — or an increase of 1.66 percent.
- The new capacity charge under the approved settlement agreement remains less than the \$21.25 initially requested by APT.
- The company will operate under an approved cost of equity of 11.45 percent under the approved settlement — as opposed to the company's initial request of 13.5 percent.
- This is the company's first full rate case since 2016. More information can be found on the Railroad Commission website, under Case No. 00013758.

OTHER 2023 RATE MATTERS

- On February 24, 2023, Atmos Energy filed for a GRIP rate adjustment for customers within the unincorporated areas of its Mid-Tex Division. Under the adjustment, the monthly customer charge would increase from \$34.29 per month to \$38.38 per month — an increase of \$5.09. More information can be found on the Railroad Commission website, at Case No. 00012759.
- On February 24, 2023, Atmos Energy filed for a GRIP adjustment for customers within the unincorporated areas of its West Texas Division. Under the adjustment, the customer charge would increase from \$27.99 per month to \$31.49 per month — an increase of \$3.50. More information can be found on the Railroad Commission website, at Case No. 00012760.
- On March 31, 2023 Atmos Energy filed for a rate increase for its Mid-Tex service areas under an interim ratemaking process known as the Rate Review Mechanism. In its filing, the company requested a rate increase of \$165.9 million on a system-wide basis. This was reduced to \$156.1 million due to limitations in the RRM tariff. After ACSC consultants prepared a report detailing various adjustments, the company agreed to settle the case for \$142 million. This amounts to a \$23.9 million reduction from the company's initial request. It includes payment of an additional \$19.5 million for the securitization regulatory assert expenses related to Winter Storm Uri. For residential customers, the agreement will result in a 70-cent increase in the customer charge, from \$21.55 per month to \$22.25. The settlement was approved by all parties in September, and the rates went into effect in October.
- On March 31, 2023, Atmos Energy filed for a rate increase for its West Texas service areas under the Rate Review Mechanism process. In its filing, the company requested a \$12.1 million increase for WTX Cities. This was reduced to \$11.4 million due to limitations in the RRM tariff. After ACSC consultants prepared a report detailing various adjustments, the company agreed to settle the case for \$8.4 million. This amounts to a reduction of \$3.7 million to the company's initial request. It includes \$2.7 million for the securitization regulatory assert expenses related to Winter Storm Uri. Under the settlement, the customer charge will increase by .70 cents per month from \$18.27 to \$18.97. The settlement was approved by all parties in September, and the rates went into effect in October.

About GRIP and RRM Like the separate Gas Reliability Infrastructure process, the RRM process allows for annual rate increases to reflect capital investments by the utility over the preceding 12 months. Various cities and city coalitions have objected to GRIP as piecemeal ratemaking because GRIP does not allow for an evaluation of rising revenues or declining expenses that may offset the need for rate increases. Additionally, under the GRIP process, cities cannot challenge any portion of the rate filing as unreasonable.

For those reasons the Atmos Cities Steering Committee negotiated the Rate Review Mechanism with Atmos as a substitute for GRIP. The RRM has no existence in statute, but rather exists only pursuant to city ordinances. Environs (areas outside municipal limits) are subject to GRIP, and some non-ACSC member cities have chosen to remain under GRIP.

Atmos Customers Face 16 Years of Winter Storm Charges

Texas gas utility customers can expect to pay at least \$4 more each month for the next 16 years because of a few days of high-cost gas, according to bond financing information released in 2023.

The natural gas was consumed during Winter Storm Uri in 2021 and reached prices as high as \$100 per million British thermal units — or more than 33 times higher than average. Utility customers needed the gas to heat their homes during the crisis and rather than engaging in their

customary practice of charging customers promptly for it, utilities instead deferred the costs for later recovery through a bond-financing arrangement.

In 2021 adopted House Bill 1520 that authorized the bond financing arrangement, which is known as securitization. In October 2023, the Texas Railroad Commission issued a press release providing more details of the resulting charges. According to the agency, securitization charges of \$1.10 per thousand cubic feet (mcf) for

residential customers began going onto bills of nine participating utilities.

The billing charges may be adjusted periodically as financial conditions warrant. For a typical residential utility consuming using 3.9 mcf of gas each month, the “Customer Rate Relief Charge” will add \$4.29 to bills.

Participating Utilities

Under the bond financing arrangement, Atmos Energy has securitized approximately \$2 billion in fuel costs, CenterPoint approximately \$1.1 billion and Texas Gas Service about \$197.3 million. Other utilities to receive recovery through securitized debt include Corix Utilities (Texas) Inc.; EPCOR Gas Texas Inc.; Rockin’ M Gas; SiEnergy, LP; Summit Utilities Arkansas; Texas Gas Service Company, a Division of ONE Gas, Inc. (excluding the West Texas Service Area); and Universal Natural Gas, LLC.

Under a settlement with Atmos Cities Steering Committee and others, Atmos agreed to reduce its recovery by more than \$9 million. Similarly, CenterPoint agreed to reduce its recovery by \$39.7 million under a settlement with a separate city group.

By law, gas distribution utilities such as Atmos, CenterPoint and TGS cannot profit from the sale of the gas commodity, but instead pass those costs directly to end users without markups. However, some gas suppliers made massive profits from the price surge, according to reports.

More information about the Texas Natural Gas Securitization Finance Corporation at their website, can be found [here](#). The Texas Railroad Commission also has released information about the gas charges, that can be found [here](#).

Railroad Commission Penalizes Atmos for Service Quality

On February 7, 2023, the Texas Railroad Commission closed its investigation into Atmos Energy service disruptions during a cold weather event that occurred in late December of 2022.

In its investigation, the agency’s Oversight and Safety Division (“OCD”) determined that the gas utility’s extensive, localized service interruptions from December 22 through December 26 constituted violations of the Railroad Commission’s Quality of Service rules. Atmos’ cold weather contingency planning fell short, and the utility lacked sufficient staffing at its call centers to adequately respond to customer concerns, according to OCD.

The Railroad Commission referred the alleged rule violations to the Enforcement Section of its Office of General Counsel, according to filings at the agency.

The Texas Railroad Commission began examining Atmos after more than 2,300 customers lost service or had their service curtailed during the winter storm late last year. Both Gov. Greg Abbott and local city officials complained about what they described as the company’s lack of planning before the event and called for the inquiry.

In a January 13 filing with the agency, Atmos Energy said the service interruptions were not due to an inability to obtain natural gas supplies — as occurred during Winter Storm Uri in 2021 — but “primarily due to instances of capacity constraints where demand exceeded our contingency plans in localized areas.” The company highlighted its emergency planning efforts, but noted that “going forward, we recognize the need to have even more robust contingency planning and to enhance our redundant capabilities.”

More about the Railroad Commission inquiry can be found on the agency’s website, under Case No. 00012215.

ACSC Welcomes New Member

In 2023, the Atmos Cities Steering Committee welcomed New Fairview, a city of 14,000 residents in Wise County, as its newest member. Located along US 81/SH 287 and FM 407 in the DFW Metroplex, the city is nearly 16 square miles in size — which makes it the largest in Wise County by land area. New Fairview joined ACSC in May, 2023.

Growing from a settlement called Illinois Community, the city was called Fairview until 1999, when it changed its name to distinguish it from several other “Fairviews” in Texas. To maintain a quieter, more rural atmosphere, residential lots are legally limited to a minimum size of 1 acre. Welcome New Fairview!

Atmos Billing Errors

Some Atmos customers received unwelcomed surprises in their natural gas bills during the summer of 2023 — unexpected past due amounts.

The charges, however, were in error. Atmos, in comments to its local NBC affiliate, acknowledged that it delivered erroneous bills in July to some of its customers, and that in some cases the mistakes were substantial. For instance, one Atmos customer reported to the media that he received a bill incorrectly showing a \$2,000 past-due amount, when he owed only \$45.

Atmos said that fewer than 3 percent of its outgoing bills were in error. However — given that Atmos serves more than 2 million customers statewide — that means that tens of thousands of people may have been affected.

Atmos says that after becoming aware of the errors it began notifying customers via email, when possible. The company also told the NBC affiliate in Dallas that corrected bills are being sent out, and that customers will not be charged late fees because of the errors.

88th Texas Legislature Recap: Gas Legislation

Approximately 300 bills relating to electric and gas utilities, their customers and energy markets were filed during the 88th Texas Legislature, which adjourned *sine die* on May 29, 2023. However, most bills pertained to electric issues — as opposed to gas issues — and only about 40 of them overall made it to the finish line. An even fewer number of gas-related bills won passage.

Below is a final status summary of several bills of significance relating to gas utility issues.

- **PASSED: HB 2263**, by Rep. Drew Darby, relating to the authority of a natural gas local distribution company to offer energy conservation programs,” adds a new subsection to the Gas Utility Regulatory Act that would allow retail gas distribution systems to create energy conservation programs while also creating rules for rate recovery outside a typical ratemaking proceeding. The legislation passed out of both chambers and was sent to the governor on May 30. Sen. Bryan

Hughes authored the Senate companion, **SB 1050**.

- **FAILED: House Bill 2128**, by Rep. Ernest Bailes, is intended to limit price gouging on natural gas sales during declared disasters. This is another bill that arose from legislative concerns over high natural gas prices charged by suppliers during Winter Storm Uri. The House Business and Industry Committee conducted a hearing on HB 2128 on April 17, but the legislation proceeded no further.
- **FAILED: House Bill 2262**, by Rep. Drew Darby, “relating to gas utility alternative gas expenses and infrastructure investments,” would have allowed gas utilities to include “alternative gas” in their portfolios and recover the costs of purchasing it. HB 2262 also provides for a presumption that alternative gas costs included in rates are prudent, reasonable, and necessary. The bill defines “alternative gas” as fuel with a lower carbon content than natural gas. HB 2262 made it through most of the legislative process before dying in the Senate. The Senate companion, SB



1049 by Sen. Bryan Hughes, never received a hearing.

- **FAILED: SB 1701 and HB 4788**, by Sen. Nathan Johnson and Rep. Rafael Anchia respectively, would have mandated changing the agency name of the Railroad Commission of Texas. Neither bill received any traction during the 88th Texas Legislature.
- **FAILED: SB 1291, Sen. King**, “relating to the reimbursement of a municipality’s expenses in a ratemaking proceeding for electric or gas utilities.” This legislation would have restricted

city participation in electric and gas utility rate-making by restricting municipal reimbursement in such matters. It was referred to the Senate Business and Commerce committee in early March but proceeded no further.

- **FAILED: SB 1501 and HB 4099**, by Sen. Joan Huffman and Rep. Greg Bonnen respectively, would have allocated tax dollars to pay off securitization borrowing costs assessed by gas utilities to pay for fuel charges from Winter Storm Uri. A similar provision in a supplemental budget bill, **Senate Bill 30**, also failed to win approval.

Railroad Commission Agency Recap 2023

Texas Railroad Commission Considers Rules Pertaining to Energy Conservation Programs

On September 19, 2023, staff at the Texas Railroad Commission proposed new rules to implement House Bill 2263, legislation from the 2021 session pertaining to the creation of energy conservation programs by gas utilities.

The rules, if given final approval, would modify 16 Texas Administrative Code §7.480, relating to Energy Conservation Programs. **The Atmos Cities Steering Committee is participating in this rulemaking matter.**

The proposed changes include the following:

- A proposed new subsection (a) that states the Railroad Commission has exclusive original jurisdiction over energy conservation programs implemented by gas distribution utilities, and that political subdivisions shall not limit, restrict, or otherwise prevent an eligible customer from participating in such programs based on the type or source of energy delivered through it.
- A proposed new subsection (c) that lists the general requirements for a gas utility to recover the costs it incurs for the implementation of an Energy Conservation Program. A gas distribution utility must apply for each service area in which it seeks to implement an Energy Conservation Program to recover those costs.
- A proposed subsection (d)(1) that lists the items to be included in initial applications and a proposed subsection (d)(2) that lists the items to be included in subsequent applications, and that details timing requirements for subsequent applications.
- A proposed new subsection (f) that describes what the Energy Conservation Program portfolio must accomplish, including that it be designed to overcome barriers to the adoption of energy-efficient equipment, technologies, and processes, and to change customer behavior as necessary. The portfolio may also include measures such as direct financial incentives, technical assistance, discounts or rebates, and weatherization for low-income customers.
- A proposed new subsection (j) requires gas utilities to file an annual Energy Conservation Program report each year such a portfolio is implemented. The report shall be filed no later than 45 days following the end of the utility’s program year.

The Commission accepted comments on the rulemaking through late October and is expected to issue final approval in February or March 2024.

The status of Commission rulemakings in progress is available at www.rrc.texas.gov/general-counsel/rules/proposed-rules.

Railroad Commission Sets Emergency Disconnection Fines

On November 15, 2023, the Texas Railroad Commission adopted new rules pertaining to improper gas utility service disconnections during extreme weather emergencies.

The new rules, which correspond to provisions of Senate Bill 3 adopted in 2021 after Winter Storm Uri, include a classification system for fines that can be assessed for improper disconnections, as well as new prohibitions against demanding full payment of utility bills during weather emergencies.

The rules modify 16 Texas Administrative Code §7.460. Among the highlights:

- The new rules contemplate four categories of disconnection violations — Class A, Class B, Class C and Class D — with fines ranging from \$3,000

to more than \$5,000 per violation.

- Under the new classification matrix for fines, a utility that improperly disconnects a customer for 24 hours or more during a weather emergency and with temperatures lower than 10 degrees would be subject to a Class B violation fine of \$5,000. If the same company had a history of repeated violations, then it would become a Class A violation of more than \$5,000.
- Under the new rules, any demand by a utility for full payment of a bill during a weather emergency could increase the severity of fines. Any good faith effort to remedy a violation could decrease the severity of fines.

The new rules can be found online, [here](#).

Railroad Commission Conducts more than 7000 Weatherization Inspections

In November 2023, the Texas Railroad Commission reported that it conducted more than 7,200 weatherization inspections of critical natural gas infrastructure during the winter and summer seasons.

It also reported that the inspection process began again on December 1, 2024 when operators faced a deadline to submit attestations summarizing what weatherization methods they utilized at their facilities. The agency says that RRC inspections by its Infrastructure Division will begin again right after that deadline.

“The RRC has been in contact with operators as we get ready for the next winter inspection season,” the agency reported in November. Agency officials said it had conducted two webinars in November to walk operators through reporting requirements and the inspection process.

As per Senate Bill 3, adopted in 2021, the Railroad Commission implemented weatherization and critical designation rules that includes an inspection process of critical facilities.

2024 ACSC Meetings

March 5
June 6 - Virtual
September 12
December 12 - Virtual

2024 Officers

Chair—Jennifer Richie (Waco)
Vice Chair—Meg Jakubik (Bedford)
Secretary—Lupe Orozco (Keller)
Treasurer—David Johnson (Arlington)

For more questions or concerns regarding any ACSC matter or communication, please contact the following representative, who will be happy to provide assistance:



Thomas L. Brocato
(512) 322-5857
tbrocato@lglawfirm.com

Jamie Mauldin
(512) 322-5890
jmauldin@lglawfirm.com

RESOLUTION NO. R-02-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING CONTINUED PARTICIPATION WITH THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division (Atmos) within the municipal boundaries of the City; and

WHEREAS, the Atmos Cities Steering Committee (ACSC) has historically intervened in Atmos rate proceedings and gas utility-related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City is a member of ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs.

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

Section 1. That the City is authorized to continue its membership with the Atmos Cities Steering Committee to protect the interests of the City of Kaufman and protect the interests of the customers of Atmos Energy Corporation, Mid-Tex Division residing and conducting business within the City limits.

Section 2. The City is further authorized to pay its 2024 assessment to the ACSC in the amount of five cents (\$0.05) per capita.

Section 3. A copy of this Resolution and approved assessment fee payable to "*Atmos Cities Steering Committee*" shall be sent to:

Brandi Stigler
Atmos Cities Steering Committee
c/o Arlington City Attorney's Office, Mail Stop 63-0300
101 S. Mesquite St., Suite 300
Arlington, Texas 76010

SECTION 4. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 26th day of February 2024, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Kaufman, Texas.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 2/26/2024

Date: 02/06/2024

Item #: 12.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action regarding Resolution R-03-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents (\$.10) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

BACKGROUND:

Purpose of the Resolution

The City of Kaufman is a member of a 169-member city coalition known as the Steering Committee of Cities Served by Oncor (Steering Committee). The resolution approves the assessment of a ten cent (\$0.10) per capita fee to fund the activities of the Steering Committee.

Why this Resolution is Necessary

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over three decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-03-24 as presented.

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

RESOLUTION NO. R-03-24

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING THE PAYMENT OF TEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman is a regulatory authority under the Public Utility Regulatory Act ("PURA") and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC ("Oncor") within the municipal boundaries of the city; and

WHEREAS, the Steering Committee of Cities Served By Oncor ("Steering Committee") has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee at its December 2023 meeting set a budget for 2024 that compels an assessment of ten cents (\$0.10) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities, which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

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

SECTION 2. That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Kaufman and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

SECTION 3. The City is further authorized to pay its assessment to the Steering Committee of ten cents (\$0.10) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

SECTION 4. A copy of this Resolution and the assessment payment check made payable to "*Steering Committee of Cities Served by Oncor*" shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney's Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

SECTION 5. This Resolution shall become effective immediately upon its passage and approval.

PRESENTED AND PASSED on this the 26th day of February, 2024, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Kaufman, Texas.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 2/26/2024

Date: 02/22/2023

Item #: 13.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-04-24, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for the Wastewater Treatment Plant Project and establishing the date for a two (2) year warranty period.

BACKGROUND:

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-04-24 as presented.

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

February 14, 2024

Mr. Tim Hopwood
City of Kaufman
PO Box 1168
Kaufman, TX 75142

Re: Kaufman WWTP
Final Acceptance

Dear Mr. Hopwood:

All items specified in the construction documents have been satisfactorily completed by Red River Construction Company and are currently in operation.

Final Pay Applications and supporting documents have been provided for processing.

We recommend acceptance of the Kaufman WWTP Project.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Project Manager

Cc: Brad Westerman

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RESOLUTION NO. R-04-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACCEPTING PUBLIC IMPROVEMENTS FOR THE WASTEWATER TREATMENT PLANT PHASE II; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Red River Construction Company, Inc., (“Contractor”), entered into an agreement dated May 18, 2020, (the “Agreement”), pursuant to which the Contractor was to construct certain public improvements for the Wastewater Treatment Plant, (the “Public Improvements”); and

WHEREAS, Contractor has constructed all required Public Improvements and City Council accepts the actual quantities and construction of said Public Improvements pursuant to final estimate; and

WHEREAS, having accepted the Public Improvements via the adoption of this Resolution, the City Council hereby establishes that the two (2) year warranty period for said Public Improvements commences as of the date of this Resolution; and

WHEREAS, a two (2) year maintenance bond covering the Public Improvements has been received by the City.

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

SECTION 1. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. That effective as of the date of this Resolution, the City accepts the Public Improvements as approved by final inspection of the City of Kaufman Public Works Department.

SECTION 3. That the City establishes the warranty period to be in effect commencing on February 26, 2024, the effective date of this Resolution, and remaining in full force and effect until February 26, 2026, at 12:00 a.m., midnight (24 months from the effective date of this Resolution). Further, pursuant to the terms of the Agreement, the City has received a maintenance bond that shall remain in effect throughout the warranty period established herein and shall guarantee repairs to the Public Improvements occurring within the warranting period.

PASSED AND APPROVED this 26th day of February, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 2/26/2024

Date: 02/15/2024

Item #: 14.

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:

RIGHT OF WAY MOWING MAINTENANCE SERVICES

City Staff went out for bids for the 2024 (FY) Right Of Way (ROW) Maintenance Services on Thursday, February 8, 2024. Nine (9) bid packets were sent to vendors. Five completed bid proposals were received. 1.) Chief Landscaping, 2.) 5-Star Tree & Lawn, 3.) S & B Lawn Services, LLC, 4.) Mow Pro's, and 5.) Trinity Claim Services, LLC.

Scope of Work:

Scope of work: Professional services to include mowing, weed-eating, edging, trash removal, and cleanup/removal/disposal of all debris from such services. The location is the same as the Texas Department of Transportation (TX DOT) routine maintenance contracts from city limits to city limits (E/W US HWY 175/ N/S State Hwy 34 Bypass). The upkeep of the service road(s), right of way (R/W) on both sides of the highway, median and islands, driveways, safety railing, ditches, culverts, embankments, and signs within the easement limit.

The vendors bid on ROW Maintenance Services to include eight (8) locations. Trinity Claim Services, LLC is the low bidder.

Mowing Schedule: One (1) time every two (2) weeks for nine months or, as needed, the FREQUENCY and LOCATIONS determined by the Public Works Director or his designee.

The 2024 FY ROW Maintenance Services Bid Tab is attached for review.

The contract length is for a period of one (1) year. Upon completion of the initial term, the OWNER and CONTRACTOR may elect to renew the contract for a maximum of three (3) additional one (1) year periods, if agreed in writing by both parties.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost: \$288,000.00

Funds Available: \$288,000

Source: FY24 Operating Budget

Recommendation: Staff recommends awarding the bid and contract to Trinity Claim Services, LLC for the Landscape Maintenance Services for Fiscal Year 2024.

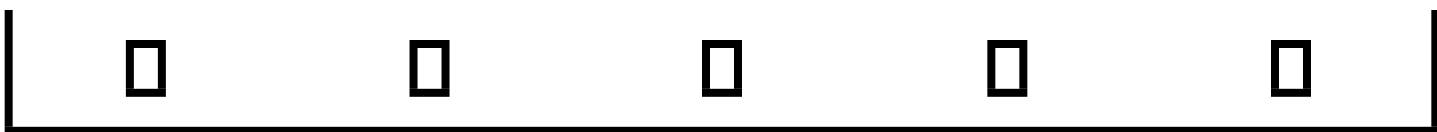
Safe & Secure

Business
Friendly/Economic
Development

Partnership &
Community
Involvement

Healthy &
Environmentally
Cons. Comm.

Financial &
OPS Stewardship



BID TABULATION
CITY OF KAUFMAN
(2024 ROW MAINTENANCE SERVICES)
COUNCIL CHAMBERS 209 S WASHINGTON, KAUFMAN, TX 75142
THURSDAY, FEBRUARY 08, 2024 @ 2:30 P.M.

VENDORS	SH 34 BYPASS (N)	SH 34 BYPASS (S)	SH 175 OVERPASS (WASHINGTON	SH 175 OVERPASS (HOUSTON ST)	HOUSTON ST 243/SPLIT (HOUSTON ST)	SH 175/243 SPLIT	OPTION #1 3626 US 175 to FM 1390	OPTION #2 3626 US 175 to FM 4104	CONTACT INFO
CHIEF LANDSCAPING	\$ 2,125.00	\$ 1,445.00	\$ 544.00	\$ 365.00	\$ 224.40	\$ 1,560.00	\$ 9,115.40	\$ 10,415.40	CO: JORGE FIGUEROA 214-924-5349 chieflandscaping@gmail.com
5 STAR TREE & LAWN	\$ 1,250.00	\$ 1,250.00	\$ 850.00	\$ 850.00	\$ 1,750.00	\$ 1,950.00	\$ 13,500.00	\$ 17,472.00	CO: GREG MERRITT 214-717-9614 5startreeandlawn@gmail.com
S & B LAWN SERVICES, LLC	\$ 4,800.00	\$ 3,200.00							CO: JUAN SANCHEZ 469-225-1510
MOW PRO'S	\$ 1,750.00	\$ 1,750.00	\$ 3,200.00	\$ 3,200.00		\$ 3,200.00	\$ 16,500.00	\$ 18,500.00	CO: BRIAN/MATT KEEVER 214-564-9161 brian.mowpros@yahoo.com
TRINITY CLAIM SERVICE, LLC	\$ 2,000.00	\$ 2,700.00	\$ 750.00	\$ 800.00	\$ 450.00	\$ 850.00	\$ 9,000.00	\$ 10,200.00	CO: JOHN BEASLEY 214-908-5329 john.beasley@trinclaims.com



Meeting
Date: 2/26/2024

Date: 02/14/2024

Item #: 15.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-05-24, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Five within the City of Kaufman, Texas, on an approximate 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County and located within the city limits of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; setting a date for and authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing. (The Enclave)

BACKGROUND:

On February 22, 2024, staff received a petition for the creation of a Public Improvement District from Enclave at Kings Fort, Inc. (The Enclave). This item is the set the public hearing regarding the creation of the PID #5.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-05-24 as presented.

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

RESOLUTION R-05-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, SETTING A PUBLIC HEARING FOR THE CREATION OF CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NUMBER FIVE WITHIN THE CITY OF KAUFMAN, TEXAS ("THE ENCLAVE DEVELOPMENT"); AND AUTHORIZING THE ISSUANCE OF NOTICE OF PUBLIC HEARING BY THE CITY SECRETARY OF KAUFMAN, TEXAS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kaufman, Texas, a home rule municipality, (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on February 22, 2024, the City Council (the "City Council") of the City of Kaufman, Texas (the "City") received a petition from Enclave at Kings Fort, Inc., a Delaware corporation, the owner of an approximate 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, located in the corporate limits of the City, as more specifically described herein, and is more commonly identified as The Enclave Development, (the "Petition") requesting creation of a public improvement district (the "PID") under the Act from the record owners of taxable real property representing more than fifty percent ("50%") of the appraised value of the real property liable for assessment in the proposed PID and the record owners of taxable real property that constitute more than 50% of all of the area of all taxable real property that is liable for assessment in the proposed PID; and

WHEREAS, the Petition, a copy of which is attached hereto as **Exhibit 1**, was filed through the Kaufman City Secretary, has been examined, verified, and found to meet the requirements of the Act, including Sections 372.005(a) and 372.005(b) and to be sufficient for consideration by the City Council; and

WHEREAS, the boundaries of the property to be included in the proposed PID are described in **Exhibit A** to the Petition, such property being an approximate 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, located in the corporate limits of the City, as more specifically described herein, and is more commonly identified as The Enclave Development, and the PID is proposed to be identified as "City of Kaufman Public Improvement District No. Five" and

WHEREAS, the City Council accepts the Petition and desires to schedule a public hearing to consider the creation of the PID to finance the following public improvements (collectively, the "Authorized Improvements"): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and

maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be given in a newspaper of general circulation in the municipality before the 15th day before the date of the hearing, and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

WHEREAS, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on **March 18, 2024**, on the creation of the PID; and

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of the City.

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

SECTION 1: That all of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

SECTION 2: That a public hearing is hereby **called for 6:30 p.m. on March 18, 2024**, in the **City Council Chamber at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142** to receive public comment on the creation of City of Kaufman Public Improvement District Number Five in the area more specifically described in Exhibit A, "Metes and Bounds Description" to the Petition, **Exhibit 1** hereto, pursuant to the Act; and

SECTION 3: That notice of hearing, in the substantially final form set forth in **Exhibit 2** attached hereto, with such changes as may be approved by the City's

counsel, shall be published in a newspaper of general circulation in the City and in a newspaper of general circulation in the City before the 15th day before the date of the hearing as required by the Act; and

SECTION 4: That written notice, in the substantially final form set forth in **Exhibit 2** attached hereto with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment within the PID, before the 15th day prior to the date set for the hearing; and

SECTION 5: The City Secretary is hereby authorized and directed to cause the notice of public hearing specified herein to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to notify any affected landowners within the boundaries of the proposed public improvement district as required by law. The City Secretary shall provide notice on or before **March 2, 2024**, which is before the 15th day before the **March 18, 2024**, public hearing.

SECTION 6: That if any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision; and

SECTION 7: That this Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

INTRODUCED, READ, AND PASSED by the affirmative vote of the City Council of the City of Kaufman, Texas this 26th day of February, 2024.

JEFF JORDAN
MAYOR

ATTEST:

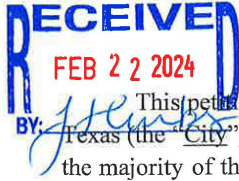
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT 1

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN
THE CITY OF KAUFMAN, TEXAS
FOR THE ENCLAVE PUBLIC IMPROVEMENT DISTRICT**



This petition ("Petition") is submitted and filed with the City Secretary of the City of Kaufman, Texas (the "City"), by Enclave at Kings Fort Inc., a Delaware corporation; (the "Petitioner"), owner of the majority of the real property located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the city limits of the City, more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B** (the "Property"). In support of this Petition, the Petitioner presents the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs (including but not limited to the funding of any capitalized interest and reserve funds), eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is Twenty Million Dollars (\$20,000,000.00). The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners, including funds from a Tax Increment Financing Zone, if any.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain

assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioner may also pay certain costs of the Authorized Improvements from other funds available to the Petitioner. The Petitioner shall arrange for any financing needed for the Authorized Improvements.

Section 6. Management of the District. The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person(s) signing this Petition request(s) the establishment of the District, is duly authorized, and has the authority to execute and deliver the Petition.

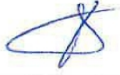
Section 8. Advisory Board. The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s). This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the creation or renewal of the PID absent a separate property agreement.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The Petitioner requests that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED, on this the 21 day of February, 2024.

Petitioner:



Enclave at Kings Fort Inc.,
a Delaware corporation

By: 

Name: Ashley Sind

Its: Owner

EXHIBIT A

Metes and Bounds Description

BEING a tract of land situated in the D. FALCON SURVEY, ABSTRACT NO. 151, of Kaufman County, Texas, and being a tract of land conveyed to Kaufman175 LLC, as recorded in Volume 5939, Page 257, of the Deed Records of Kaufman County, Texas, as shown on this survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod found for corner, being the Southeast corner of said Kaufman175 tract, and being the Southern most West corner of a tract of land conveyed to JWS Land LTD, Volume 4238, Page 325, of the Deed Records of Kaufman County, Texas, and being on the North line of a tract of land conveyed to Georgetown KF, LTD, as recorded in Volume 5852, Page 104, of the Deed Records of Kaufman County, Texas;

THENCE South 88 degrees 28 minutes 26 seconds West, a distance of 917.72 feet, and being on the South line of said Kaufman175 tract;

THENCE South 88 degrees 44 minutes 47 seconds West, a distance of 1130.70 feet, to a point for corner, being the Northwest corner of a tract of land conveyed to Georgetown KF LTD, as recorded in Volume 5852, Page 104, of the Deed Records of Kaufman County, Texas;

THENCE North 10 degrees 45 minutes 20 seconds East, a distance of 966.60 feet, to a point for corner, said point being in a curve to the left having a radius of 761.00 feet;

THENCE continuing along said curve, a chord bearing of North 04 degrees 49 minutes 02 seconds East, a distance of 163.96 feet, a central angle of 12 degrees 22 minutes 07 seconds, and an arc length of 164.28 feet, to a point for corner, being the Northwest corner of said Kaufman175 tract;

THENCE South 79 degrees 09 minutes 31 seconds East, a distance of 1912.70 feet, to a 1/2 inch yellow-capped iron rod found for corner being the Northeast corner of said Kaufman175 tract;

THENCE South 02 degrees 01 minutes 29 seconds West, a distance of 704.50 feet, to the PLACE OF BEGINNING and containing 41.00 acres of land.

Property Depiction

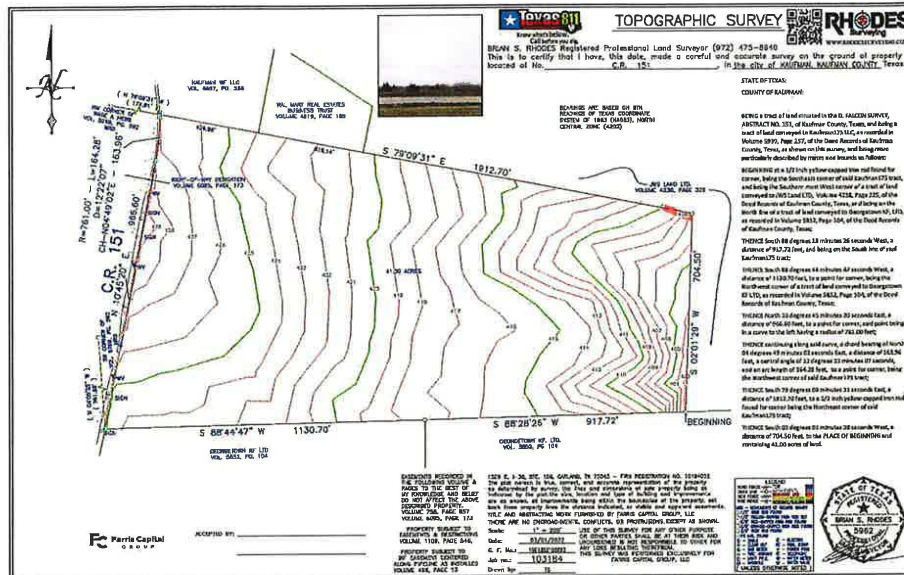


EXHIBIT 2

NOTICE OF PUBLIC HEARING OF THE CITY OF KAUFMAN, TEXAS TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CITY (CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. FIVE) (“THE ENCLAVE DEVELOPMENT”)

NOTICE IS HEREBY GIVEN THAT the City Council (the “City Council”) of the City of Kaufman, Texas (the “City”), pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), will hold a public hearing at **6:30 p.m. on March 18, 2024, in the City Council Chamber at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142** for the purpose of considering the establishment by the City of a public improvement district to be located within the corporate limits of the City (City Of Kaufman Public Improvement District No. Five) (“The Enclave Development”).

In accordance with the Act, the City Council has received a petition (the “Petition”) from certain property owners within the corporate limits of the City (the “Petitioners”), that requests the establishment of a public improvement district (the “PID”). The Petition and the legal description of the property to be included in the PID are on file and open for public inspection in the office of the City Secretary at 209 South Washington, Kaufman, Texas 75142. The public hearing is being held with respect to the advisability of creating the PID and the improvements to be made therein.

GENERAL NATURE OF THE AUTHORIZED IMPROVEMENTS: The general nature of the proposed public improvements (collectively, the “Authorized Improvements”): (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction and improvement of water, wastewater and drainage improvements and facilities (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$20,000,000 plus the annual cost of operation and maintenance, if any. The City will pay no costs of the Authorized Improvements or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

PROPOSED METHOD OF ASSESSMENT: The City shall levy assessments on each parcel within the PID in a manner that results in the imposition of an equal share of the costs of the Authorized Improvements on property similarly benefitted by such Authorized Improvements. The proposed method of assessment shall be based upon (i) an equal apportionment per lot, per front foot, or per square foot of property benefiting from the Authorized Improvements, as determined by the City, (ii) the ad valorem taxable value of the property benefiting from the Authorized Improvements, with or without regard to improvements on the property, or (iii) in any manner that results in imposing equal shares of the cost on property similarly benefitted.

PROPOSED APPORTIONMENT OF COSTS BETWEEN THE CITY AND THE PID: The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the PID and from other sources of funds available to the Petitioners.

BOUNDARIES OF THE PROPOSED PID: Approximately 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, located in the corporate limits of the City of Kaufman, Kaufman County, Texas. Such Property being identified as The Enclave Development. **A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.**

All interested persons are invited to attend such a public hearing to express their views with respect to the establishment of the PID and the Authorized Improvements to be made therein.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

THE CITY OF KAUFMAN, TEXAS



Meeting
Date: 2/26/2024

Date: 02/08/2024

Item #: 16.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Enclave at Kings Fort Phase 1**, which will create 101 single-family residential lots, 5 open space lots, and right-of-way on 19.741 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane (Property ID 57208). The property is zoned Planned Development 7 – Single-Family Residential-6 (5,000 sq. ft. min. lot size) (“PD-7-SF-6 (5,000 sq. ft.)”) (Case No. FP-01-24)

BACKGROUND:

See the attached February 6, 2024 Planning and Zoning Commission report and attachments.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: On February 6, 2024, the Planning and Zoning Commission recommended approval, by a vote of 4-0, of the Final Plat of Enclave at Kings Fort Phase 1 with the following conditions:

1. The remaining Civil Plan and Traffic Impact Analysis staff review comments are addressed and the Civil Plans and Traffic Impact Analysis are approved by the City prior to plat recordation.
2. The recording information for the off-site easements is added to the plat prior to plat recordation.
3. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.
4. The Covenants, Conditions, and Restrictions for the Homeowners’ Association are provided to the City for review and approval prior to plat recordation.

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



Planning and Zoning Commission Report

Meeting Date: February 6, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Enclave at Kings Fort Phase 1**, which will create 101 single-family residential lots, 5 open space lots, and right-of-way on 19.741 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane (Property ID 57208). The property is zoned Planned Development 7 – Single-Family Residential-6 (5,000 sq. ft. min. lot size) ("PD-7-SF-6 (5,000 sq. ft.)") (Case No. FP-01-24)

BACKGROUND:

The subject property includes 19.741 acres located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane. This represents Phase 1 of the 41-acre Enclave at Kings Fort development, for which a preliminary plat was approved in June 2022. The property was zoned for a Planned Development for single-family residential uses with a minimum lot size of 5,000 sq. ft. in 2002 (PD-7-SF-6 (5,000 sq. ft.)). A development agreement is under review and expected to be considered by the City Council concurrent with this final plat.

SUMMARY

The final plat for Phase 1 of the Enclave at Kings Fort will create 101 single-family residential lots and 5 open space lots. All the residential lots meet or exceed the minimum lot requirements and generally have a minimum lot width of 50', a minimum lot depth of 110', and a minimum lot area of 5,500 sq. ft. The larger lots are generally located closer to Tabor Parkway near the front of the development. The average lot size is 6,221 sq. ft. and the gross density is 5.12 units per acre.

Three of the open space lots (Lot 1X of Block A, Lot 9X of Block B, and Lot 10X of Block C) will accommodate perimeter landscaping and screening along Tabor Parkway. Wall maintenance easements will be provided along the rear of the residential lots that back up to these open space lots, as well as along the rear of Lots 15 and 16 of Block A to accommodate the maintenance of screening walls. Another open space lot (Lot 1X of Block J) comprises the median of Alamo Drive and will accommodate entryway features and landscaping. Lot 14X of Block E is located in the interior of the development at the intersection of Worth Drive and Hondo Lane and will accommodate a cluster mailbox. All of the open space lots will be maintained by a homeowners' association.

Off-site drainage easements through the future Phase II of the development will be dedicated by separate instrument to temporarily accommodate drainage flow to the existing regional drainage channel to the east of the development. When Phase II is developed, these drainage

easements will be abandoned and the street system within Phase II will accommodate the drainage. In addition, an off-site sanitary sewer easement will also be dedicated through Phase II from the terminus of Worth Drive to an existing sanitary sewer line immediately east of the development.

CIVIL PLANS, LANDSCAPE PLANS, AND TRAFFIC IMPACT ANALYSIS

Civil plans, landscape plans, and a traffic impact analysis were prepared for the development. The landscape plans have already been approved. The civil plans and traffic impact analysis have already undergone multiple reviews and are nearing completion; the final revisions are expected to be completed and the plans approved prior to consideration of the final plat by City Council.

THOROUGHFARE PLAN:

The subject property is located on the east side of Tabor Parkway, which is classified as a minor arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. 100' of right-of-way for Tabor Parkway already exists and no additional dedication will be required.

This plat also includes the necessary rights-of-way for internal streets. Most streets will have the standard right-of-way of 50'. Kings Street will have a right-of-way of 60', continuing the right-of-way width established in Georgetown at Kings Fort. In addition, the access streets to Tabor Parkway (Alamo Drive and Worth Drive) will have a right-of-way of 80' at the entrances. Alamo Drive will include a divided entryway.

RECOMMENDATION:

The final plat for Phase 1 of Enclave at Kings Fort conforms to the approved preliminary plat and the PD-7-SF-6 (5,000 sq. ft.) zoning. In addition, the necessary studies, analyses, and plan reviews have been conducted. Staff recommends approval of the Final Plat of the Enclave at Kings Fort Phase 1 with the following conditions:

1. The remaining Civil Plan and Traffic Impact Analysis staff review comments are addressed and the Civil Plans and Traffic Impact Analysis are approved by the City prior to plat recordation.
2. The recording information for the off-site easements is added to the plat prior to plat recordation.
3. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.
4. The Covenants, Conditions, and Restrictions for the Homeowners' Association are provided to the City for review and approval prior to plat recordation.

ATTACHMENTS:

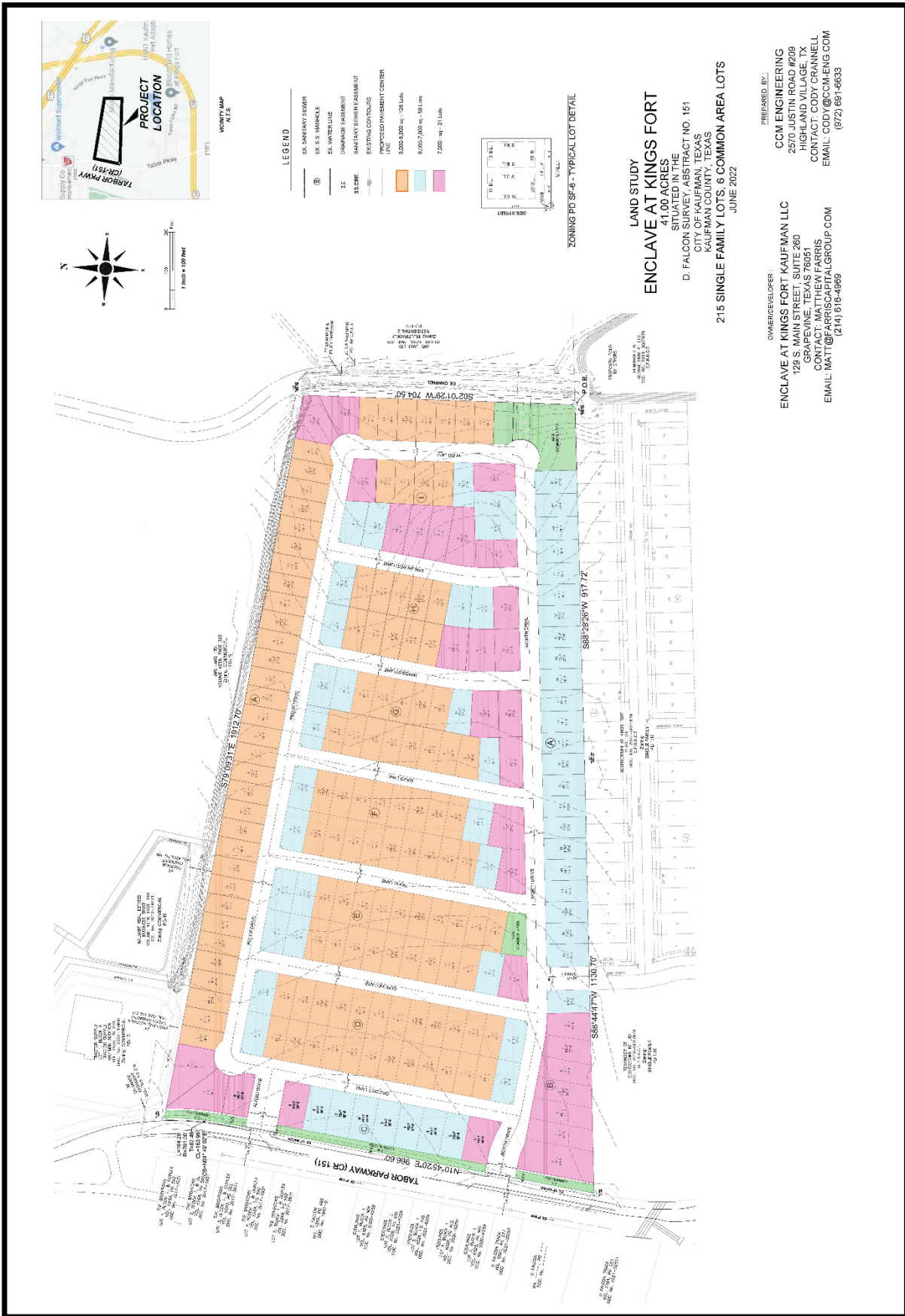
1. Location Map
2. Approved Land Study of Enclave at Kings Fort
3. Approved Preliminary Plat of Enclave at Kings Fort
4. Final Plat of Enclave at Kings Fort Ph. 1

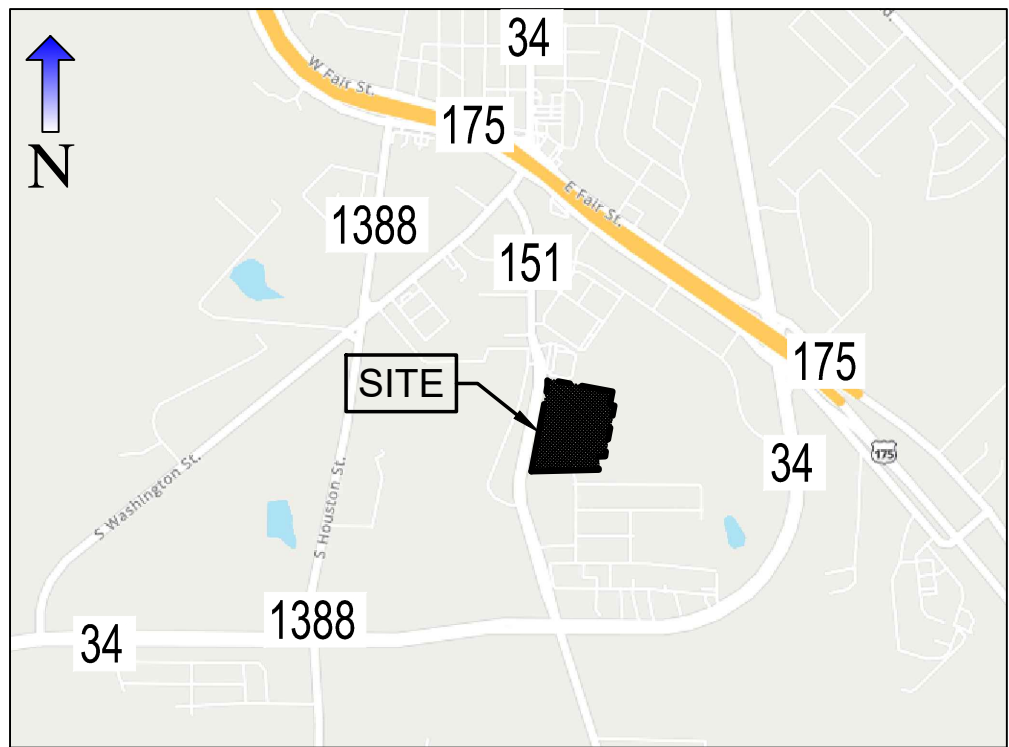
Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map

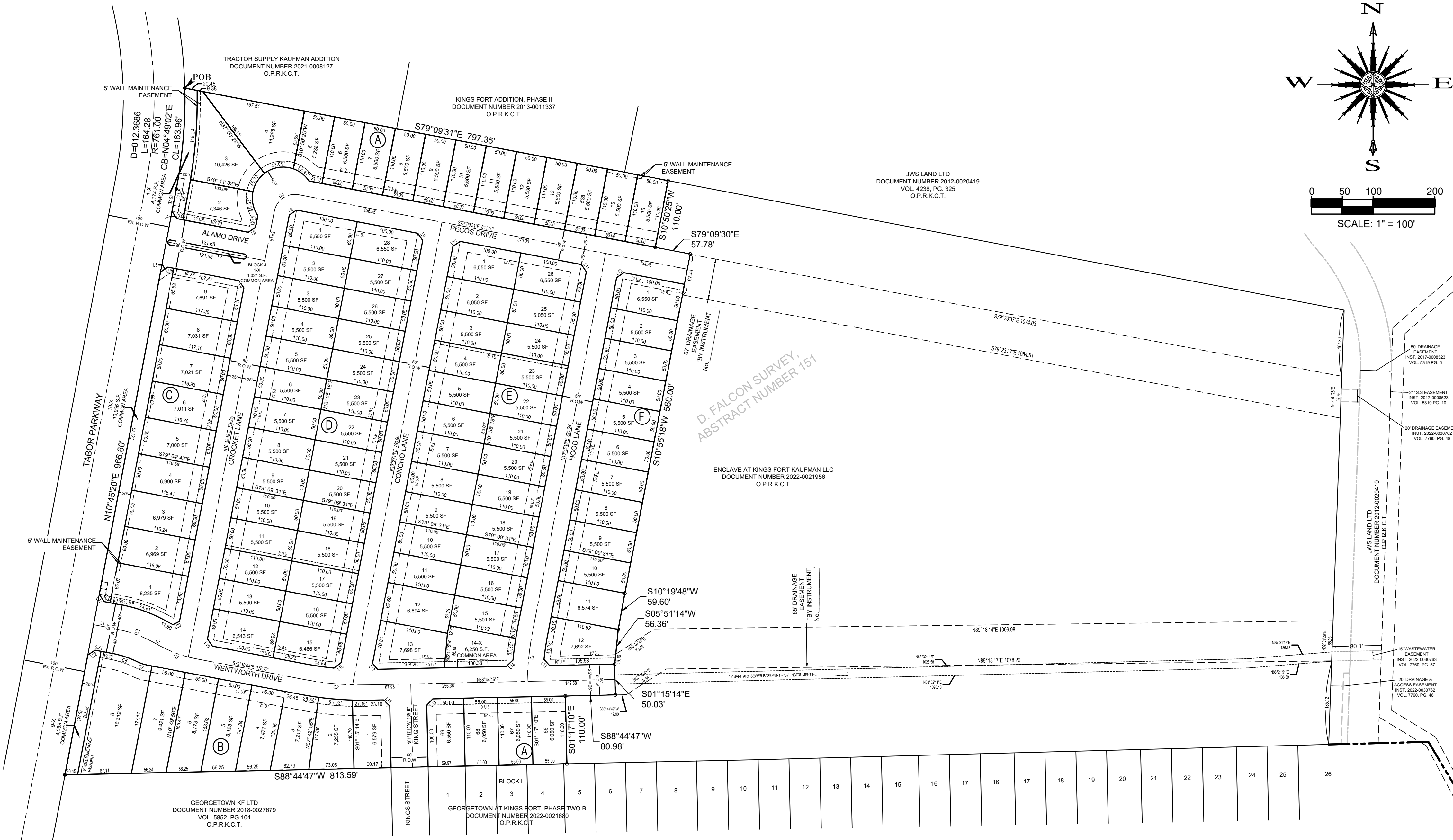


Approved Land Study of Enclave at Kings Fort





VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE AND DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS, my hand, this the ____ day of _____, 2024.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

Notary Public in and for the State of Texas

APPROVAL BLOCK

APPROVED BY: Planning and Zoning Commission
City of Kaufman, Texas

Signature of Chairman

Date

APPROVED BY: City Council
City of Kaufman, Texas

Signature of Mayor

Date

ATTEST:

City Secretary

Date

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS:

COUNTY OF KAUFMAN:

WHEREAS ENCLAVE AT KINGS FORT KAUFMAN, LLC is the owner of tract of land situated in the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, and being a portion to that certain tract of land conveyed to Enclave at Kings Fort Kaufman, as recorded under Document Number 2022-0021956 of the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow-capped iron rod found for the northwest corner of said Enclave at Kings Fort Kaufman tract and southwest corner of Tractor Supply Kaufman Addition, an addition to the City of Kaufman, Kaufman County, Texas, according to the Plat there of recorded in Document Number 2021-0008127, O.P.R.K.C.T., said point also being in the east right-of-way line of Tabor Parkway, having a 100 foot right-of-way;

THENCE South 79 degrees 09 minutes 31 seconds East, along the north line of said Enclave at Kings Fort Kaufman tract and the south line of said Tractor Supply Kaufman Addition, a distance of 797.35 feet, to a 1/2 inch iron rod with cap stamped "CCM-ENG" set for corner in the south line of that certain tract of land conveyed to JWS Land LTD, as recorded in Document Number 2012-0020419, O.P.R.K.C.T.;

THENCE over and across said Enclave at Kings Fort Kaufman tract, the following eight (8) courses to 1/2 inch iron rod with cap stamped "CCM-ENG" set for corners:

1. South 10 degrees 50 minutes 25 seconds West, a distance of 110.00 feet;
2. South 79 degrees 09 minutes 30 seconds East, a distance of 57.78 feet;
3. South 10 degrees 55 minutes 18 seconds West, a distance of 560.00 feet;
4. South 10 degrees 19 minutes 48 seconds West, a distance of 59.60 feet;
5. South 05 degrees 51 minutes 14 seconds West, a distance of 56.36 feet;
6. South 01 degrees 15 minutes 14 seconds East, a distance of 50.03 feet;
7. South 88 degrees 44 minutes 47 seconds West, a distance of 80.98 feet;
8. South 01 degrees 17 minutes 10 seconds East, a distance of 110.00 feet to the south line of said Enclave at Kings Fort Kaufman tract and the north line of Block L of Georgetown at Kings Fort, Phase Two B, an addition to the City of Kaufman, Kaufman County, Texas, according to the Plat there of recorded in Document Number 2022-0021680, O.P.R.K.C.T.;

THENCE South 88 degrees 44 minutes 47 seconds West, along the south line of said Enclave at Kings Fort Kaufman Tract, a distance of 813.59 feet to 1/2 inch iron rod found for the southwest corner of said Enclave at Kings Fort Kaufman tract and the northwest corner of that certain tract of land conveyed to Georgetown KF LTD, as recorded in Document Number 2018-0027679, O.P.R.K.C.T., said point also being in the east right-of-way line of said Tabor Parkway;

THENCE North 10 degrees 45 minutes 20 seconds East, along the west line said Enclave at Kings Fort Kaufman tract and the east right-of-way line of said Tabor Parkway, a distance of 966.60 feet to 1/2 iron rod found for corner at the beginning of a curve to the left having a radius of 761.00 feet;

THENCE continuing along the west line said Enclave at Kings Fort Kaufman tract and the east right-of-way line of said Tabor Parkway and said curve to the left, whose chord bears North 04 degrees 49 minutes 02 seconds East, a distance of 163.96 feet, and having an arc length of 164.28 feet to the PLACE OF BEGINNING and containing 19.741 acres of land.

SURVEYOR'S CERTIFICATE:

This is to certify that I, Crystal Robertson, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners monuments shown thereon as set were properly placed under my supervision in accordance with the Subdivision Regulations of the Town of Flower Mound.

FOR REVIEW ONLY

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Crystal Robertson
Registered Professional Land Surveyor #5447

STATE OF TEXAS §
COUNTY OF DENTON §

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

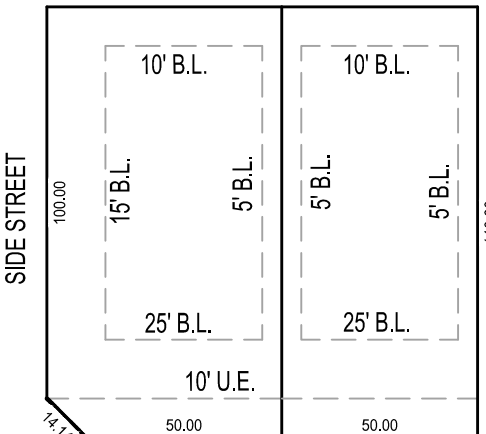
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

Notary Public in and for the State of Texas

Parcel Line Table		
Line #	Length	Direction
L1	39.53	S79°04'42"E
L2	11.60	S61°15'58"E
L3	160.15	N79°11'32"W
L4	14.15	N34°13'06"W
L5	14.31	N55°50'11"E
L6	14.16	S55°51'53"W
L7	14.10	N34°13'14"W
L8	14.15	N55°52'54"E
L9	14.13	N34°07'06"W
L10	14.15	N55°52'54"E
L11	14.13	S34°07'06"E

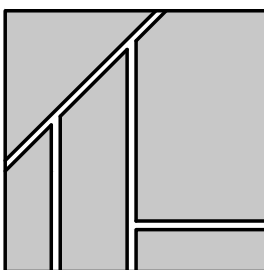
Parcel Line Table		
Line #	Length	Direction
L12	14.15	N55°52'54"E
L13	13.29	S42°54'00"E
L14	14.90	S46°53'50"W
L15	14.14	S43°43'48"W
L16	14.14	S46°14'03"E
L17	12.56	N40°09'58"W
L18	14.90	N53°04'08"E
L19	14.13	N34°07'23"W
L20	12.18	N63°38'56"E
L21	14.16	N34°11'13"W
L22	14.32	S56°05'55"W

ROADWAY CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	62.18	200.00	17.81	S70° 10' 20"E	61.93
C2	62.49	200.00	17.90	S70° 13' 01"E	62.23
C3	105.47	499.41	12.10	S85° 12' 52"E	105.27
C4	52.59	33.59	89.70	S55° 50' 08"W	47.38
C5	80.73	500.00	9.25	S6° 17' 47"W	80.64
C6	43.86	160.00	15.71	S71° 13' 29"E	43.73
C7	13.79	50.00	15.80	S71° 16' 10"E	13.74



ZONING PD SF-6 - TYPICAL LOT DETAIL

FINAL PLAT
ENCLAVE AT KINGS FORT PHASE I
19.741 ACRES
SITUATED IN THE
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
101 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS
JANUARY 2024
Case No. FP-01-24
Gross Density = 5.12 Units per acre



CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
(972) 691-6633
TBPE FIRM #605
TBLS FIRM #1019474

OWNER:

ENCLAVE AT KINGS FORT KAUFMAN LLC
129 S MAIN STREET, SUITE 280
GRAPEVINE, TX 76051
CONTACT: MATTHEW FARRIS
MATT@FARRISCAPITALVGROUP.COM
(214) 616-4969

SURVEYOR:

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6533

ENGINEER:

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX 75077
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6533



Meeting
Date: 2/26/2024

Date: 02/08/2024

Item #: 17.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Block F, Lot 1**, being a tract of land containing 4.091 acres (Property ID 202753), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial (“PD-15-HC”) with a Specific Use Permit for a truck stop (“SUP-55”) and is generally located at the northwest corner of SH 34 and Kings Fort Parkway. The final plat is for 1 non-residential lot. (Case No. FP-02-24)

BACKGROUND:

See the attached February 6, 2024 Planning and Zoning Commission report and attachments.

Author:

Andrew Bogda, Director of Development Services

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On February 6, 2024, the Planning and Zoning Commission recommended approval, by a vote of 4-0, of the Final Plat of the Enclave at Kings Fort Phase 1, with the following conditions:

1. The recording information for the off-site easements is added to the plat prior to plat recordation.
2. The remaining Civil Plan staff review comments are addressed and the Civil Plans are approved by the City prior to plat recordation.

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



Planning and Zoning Commission Report

Meeting Date: February 6, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Block F, Lot 1**, being a tract of land containing 4.091 acres (Property ID 202753), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") with a Specific Use Permit for a truck stop ("SUP-55") and is generally located at the northwest corner of SH 34 and Kings Fort Parkway. The final plat is for 1 non-residential lot. (Case No. FP-02-24)

SUMMARY:

The applicant is requesting a final plat of Lot 1, Block F, of Kings Fort Addition to accommodate the development of a QuikTrip convenience store with gasoline sales and truck fueling center on 4.091 acres, the Specific Use Permit and site plan for which were approved in October 2023 ("SUP-55"). The subject property is located at the northwest corner of SH 34 and Kings Fort Parkway. The preliminary plat for the undeveloped portions of the Kings Fort development (including this property) was revised in January 2023 and the property was zoned Planned Development 15 – Highway Commercial ("PD-15-HC") in 2017.

A shared access and fire lane easement will provide full access to, and circulation through, the property, in addition to providing for cross-access for future development on the remainder of the tract to the north. The gas line easement through the property will be relocated to along the north side of the lot. A water easement and transportation easement at the southeast corner of the property will remain and a 15' drainage easement along the west side of the property will be dedicated. Additional off-site easements along the north side of the property will include a sanitary sewer easement, a temporary construction easement, an electric easement, and a TxDOT slope easement.

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

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 1 of Block F of the Kings Fort Addition with the following conditions:

1. The recording information for the off-site easements is added to the plat prior to plat recordation.

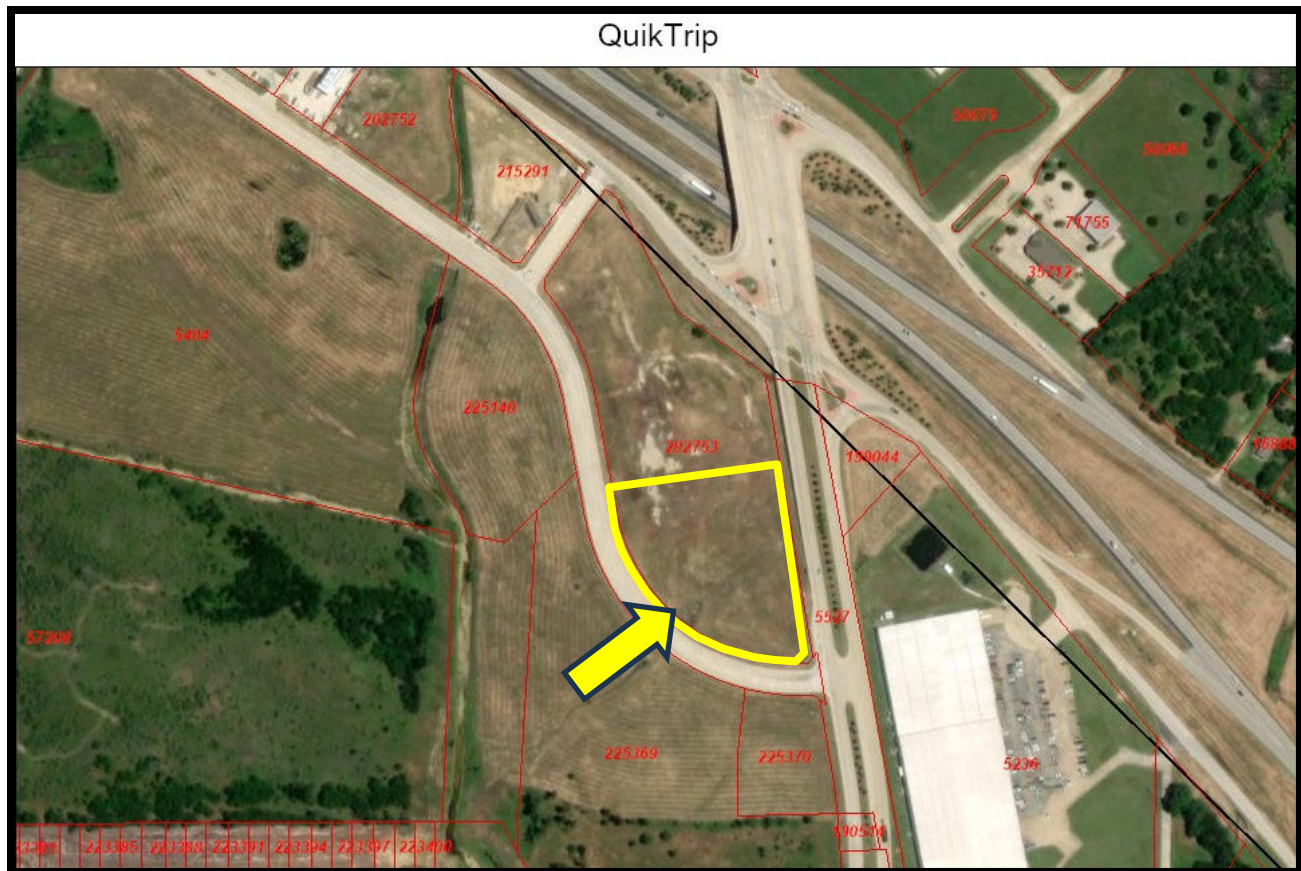
2. The remaining Civil Plan staff review comments are addressed and the Civil Plans and are approved by the City prior to plat recordation.

ATTACHMENTS:

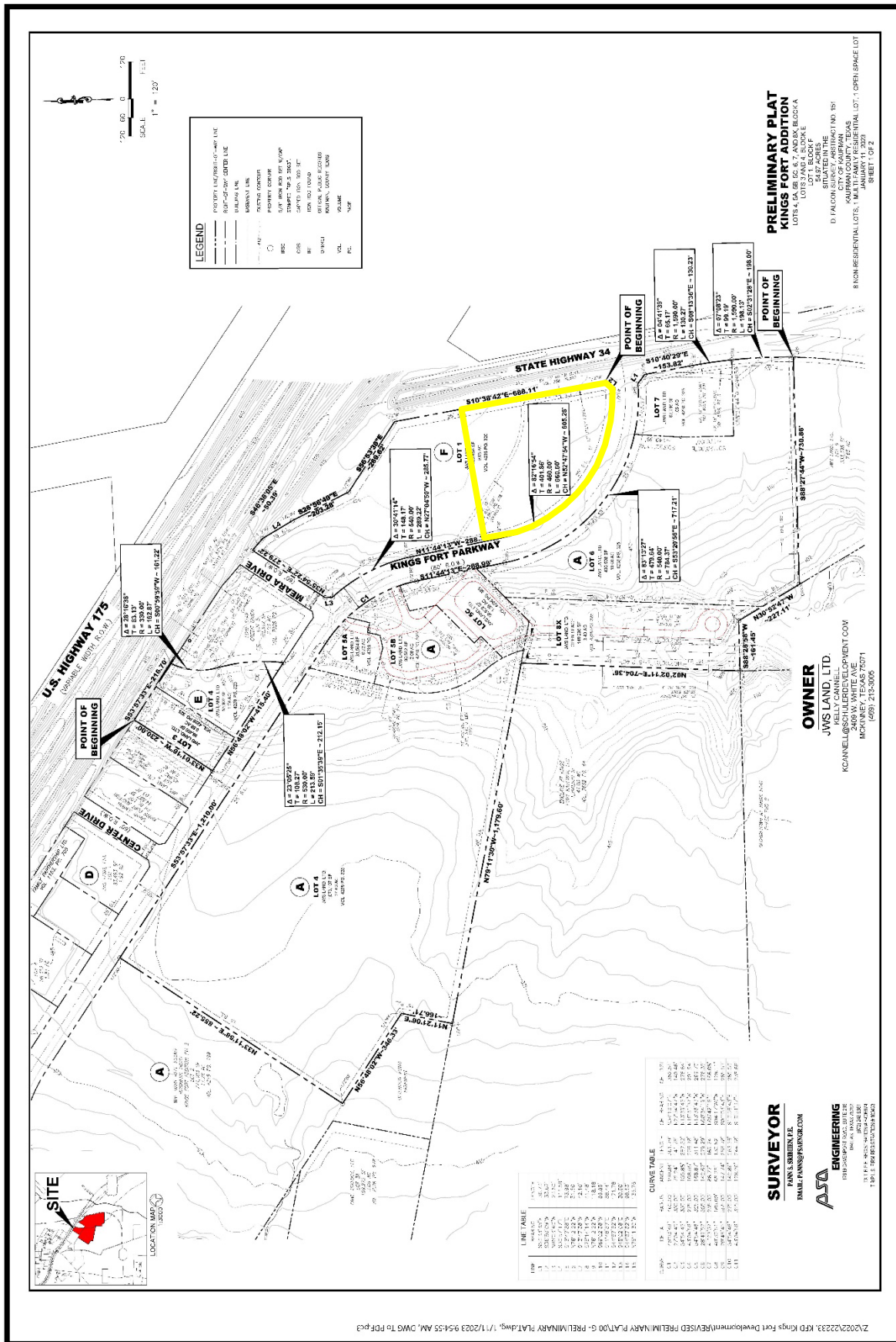
- Location Map
- Approved Preliminary Plat of Kings Fort Addition
- Final Plat of Kings Fort Addition, Block F, Lot 1

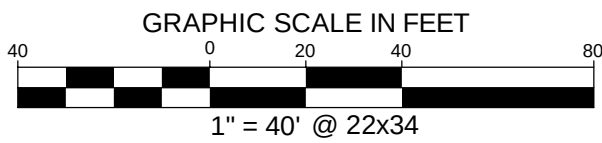
Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Approved Preliminary Plat of Kings Fort Addition





KNOW ALL MEN BY THESE PRESENTS,

That I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

APPROVED BY: Planning and Zoning Commission, City of Kaufman

By: _____
Chairman Date

APPROVED BY: City Council, City of Kaufman

By: _____
Mayor Date

By: _____
City Secretary Date

LINE TABLE		
NO.	BEARING	LENGTH
L1	N79°10'36"E	103.75'
L2	N10°49'24"W	8.50'
L3	S10°49'24"E	38.50'
L4	S79°10'36"W	133.27'
L5	N79°10'36"E	76.57'
L6	S10°49'24"E	7.73'
L7	N79°10'34"E	65.65'
L8	N10°49'24"W	81.73'
L9	S10°49'24"E	403.44'
L10	S12°41'29"W	10.08'
L11	N12°41'29"E	10.08'
L12	N10°49'24"W	237.71'
L13	S79°10'34"W	65.65'
L14	N10°49'24"W	7.73'
L15	S79°10'36"W	142.62'
L16	S10°49'24"E	287.00'
L17	S55°40'35"E	90.55'
L18	S37°57'00"W	29.82'
L19	N37°57'00"E	13.83'
L20	N55°40'35"W	80.76'
L21	N10°49'24"W	293.19'

STATE OF TEXAS

COUNTY OF KAUFMAN

WHEREAS JWS Land, LTD is the owner of a 4.0911 acre (178,208 square foot) tract of land situated in the Division Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas; said tract being a portion of a tract of land described in Special Warranty Deed to JWS Land, LTD recorded in Volume 4238, Page 325, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.); said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a cap stamped "KHA" for corner in the southwest right-of-way line of State Highway 34 (a 140' right-of-way), from which an "X" cut found bears North 76°17'13" East, a distance of 2.96 feet, said point being the north end of a right-of-way corner clip;

THENCE South 36°50'22" West, along said corner clip, a distance of 32.24 feet to a 5/8" iron rod set with a cap stamped "KHA" for corner in the north right-of-way line of Kings Fort Parkway (an 80' right-of-way), from which a 1/2" iron rod found bears North 76°40'43" East, a distance of 0.88 feet, said point being the west end of said corner clip and the beginning of a non-tangent curve to the right with a radius of 460.00 feet, a central angle of 82°12'08", and a chord bearing and distance of North 52°50'04" West, 604.80 feet;

THENCE in a northwesterly direction, along the said north right-of-way line of Kings Fort Parkway, with said non-tangent curve to the right, an arc distance of 659.96 feet to a 5/8" iron rod set with a cap stamped "KHA" for corner;

THENCE North 11°44'00" West, continuing along the said north right-of-way line of Kings Fort Parkway, a distance of 69.54 feet to a 5/8" iron rod set with a cap stamped "KHA" for corner;

THENCE North 79°10'36" East, departing the said north right-of-way line of Kings Fort Parkway, a distance of 429.72 feet to a 5/8" iron rod set with a cap stamped "KHA" for corner in the said southwest right-of-way line of State Highway 34;

THENCE South 10°49'24" East, along the said southwest right-of-way line of State Highway 34, a distance of 497.18 feet to the **POINT OF BEGINNING** and containing 178,208 square feet or 4.0911 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That JWS LAND, LTD acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **LOT 1, BLOCK F, KINGS FORT ADDITION**, an addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use, or using the same unless the easement limits the use to particular utilities, said use to be determined and designated subordinate to the Public's and the City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

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

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

WITNESS, my hand, this the _____ day of _____, 2024.

By: **JWS LAND, LTD.**, a Texas limited partnership

By: J.W. Schuler, Inc., a Texas corporation, its General Partner

By: _____
Name: Kelly Cannell
Title: Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kelly Cannell, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

My commission expires on:

SURVEYOR
KIMLEY-HORN AND ASSOC. INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
MICHAEL CLEO BILLINGSLEY, RPLS
TEL. NO. 817-335-6511
michael.billingsley@kimley-horn.com

OWNER
JWS LAND, LTD.
1500 INDUSTRIAL BOULEVARD
McKINNEY, TEXAS 75069
PHONE: 469-213-3005
CONTACT: KELLY CANNELL

FINAL PLAT
KINGS FORT ADDITION
LOT 1, BLOCK F
4.0911 ACRES
SITUATED IN THE
DIONISION FALCON SURVEY, ABSTRACT No. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
1 NON-RESIDENTIAL LOT
FP-02-24

Kimley»»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

<u>Scale</u> 1" = 40'	<u>Drawn by</u> SCR	<u>Checked by</u> MCB	<u>Date</u> 2/15/2024	<u>Project No.</u> 069304955	<u>Sheet No.</u> 1 OF 1
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Kimley-Horn and Associates, Inc.
All rights reserved



Meeting
Date: 2/26/2024

Date: 02/08/2024

Item #: 18.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of K-Town Express**, situated on 2.89 acres out of the L.L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, comprising Lot 1R, Block 1, Gregory Marlow Truck Stop Addition, said property being located at 1420 E. Mulberry St. (Property ID 198186). The property is zoned "LI" Light Industrial. (Case No. SP-01-24)

BACKGROUND:

See the attached February 6, 2024 Planning and Zoning Commission report and attachments.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: On February 6, 2024, the Planning and Zoning Commission recommended approval, by a vote of 4-0, of the Site Plan of K-Town Express with the following condition:

1. Variances are authorized to allow the pole sign to be shared by the tenants of Lots 1R and 2R, for the pole sign to have a maximum height of 50', and to allow the pole sign to have a maximum sign area of 252 sq. ft.

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



Planning and Zoning Commission Report

Meeting Date: February 6, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of K-Town Express**, situated on 2.89 acres out of the L.L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, comprising Lot 1R, Block 1, Gregory Marlow Truck Stop Addition, said property being located at 1420 E. Mulberry St. (Property ID 198186). The property is zoned "LI" Light Industrial. (Case No. SP-01-24)

SUMMARY:

The subject property consists of 2.89 acres located at the southeast corner of SH 34 and SH 243. The property has been platted as Lot 1R, Block 1 of the Gregory Marlow Truck Stop Addition and is addressed as 1420 E. Mulberry St. The property is zoned "LI" Light Industrial. A site plan was previously approved in September 2021 for a convenience store with gasoline sales, restaurant, and a truck stop. The previous site plan also included a liquor store on Lot 2R, which is expected to be revised to accommodate a restaurant. The subject property has since been acquired by a new developer who intends to develop the same uses on Lot 1R in largely the same configuration, but with some adjustments to the plans. Since the previous site plan has expired and because there are some adjustments being sought that are considered major modifications, Staff believes the revisions warrant review and approval by the Planning & Zoning Commission and City Council.

Site Plan

The revised site plan generally keeps the convenience store/restaurant, auto fueling center, truck fueling center, and overall circulation and access points the same as was previously approved. However, the building footprint has been adjusted, with the building size being reduced from 7,200 sq. ft. to 6,566 sq. ft. and being made longer, with a shallower depth. This shallower depth allows for an island in the rear of the building to separate drive-thru traffic and allow for more orderly queuing/stacking. In addition, separate drive-thru windows have been created for the restaurant and the convenience store. The island behind the building will also include the trash enclosures. The crosswalk from the front of the building to the sidewalk along SH 243 (Mulberry St.) has also been adjusted to provide a more direct route.

In addition, the parking has been reduced from 47 spaces to 24 spaces. This is justifiable since the building area has been reduced and there is greater clarity on the seating arrangement of the restaurant, which will only accommodate 26 seats. Based on this information, only 30 spaces would typically be required (21 spaces for the convenience store and 9 for the restaurant), indicating a shortfall of 6 spaces. The applicant is requesting to make up the shortfall by allowing the parking spaces in the pump areas to make up the difference (as allowed by the Zoning Ordinance) as a large percentage of the convenience store and restaurant customers are expected to also be using the gas pumps. It is also expected that the revision of the site plan of the lot to the east (Lot 2R) will help to provide for additional parking that could be shared between the two lots.

Notes have been added to the plans prohibiting the outside storage of materials or merchandise (except for the outside display area noted in front of the building), requiring screening of rooftop and ground-mounted equipment, requiring all paving to be concrete, and requiring adequate lighting in accordance with the Zoning Ordinance.

Building Elevations

The building includes predominantly stone materials with a cream color, with wood-like materials as accents on the building corners and a metal roof with a mix of slope and flat-roof designs. The building is articulated in that the corners of the building are projected both horizontally and vertically. Abundant storefront windows and the main entrances to the convenient store and the restaurant are provided on the front of the building, while the sides of the building include drive-thru windows to accommodate both the convenient store and the restaurant. Service doors and an entrance for the truckers are provided on the rear of the building.

Floor Plan

A floor plan has been provided, which shows the western two-thirds of the building (4,176 sq. ft.) dedicated to the convenience store and the eastern third of the building (2,390 sq. ft.) dedicated to the restaurant. The entrances and exits, customer areas, seating areas, merchandise areas, and service areas have all been noted on the plan.

Signage

Wall signage for both the convenient store and the restaurant will be provided on the front of the building. In addition, a monument sign will be provided at the intersection of SH 243 & SH 34. The wall signage, monument sign, and any other signage will adhere to the standard requirements for the LI zoning district.

A pole sign will also be provided along SH 34. With the approval of this site plan, the applicant is requesting the following variances for the pole sign:

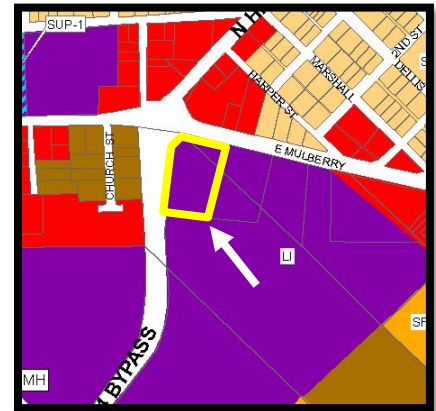
- Signage is typically required to be on-site. The applicant is requesting a variance to allow this pole sign to be shared by the tenants on Lots 1R and 2R.
- The typical maximum sign height is 35' and the applicant is requesting variance to allow a maximum sign height of 50'. The standard 10' setback has been increased an additional 15' to provide for a total setback of 25' from the front property line.
- The typical maximum sign area is 100 sq. ft. for a pole sign to be shared among 1 or 2 tenants and 150 sq. ft. for a pole sign to be shared among more than 2 tenants. The applicant is requesting a maximum sign area of 252 sq. ft.

Landscaping

Landscaping will include shrubs around the perimeter of the parking lot and driving aisles (with the exception of the shared access easement along the east side of the property), trees along the roadways, and ornamental trees at the ends of the rows of parking spaces. An additional row of trees already exists in the right-of-way for SH 34 that was completed with the bypass project; these trees will be preserved and protected during construction. The revised landscape plan differs from the previously approved landscape plan in that a full shrub screen is now provided along all frontages. However, less trees are provided than before, but the quantity and spacing is in adherence with the Zoning Ordinance requirements.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SH 243; C (across street)	SH 243; former propane business & single-family residence (across street)
South:	LI	Vacant land
East:	LI	Vacant land
West:	SH 34; MF-1 & C (across street)	SH 34; single-family residence, quadplex, duplex, vacant land (across street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned “LI” Light Industrial, which allows for several commercial uses. The site plan for a convenience store with gasoline sales, restaurant, and truck stop is in conformance with the 2014 Future Land Use Plan and the LI zoning regulations.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. SH 243 (E. Mulberry St.) is designated as a major arterial (Type A; 4-6 lanes), with a right-of-way width of 120 feet. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Site Plan of K-Town Express at 1420 E. Mulberry St. with the following condition:

1. Variances are authorized to allow the pole sign to be shared by the tenants of Lots 1R and 2R, for the pole sign to have a maximum height of 50', and to allow the pole sign to have a maximum sign area of 252 sq. ft.

ATTACHMENTS:

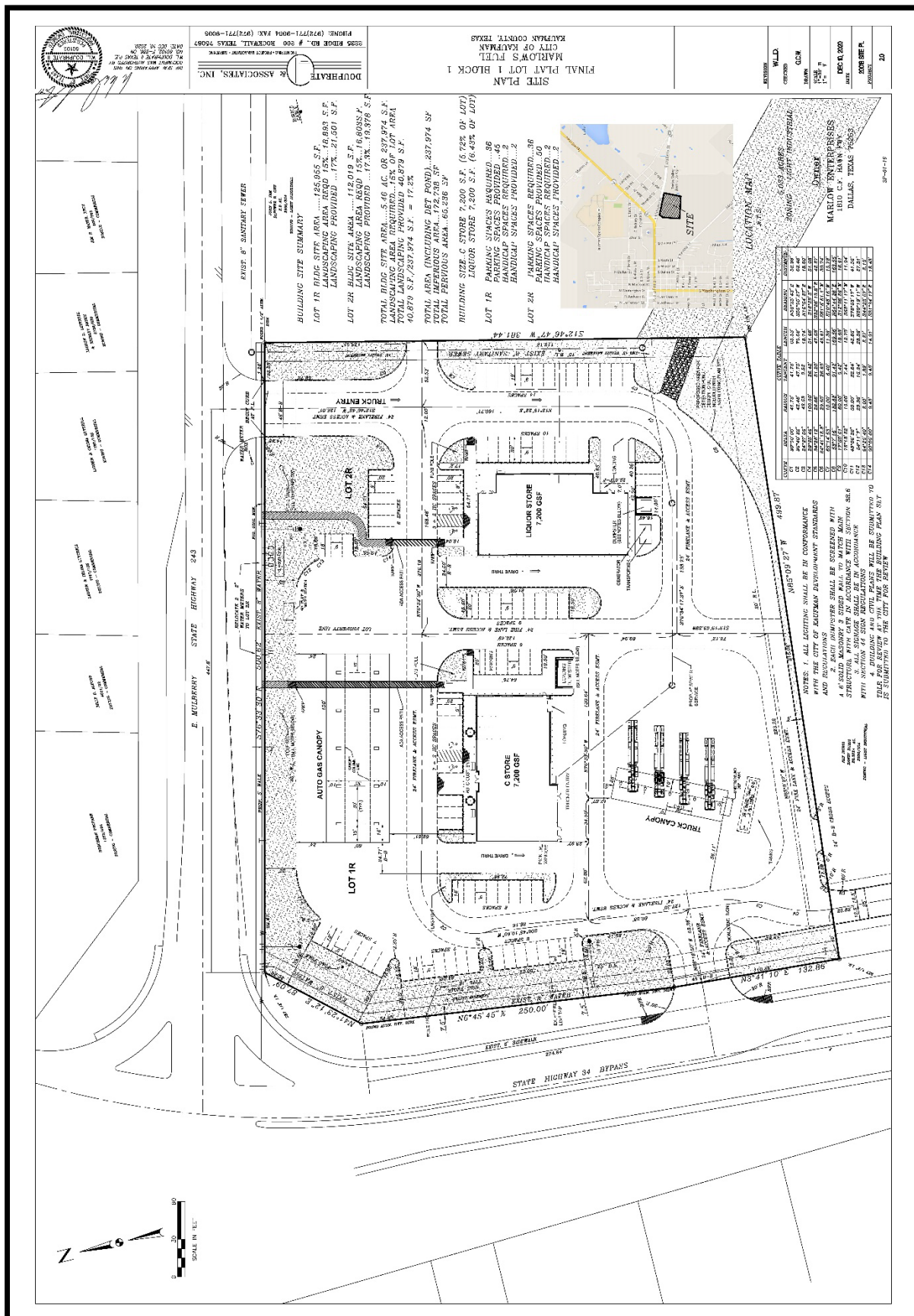
- Location Map
- Previously Approved Site Plan
- Previously Approved Elevations
- Previously Approved Landscape Plan
- Exhibit A – Property Description/Survey
- Exhibit B – Site Plan
- Exhibit C – Elevations/Floor Plan
- Exhibit D – Landscape Plan

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

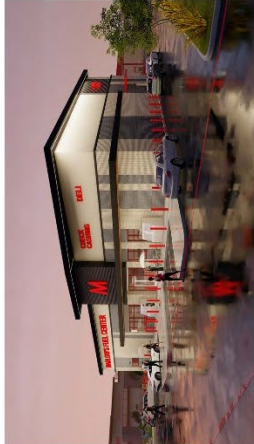
Location Map



Previously Approved Site Plan



Previously Approved Elevations

A500	MARLOW LIQUOR - LOT 1 RENDERINGS Project number: 2020-126 Date: 8/29/2021 1420 Mulberry Kaufman, TX 75142	CRADDOCK ARCHITECTURE P.O. BOX #1828 ROCKHILL, TX 75087 214-892-0927	CRADDOCK ARCHITECTURE MARLOW LIQUOR - LOT 1
PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL			
PHASE 1 - MARLOW LIQUOR, ON LOT #1 		PHASE 2 - C STORE ON LOT #2  	
 			

Previously Approved Landscape Plan

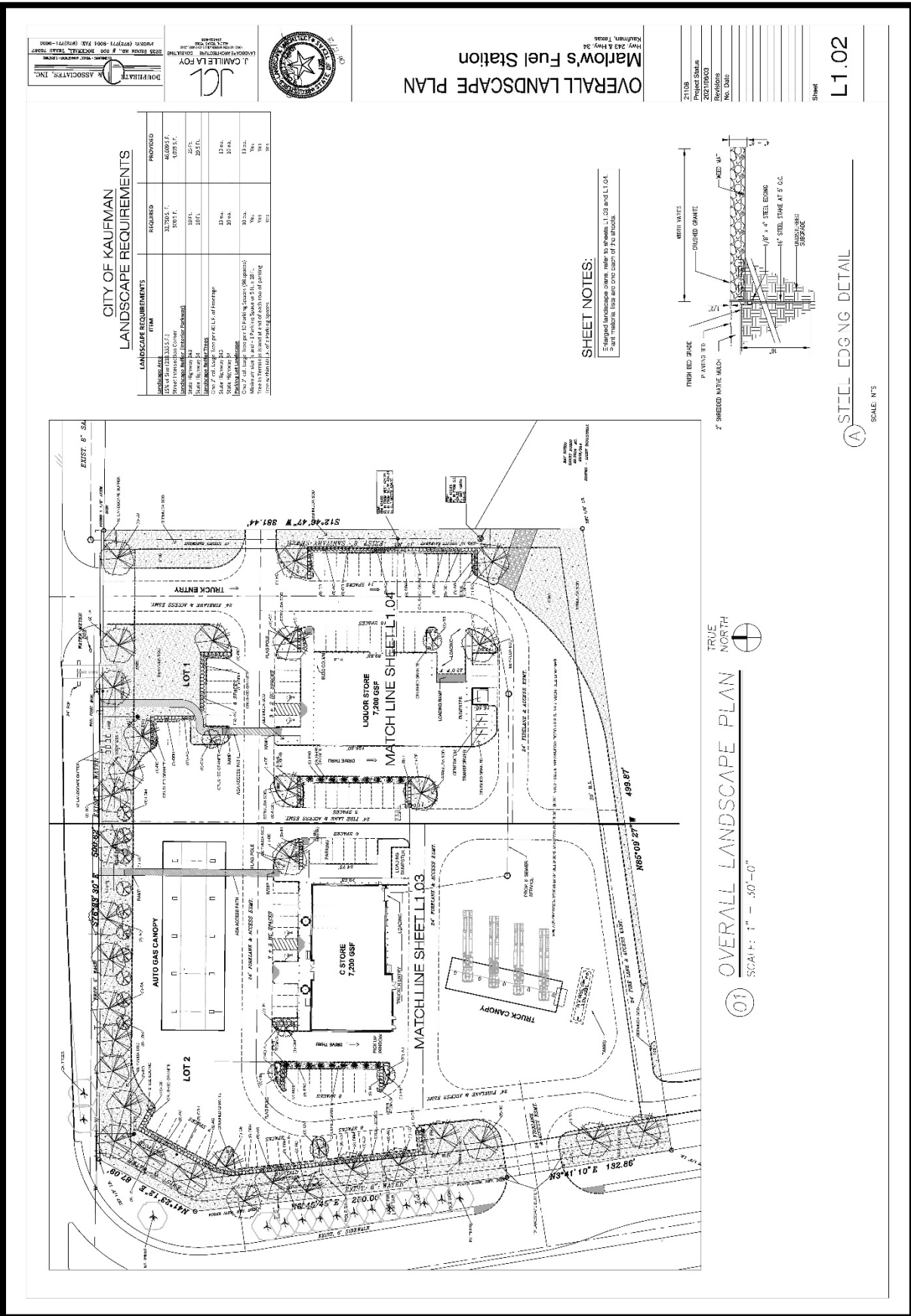
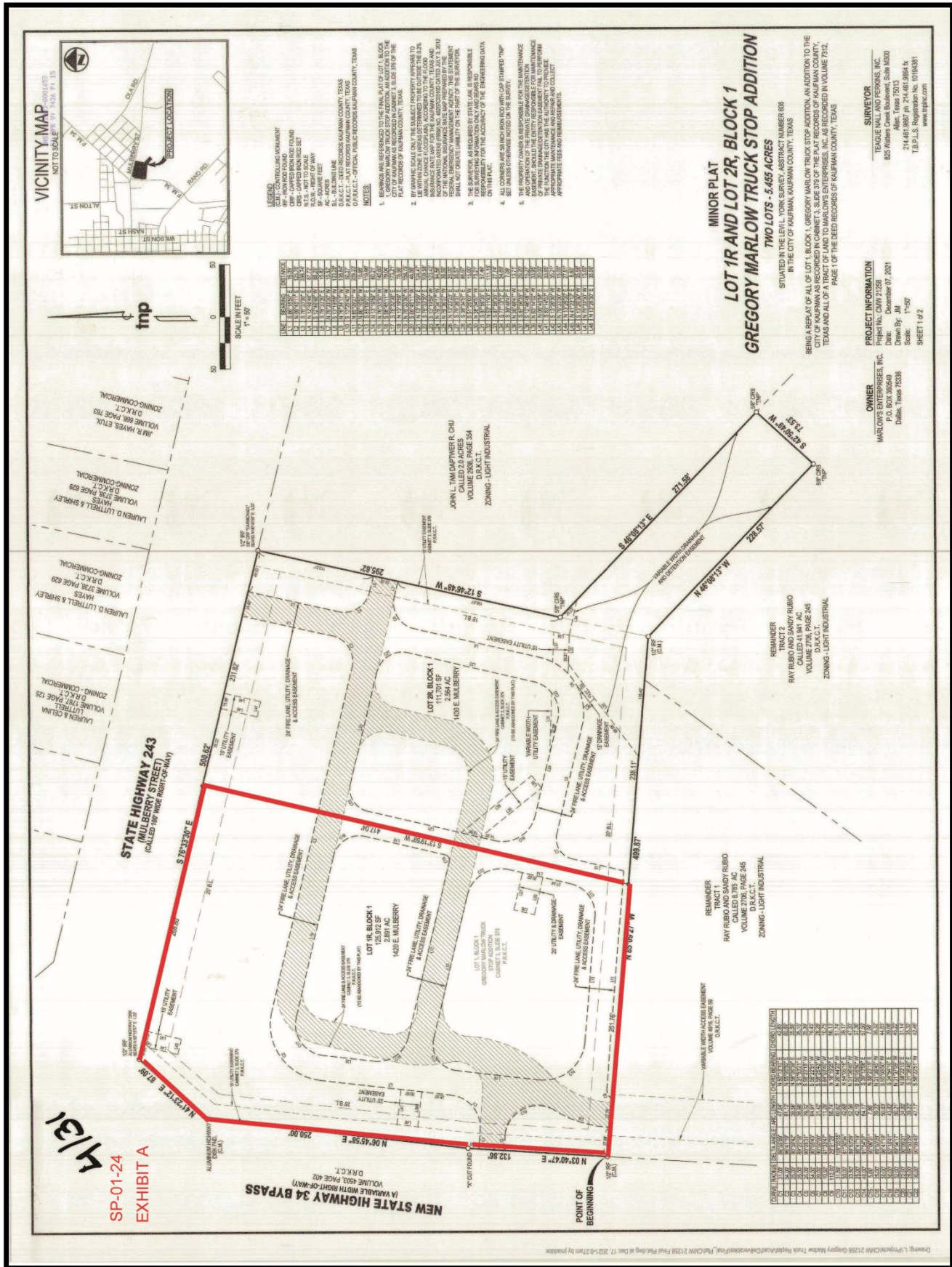


Exhibit A – Property Description/Survey



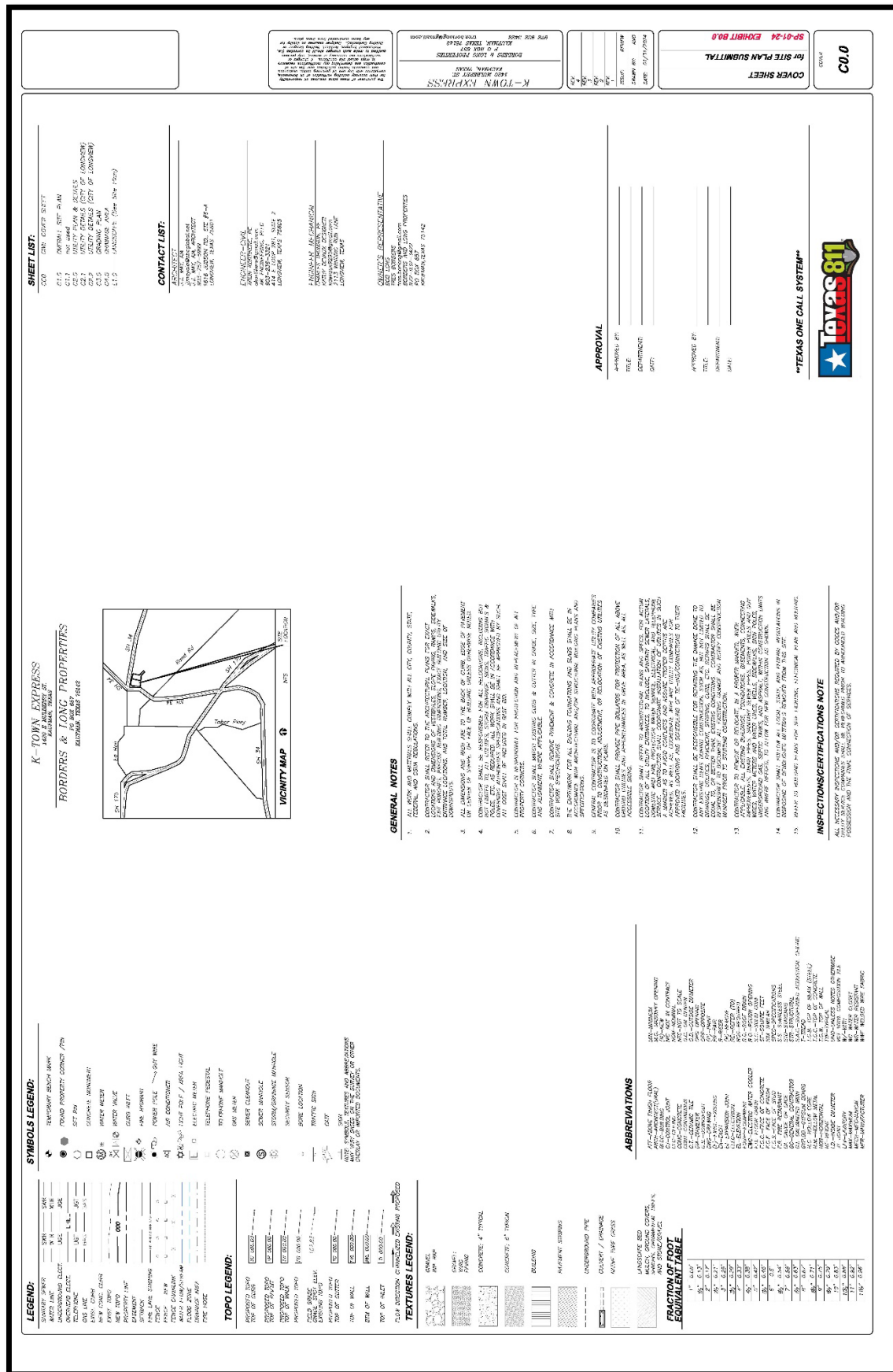


Exhibit B – Site Plan

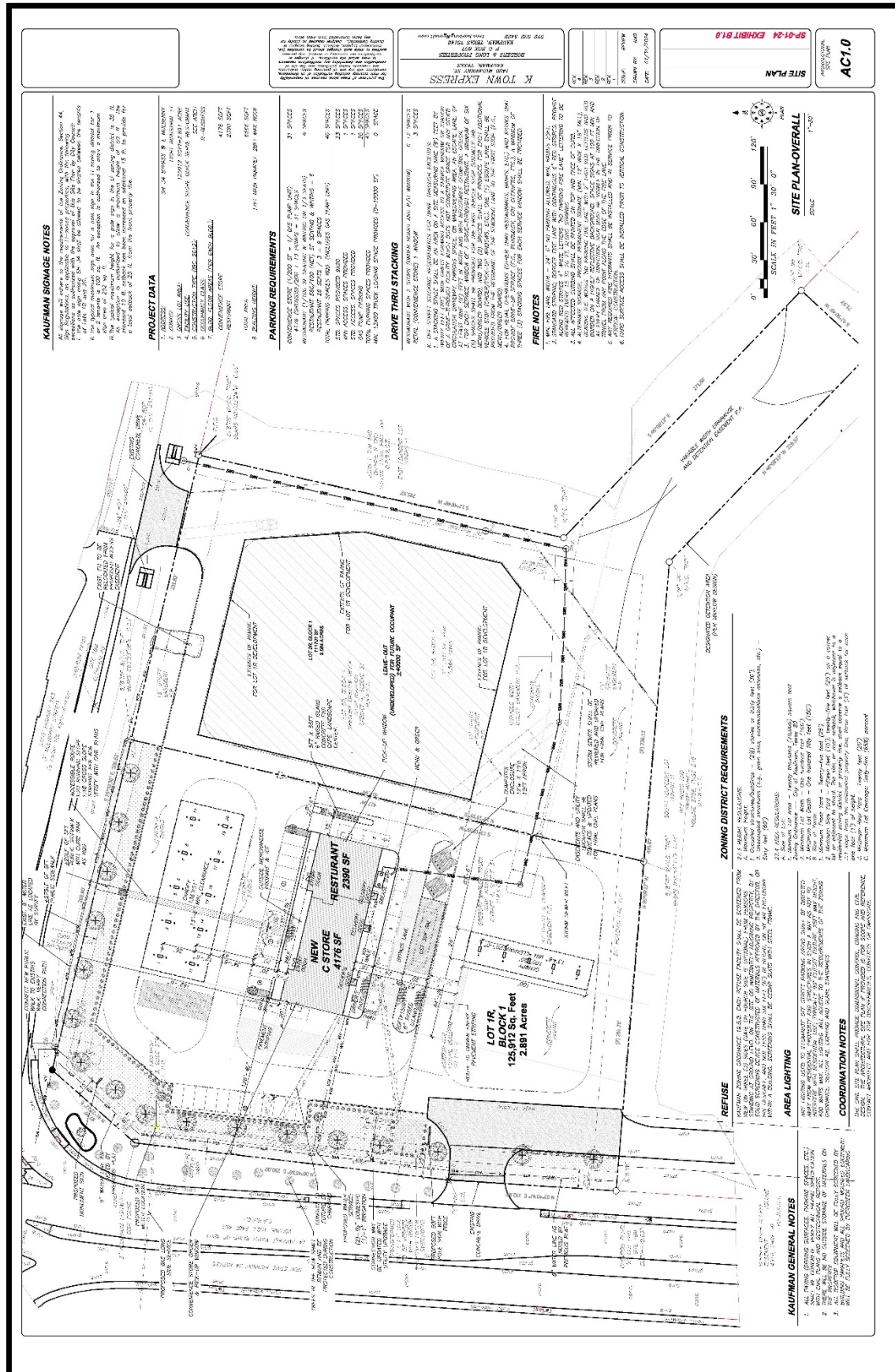


Exhibit B – Site Plan

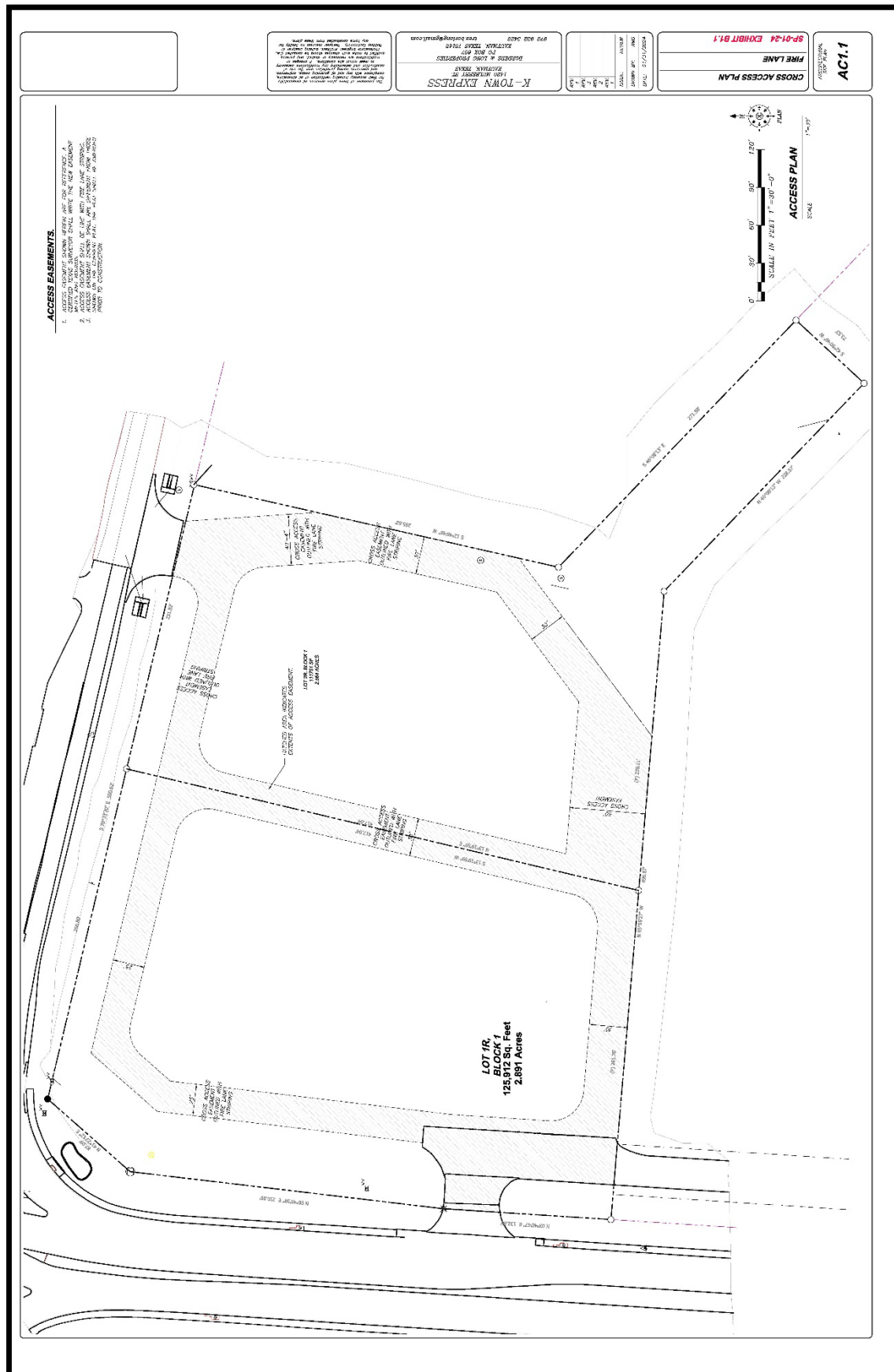


Exhibit C – Building Elevations

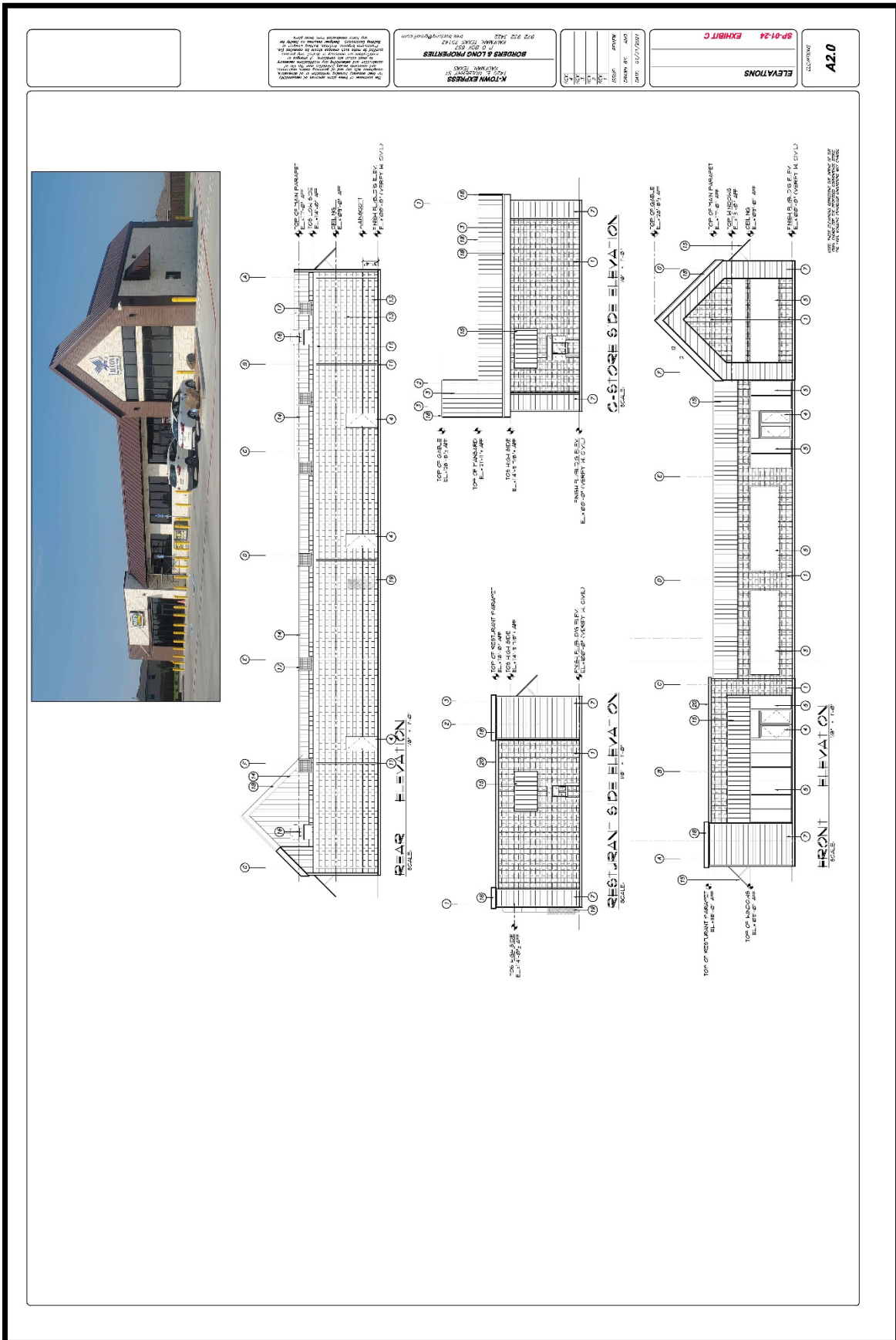


Exhibit C – Floor Plan

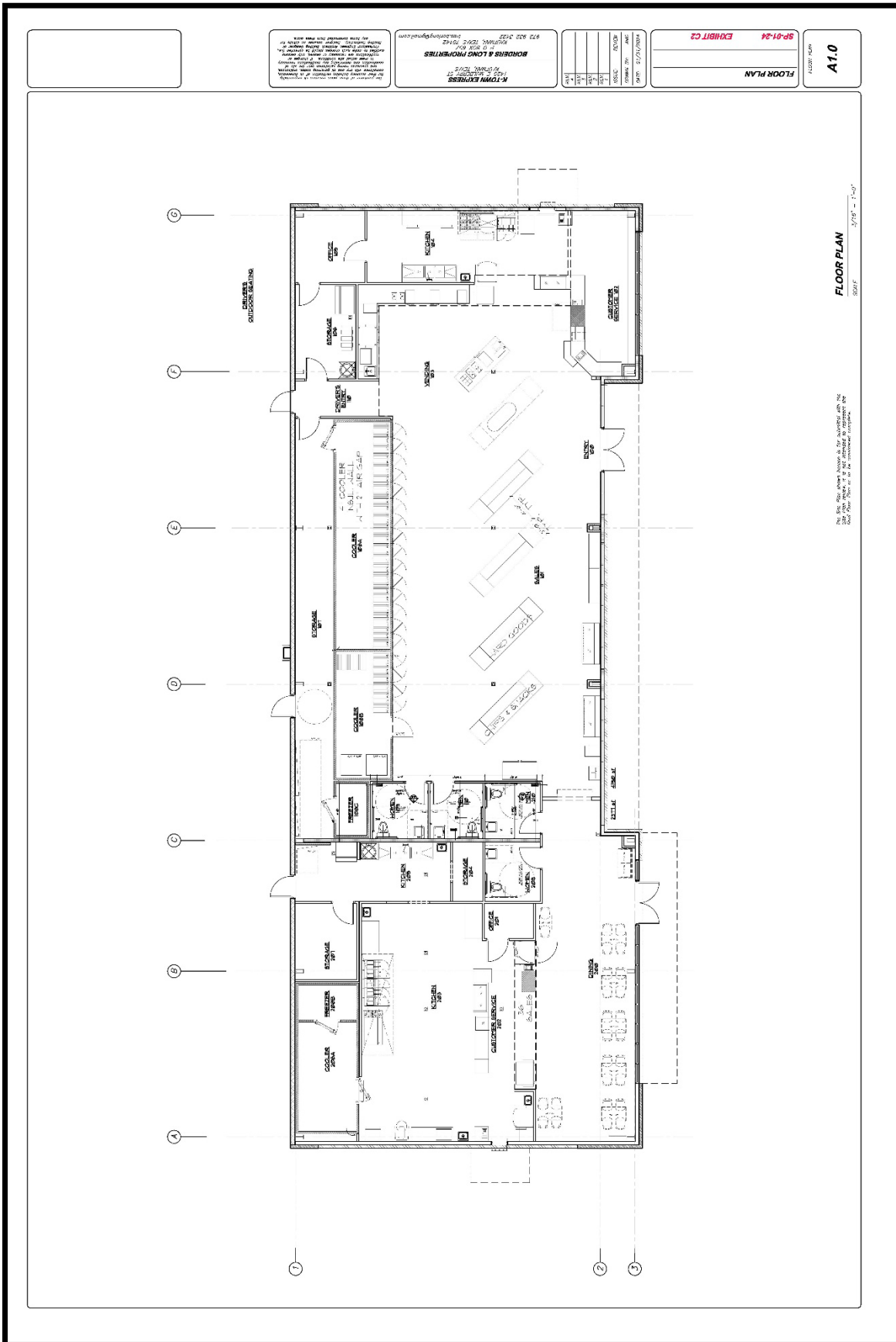
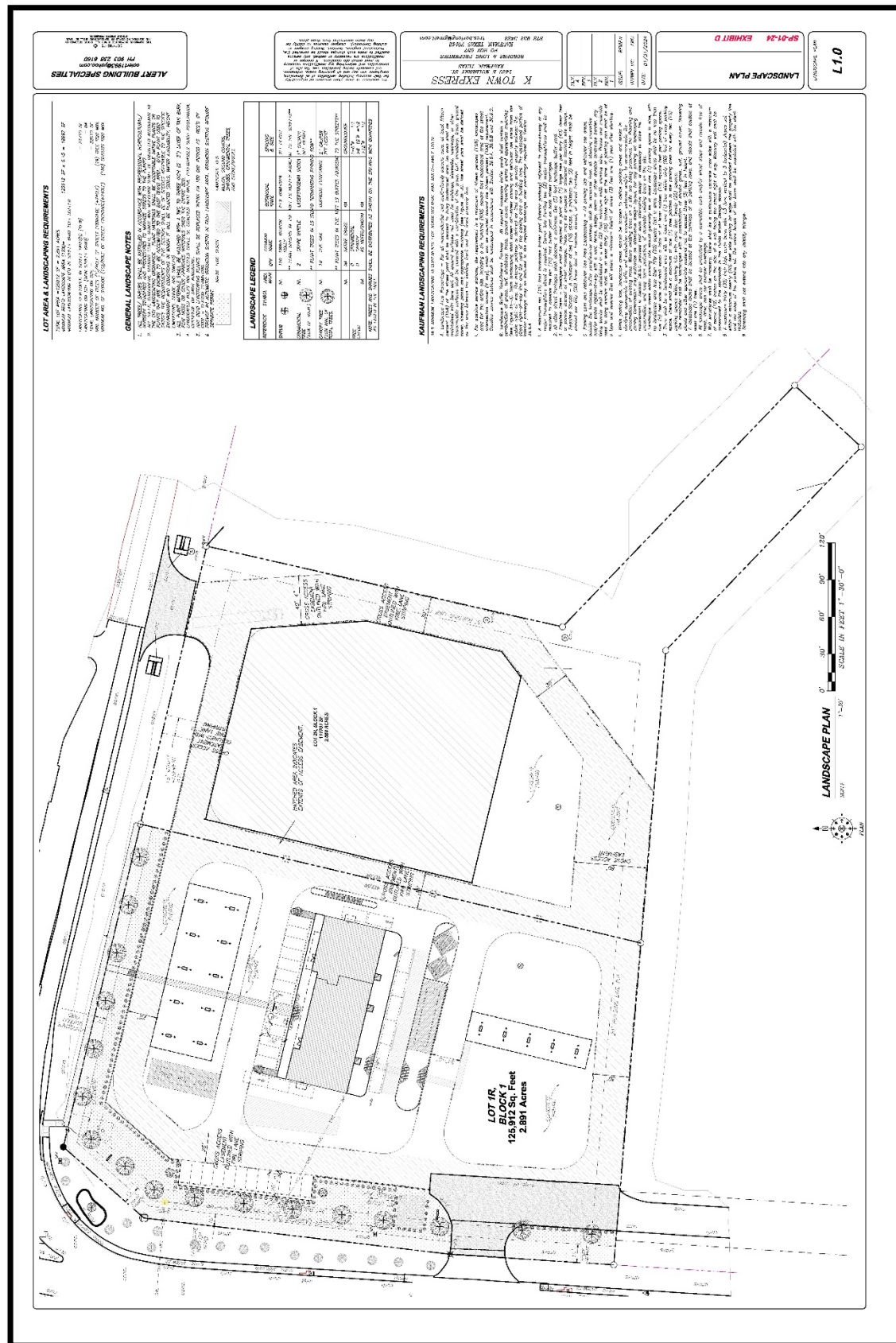


Exhibit D – Landscape Plan







Meeting
Date: 2/26/2024

Date: 02/14/2024

Item #: 19.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the ratification of the Release and Settlement Agreement between the City and AquaGreen Global, LLC for the Contract for construction of pedestrian paving and landscape/irrigation improvements for the Kaufman Downtown Square.

BACKGROUND:

The ratification of this Release and Settlement Agreement is the last step in the process to officially release AquaGreen Global, LLC from their contract to perform landscape and hardscape enhancements on the Square. While the project was scheduled for completion within 120 days after commencement in January 2023, the project remains incomplete and the City has and will not officially accept the improvements. The release absolves the contractor from completing the work and voids their performance, payment, and maintenance bonds. It is staff's intent to perform the remainder of the unfinished work in-house.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the ratification of the Release and Settlement Agreement between the City and AquaGreen Global, LLC for the Contract for construction of pedestrian paving and landscape/irrigation improvements for the Kaufman Downtown Square.

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

**RELEASE AND SETTLEMENT AGREEMENT FOR
CONTRACT FOR PAVING & LANDSCAPE/IRRIGATION MAINTENANCE
IMPROVEMENTS FOR KAUFMAN SQUARE**

THIS SETTLEMENT AGREEMENT ("AGREEMENT" ") is entered into by and between **Aqua Green Global, LLC**, a Texas limited liability company (hereinafter "AquaGreen" or "Contractor"), and **the City of Kaufman, Texas**, a home rule municipality (hereinafter "City"), to resolve all claims relating to the Contract for Paving & Landscape/Irrigation Maintenance Improvements for Kaufman Square executed between the City and Contractor and effective on or about November 21, 2022 (hereinafter the "Construction Contract"). Contractor and City may be referred to individually as "Party" or collectively as "Parties".

RECITALS

WHEREAS, on or about November 21, 2022, City and Contractor entered into the Construction Contract for the construction of certain paving and landscape/irrigation maintenance improvements for Kaufman Square (hereinafter the "Project");

WHEREAS, pursuant to the terms of the Construction Contract, Granite Re, Inc, as Surety for Contractor (hereinafter "Surety"), provided a performance bond for the Project (the "Performance Bond"), a payment bond for the Project (the "Payment Bond") and a maintenance bond for the Project bond for the Project (the "Maintenance Bond"), which bonds were provided for the benefit of City in accordance with State law (hereinafter collectively the "Construction Contract Bonds");

WHEREAS, Contractor commenced construction on the Project on or about January 16, 2023, and the Project completion date was originally set as June 14, 2023 (the "Completion Date");

WHEREAS, due to various delays and other issues on the Project, work on the Project fell behind schedule and did not reach completion on the Completion Date; and

WHEREAS, on or about August 24, 2023, Contractor submitted Payment Application No. 5 to City seeking reimbursement for labor and materials provided through July 31, 2023 ("Payment App. No. 5"), and later submitted Contractor's final pay application for withheld retainage under the Construction Contract; and Contractor has not performed any additional services and/or provided any additional materials for the Project since submission of Payment App No. 5; and

WHEREAS, City held monies that would otherwise be due Contractor pursuant to the Construction Contract, but for the dispute between the Parties, a portion of which are funds payable for work Contractor satisfactorily completed on the Project in accordance with the Construction Contract; and

WHEREAS, City and Contractor have agreed that City will remit to Contractor the Final Payment (defined below) in accordance with the terms of this Agreement; and

WHEREAS, having reviewed all options, claims and counterclaims for damages, the public necessity for expedient completion of the Project, and pending third party claims, the Parties mutually agree to resolve all disputed issues and claims and further agree to the following: (i) City and Contractor agree to resolve all open claims and issues related to the Project and under the Construction Contract pursuant to the terms and conditions set forth in this Agreement; and (ii) each Party's compliance with its respective obligations under this Agreement shall operate as full and complete performance of each Party's respective rights, duties, and obligations under the Construction Contract and the Construction Contract Bonds, as applicable as further set forth herein.

NOW THEREFORE, IN WITNESS WHEREOF, the Parties agree that the cross promises set forth below, compliance with each Party's obligations, including the Final Payment of funds as provided herein, serve as valid consideration for the execution of this Agreement and for the release of claims and disputes provided herein.

Article I.
Incorporation of Recitals

The foregoing recitals are true and correct and are incorporated into the body of this Agreement as if set forth full herein word for word.

Article II.
Settlement of Disputes

2.01. Settlement of Disputes. Due to the needs and best interests of the Parties and in an effort to avoid the cost and risks associated with litigation, City and Contractor have individually and collectively determined it appropriate and in their individual and collective best interests to resolve all claims and disputes related to the Construction Contract and the Project and to enter into this Agreement. City and Contractor, each individually and collectively agree that, except as otherwise expressly provided herein, their respective contractual obligations to each other under the Construction Contract shall terminate upon the execution of and compliance with the terms of this Agreement.

2.02. City Payment. Within ten (10) business days of the date of execution of this Agreement by the Parties, City shall issue a check jointly payable to Contractor and Surety in the amount of **THIRTY-NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$39,500.00)**, which check shall be provided to Contractor's counsel and shall constitute full and final payment, accord and satisfaction: (i) for all labor and/or materials purchased for the Project or utilized as part of the Project by Contractor, its

subcontractors, materialmen, officers, employees, agents, and representatives, from the commencement of work on the Project, whether payment for such labor and/or materials was either partially or fully disputed by either Party or such work was satisfactorily completed by Contractor; and (ii) for all services and materials identified in Contractor applications and demands for payment, including without limitation Pay App. No. 5 and withheld contractual retainage (the "Final Payment"). The Final Payment is made by City as consideration for the resolution of disputed claims arising out of the Project and for the full release of claims by Contractor as provided herein.

2.03. Satisfaction of Contractor's Obligations under the Construction Contract and Return of the Construction Contract Bonds. By accepting the Final Payment from City hereunder, Contractor expressly acknowledges and agrees that such payment by City constitutes full and final payment for any and all labor or materials provided for the Project by or through Contractor and its subcontractors and suppliers as well as full and complete satisfaction of City's obligations to Contractor under the Construction Contract. City, by making the Final Payment, expressly acknowledges and agrees that Contractor has no further obligations under the Construction Contract and that Contractor will not be responsible for and will not perform any further work on the Project under the Construction Contract. Contractor agrees and acknowledges that no interest or late penalties are due or outstanding for Payment App. No. 5 or any other amounts due to Contractor, and expressly waives any and all such claims. Within ten (10) business days of the date of execution of this Agreement by the Parties, City shall return the Construction Contract Bonds to Contractor marked "VOID".

Article III.
Consideration / Disputes and Releases / Damages Waived

3.01. Consideration. The Parties agree that the agreements and mutual releases set forth in this Agreement, each independently and collectively constitute valid consideration for the execution of this Agreement.

3.02. Disputes and Releases. City and Contractor concede that bona fide disputes and controversies exist between them as to remedies, equitable relief, liability and the character and amount of damages, if any, that are due because of the disputes arising out of, relating to, or resulting from their respective performance under the Construction Contract. Moreover, both Parties desire to dispose of the entire controversy and disputes between them, including all claims and causes of action of any kind that currently exist or that may exist in the future that in any way arise out of, relate to, or result from the respective Party's performance under the Construction Contract. City and Contractor recognize that there may be claims or injuries arising out of their respective performance under the Construction Contract that are unknown to the Parties at the time of execution of this Agreement, or that may arise in the future. However, City and Contractor have negotiated this Agreement in full knowledge of the possibility of additional claims or injuries and intend this Agreement to settle and finally dispose of all such claims or injuries arising out, relating to, or resulting from each Party's respective performance, under the Construction Contract, whether known or unknown at the time of execution of this Agreement.

For and in consideration of the recitals incorporated herein pursuant to Article I and terms of this Agreement as set forth herein, the sufficiency of which is hereby acknowledged, City and Contractor, by execution of this Agreement, have this day released and do release, acquit, and forever discharge each other their respective

officials, officers, employees, agents, and all persons, natural or corporate, in privity with them or any of them, from any and all claims or causes of action of any kind whatsoever, at common law, statutory or otherwise, that such Party has or might have, known or unknown, now existing or that might arise hereafter, directly or indirectly attributable to the Party's respective performance under the Construction Contract, it being intended to release all claims of any kind which City and Contractor might have against each other, whether asserted or not.

It is expressly understood and agreed that the agreements and releases provided hereunder are contractual and not merely recitals and that the agreements and releases herein contained, and the consideration transferred is to compromise doubtful and disputed claims, avoid litigation, and buy peace, and that no payments made nor releases, or other consideration given shall be construed as an admission of liability, all liability being expressly denied.

3.03. Damages Waived. No Party shall be due compensation for damages of any nature or kind or other payment of any kind except as expressly provided in this Agreement as required by the Final Payment. Contractor and City expressly waive claims for any and all damages previously accrued or asserted and/or otherwise authorized under the Construction Contract or state law, including without limitation claims for interest and penalties for all or any portion of the work for which Final Payment is being made by City under this Agreement. City also expressly waives any and all claims for liquidated damages authorized under the Construction Contract and related to the Project

Article IV. Miscellaneous

4.01. Applicable Law/Venue. This Agreement is made according to the laws of the State of Texas. The Parties expressly agree that this Agreement is governed by and shall be construed and enforced in accordance with Texas law and that exclusive venue shall lie in Kaufman County, Texas.

4.02. Entire Agreement. This Agreement contains the entire agreement between the Parties. It supersedes any and all prior conflicting agreements, arrangements, or understandings between the Parties on all subjects in any way related to the Construction Contract, this Agreement, or other occurrence described in this Agreement. No oral understandings, statements, promises, or inducements contrary to or inconsistent with the terms of this Agreement exist. This Agreement is not subject to any modification, waiver, or addition that is made orally. This Agreement is subject to modification, waiver, or addition only by means of a writing signed by all Parties.

4.03. Attorney Review and Warranty. Each Party warrants that it has read this Agreement, has had the opportunity to present or has actually presented this Agreement to its respective attorney for review, and fully understands it to be a compromise and settlement and release of claims as described herein, and further warrants that the representative executing this Agreement has the authority to execute this document on behalf of the Party represented. Each Party warrants that it is entering into this Agreement of its own free will and accord without reliance on any representation of any kind or character not expressly set forth herein. The Parties further acknowledge that they have, either individually at their own risk or through their respective counsel, participated in the preparation of this Agreement, and it is understood that no provision hereof shall be

construed against any of the Parties hereto, and that each signatory below is duly authorized to execute this Agreement upon behalf of each Party.

4.04. Default/Breach. Failure of any Party hereto to timely comply with any or all of its respective obligations hereunder shall be a material breach of this Agreement. Upon such default, the non-breaching Party shall provide five (5) business days written notice and opportunity for the breaching Party to cure such default. Upon expiration of the five (5) business day cure period, the non-breaching Party shall be entitled to seek legal and equitable relief and, if such Party prevails in any legal action filed in a court of competent jurisdiction, such Party shall be entitled to attorney's fees incurred for enforcement of the terms of this Agreement.

4.05. Non-Waiver. One (1) or more instances of forbearance by any Party in the exercise of its respective rights or remedies herein shall in no way constitute a waiver of the exercise of such rights or remedies.

4.06. Severability. If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Agreement are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

4.07. No Third-Party Beneficiaries. For purposes of this Agreement, including its intended operation and effect, the Parties specifically agree and contract that: (1) the Agreement only affects matters/disputes between the Parties named herein, and is in no way intended by the Parties to benefit or otherwise affect any third person or entity,

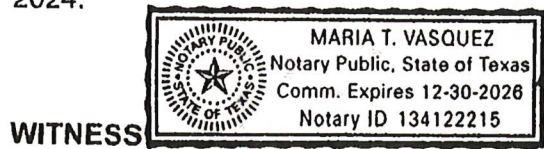
notwithstanding the fact that such third person or entities may be in a contractual relationship with City or Contractor; and (2) the terms of this Agreement are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to any Party hereto.

4.08. Multiple Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

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The Parties hereto have executed this Agreement as of the date below.

EXECUTED this 12th day of February 2024
2024.



AquaGreen Global, LLC,

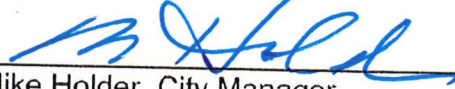
Name [Signature]
Title DAVID D. GUINN, PRINCIPAL

[Signature]
By: Maria Vasquez

APPROVED AS TO FORM:

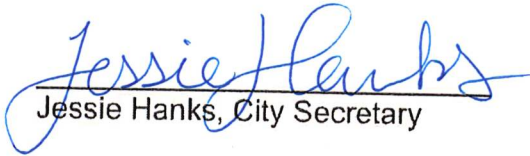
[Signature]
By: Brend Smith
Legal Counsel for Contractor

City of Kaufman Texas



Mike Holder, City Manager
City of Kaufman, Texas

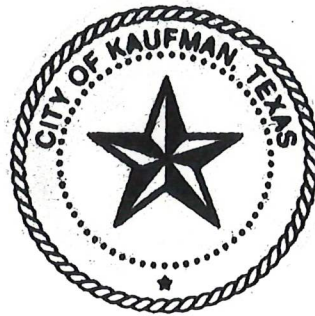
ATTEST:



Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney





Meeting
Date: 2/26/2024

Date: 02/16/2024

Item #: 20.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the nomination of an individual for the Board of Trustees for the TX Health Benefits Pool; and authorize the City Manager to execute necessary documents.

BACKGROUND:

TX Health Benefits Pool is the city's health insurance provider and reached out regarding nominations of an elected or appointed official to fill a vacancy on the Board of Trustees. Mayor Jeff Jordan has expressed interest in being nominated to serve on the board on behalf of the city.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends the nomination of Mayor Jeff Jordan for the Board of Trustees for the TX Health Benefits Pool.

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

SUBMISSION OF QUALIFIED PERSON



The governing body of the City of Kaufman hereby submits the name of Jeff Jordan, elected or appointed position of Mayor from the City of Kaufman as a qualified person to be placed on the ballot for the TX Health Benefits Pool Board Trustees for **Region 13**. This qualified person is either an employee or an elected official of an incorporated city within the State of Texas that is a member of the TX Health Benefits Pool. If the qualified person is an “employee”, the governing body hereby certifies that the municipal employee: holds a position of Department Head or higher; works at least 20 hours per week for an Employer Member; is paid by the Employer Member with public funds; and is hired and fired only by another incorporated city official or by the incorporated city’s governing body.

We certify that this submission is made in accordance with official action taken by the governing body at a duly called meeting on February 26, 2024.

Date

Name/Title Mike Holder, City Manager
Signature _____
Date 02/26/2024

Return by February 29, 2024 to

Jennifer Hoff
Executive Director
TML Health Benefits Pool
1821 Rutherford Lane, Suite 300
Austin, Texas 78754
Jennifer.hoff@tmlhb.org

Please complete the submission summary on the reverse side.

Please provide a short statement for the elected or appointed official submitted for a place on the ballot describing why the official would like to serve on the TX Health Board of Trustees. This statement will be provided with the ballot packet to the Employer Members within the affected region.



Meeting
Date: 2/26/2024

Date: 02/20/2024

Item #: 21.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-03-24, an ordinance of the City Council of the City of Kaufman, Texas, declaring unopposed candidates by certification and canceling the May 4, 2024, General Election for City Council Members; and providing an effective date.

BACKGROUND:

The city called a general election to be held on May 4, 2024, to elect three council members. Staff received three applications for Council members. The Council Member race is unopposed, and the city can cancel the general election and declare the candidates elected to office.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-03-24 as presented.

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

ORDINANCE O-03-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS DECLARING UNOPPOSED CANDIDATES IN THE MAY 4, 2024 GENERAL CITY ELECTION, ELECTED TO OFFICE; ACKNOWLEDGING RECEIPT OF CERTIFICATION OF UNOPPOSED CANDIDATES, CANCELING THE ELECTION CALLED BY ORDINANCE NO. O-02-24, AND DECLARING THE CANDIDATES ELECTED, AND PROVIDING FOR ISSUANCE OF CERTIFICATES OF ELECTION FOLLOWING THE PERIOD FOR CANVASSING; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the General City Election was called for May 4, 2024, pursuant to Ordinance No. O-02-24, for the purpose of electing three Councilmembers to the City Council; and,

WHEREAS, the City Secretary has certified in writing that no person has made a declaration of write-in candidacy and that each candidate on the ballot is unopposed for election to office; and,

WHEREAS, under these circumstances, Subchapter C, Chapter 2, Election Code, authorizes the City Council to declare the candidates elected to office and cancel the election.

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

Section 1. **Candidates Elected.** The City Council has received the required certification that the following candidates are unopposed in the May 4, 2024, General City Election; therefore, the following candidates are declared elected to office, and shall be issued certificates of election following the time the election would have been canvassed:

For Councilmembers

Charles Gillenwater
Lisa Parker
Thomas "Quattro" Borders IV

Section 2. **Election Canceled.** The May 4, 2024, General City Election called pursuant to Ordinance No. O-02-24 is canceled, and the City Secretary is directed to cause a copy of this ordinance to be posted on election day at each polling place used or that would have been used in the election.

Section 3. Severability. It is declared to be the intent of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the city council would have enacted them without the invalid portion.

Section 4. Cumulative Repealer. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Kaufman, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 5. Effective Date. This ordinance shall take effect upon its final passage, and it is so ordained.

PASSED AND APPROVED ON THIS 26th DAY OF FEBRUARY, 2024.

CITY OF KAUFMAN, TEXAS

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

ORDENANZA O-03-24

UNA ORDENANZA DEL CONCEJO MUNICIPAL DE LA CIUDAD DE KAUFMAN, TEXAS QUE DECLARA A LOS CANDIDATOS SIN OPOSICIÓN EN LAS ELECCIÓN GENERAL DE LA CIUDAD DEL 4 DE MAYO DE 2024, ELECTOS PARA EL CARGO; RECONOCIENDO RECIBO DE CERTIFICACIÓN DE CANDIDATOS SIN OPOSICIÓN, CANCELANDO LA ELECCIÓN CONVOCADA POR ORDENANZA NO. O-02-24, Y DECLARAR ELECTOS A LOS CANDIDATOS ELEGIDOS, Y DISPONER LA EMISION DE CERTIFICADOS DE ELECCIÓN DESPUÉS DEL PERIODO DE ESCRUTINIO; PROPORCIONANDO UNA CLÁUSULA DEROGADORA ACUMULATIVA; PROPORCIONANDO UNA CLÁUSULA DE DIVISIBILIDAD; Y PROPORCIONANDO UNA FECHA DE VIGENCIA.

POR CUANTO, la Elección General de la Ciudad fueron convocada para el 4 de mayo de 2024, de conformidad con la Ordenanza No. O-02-24, con el propósito de elegir tres Concejales para el Concejo Municipal; y,

POR CUANTO, la secretaria de la ciudad ha certificado por escrito que ninguna persona ha hecho una declaración de candidatura por escrito, y que cada candidato en la votación es sin oposicion para la elección de el puesto y,

POR CUANTO, en estas circunstancias, subcapítulo C, capítulo 2, del Código Electoral autoriza al concejo municipal a declarar a los candidatos elegidos para el puesto y cancelar la elección.

AHORA, POR LO TANTO, ORDENADO POR EL CONSEJO MUNICIPAL DE LA CIUDAD DE KAUFMAN:

Sección 1. Candidatos elegidos. El Concejo Municipal ha recibido la certificación requerida de que los siguientes candidatos no tienen oposición en la Elección General Municipal del 4 de mayo de 2024; por lo tanto, los siguientes candidatos son declarados electos para el puesto y se les emitirán certificados de elección después del momento en que se habría escrutado la elección:

Para Miembros de Consejo

Charles Gillenwater
Lisa Parker
Thomas "Quattro" Borders IV

Sección 2. Elección cancelada. La Elección General de la Ciudad del 4 de mayo de 2024, convocada de conformidad con la Ordenanza No. O-02-24 esta cancelada, y se dirige al Secretario de la Ciudad que se publique una copia de esta

ordenanza el día de las elecciones en cada lugar de votación utilizado o que han sido utilizados en las elecciones.

Sección 3. Divisibilidad. Se declara que la intención del ayuntamiento que las frases, cláusulas, oraciones, párrafos y secciones de esta ordenanza son divisibles, y si se declara cualquier frase, cláusula, oraciones, párrafo o sección de este ordnance inválida por la sentencia o decreto de un tribunal de jurisdicción competente, la invalidez no afectará a ninguna de las frases, cláusulas, oraciones, párrafos, o secciones restantes de esta ordenanza ya que el Consejo Municipal hubiera promulgada sin la porcion invalida.

Sección 4. Derogatoria acumulativa. Esta Ordenanza será acumulativa de todas las disposiciones de las Ordenanzas de la Ciudad de Kaufman, Texas, excepto cuando las disposiciones de esta Ordenanza estén en conflicto directo con las disposiciones de dichas ordenanzas, en cuyo caso las disposiciones conflictivas de dichas ordenanzas quedan por la presente derogadas.

Sección 5. Fecha de entrada vigor.Esta ordenanza entrará en vigor a partir de su aprobación final, y así se ordena.

PASADO Y APROBADO EN ESTE DIA 26, FEBRERO 2024.

CIUDAD DE KAUFMAN, TEXAS

Jeff Jordan, Alcalde

DOY FE:

Jessie Hanks, Secretaria de la Ciudad

APROBADA EN FORMA:

Patricia Adams, abogado de la ciudad

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	Joint Work Session 12/11/23	5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	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
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Becker-Jiba Water Contract	Admin		1/30/2024	Apr-24	3,5
TxDOT Property	Admin/EDC		1/30/2024	Closing scheduled for April 2024	2,5

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	Development Serv	11/28/2019 02/25/201	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	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	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
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5



DATE: February 8, 2024

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: January 2024 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,005	3,226	2,993	2,489	2,448								14,161
Days of Service	20	22	20	19	20								101
Avg. Daily Trips	150	147	150	131	122								700
Elderly & Disabled Trips	2,541	2,731	2,495	2,078	1,508								11,353
E&D Percentage	85%	85%	83%	83%	62%								80%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	33	45	38	43	39								198
Forney	767	880	886	780	430								3,743
Kaufman	465	407	355	330	272								1,829
Kemp	12	8	7	17	20								64
Mabank	21	21	13	16	16								87
Scurry	35	35	35	22	7								134
Terrell	1620	1771	1618	1398	1398								1561

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	634	641	575	658	749								3,257
Days of Service	20	22	20	19	20								101
Avg. Daily Trips	32	29	29	35	37								32
Median Wait Time (mins)	52.42	29.00	23.70	24.59	22.35								30.41

Total Requested Boardings ⓘ	Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	
1098	749	0.74	346	36	31.6 %	3.29 %	965	
Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ	Mean Wait Time ⓘ	Median Wait Time ⓘ
665	2	298	32	5.99	13.23 min	4.07 mi	39.76 min	22.35 min
Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Avg. # Riders per Request ⓘ			
56.74 %	43.26 %	0 %	0 %	0 %	1.13			

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	634	641	575	562	571								2,983

City of Kaufman Compliance

January 2024



3110 Great Southwest PRKWY
Grand Prairie, TX 75052

Phone: 972-339-4200

EMAIL: jghatcher@careflite.org



Contents

Executive Summary.....	3
City of Kaufman Monthly Response Summary	4
City of Kaufman Transport Summary	5
City of Kaufman Non-Transport Summary	6
City of Kaufman Average Responses (911 Only)	6

Executive Summary

Emergency Medical Services is an essential component to public health and safety for the residences and visitors for the City of Kaufman. In 2015, the City of Kaufman entered into contract with CareFlite, a non-profit private ambulances organization to provide emergency medical and non-emergency medical transport within the City of Kaufman.

City of Kaufman Monthly Response Summary

The City of Kaufman response summary provides insight into the volume of request for emergency medical service within the city limits of Kaufman. The calls are categorized by our certified EMD process into one of five categories. Priority 1, Priority 2, and Priority 3 are response request initiated within the 911 system. Emergency and Non-Emergency calls are calls initiated by the hospital system requesting transportation to another facility for services not available at their site or returning home post care.

1. **Priority 1 Responses:** Standard is to have a medical response from CareFlite within 8 minutes and 59 seconds.
2. **Priority 2 Responses:** Standard is to have a medical response from CareFlite within 11 minutes and 59 seconds.
3. **Priority 3 Responses:** Standard is to have a medical response from CareFlite with in 14 minutes and 59 seconds.
4. **Emergency Transfer:** Standard is to have a medical response from CareFlite with in 59 minutes and 59 seconds. These type s of calls are initiated by the local hospitals in the designated area.
5. **Non-Emergent Transfer:** Standard is to have a medical response from CareFlite within 15 minutes of time provided to caller at the time of request. These types of calls are initiated by the local hospitals in the designated area.

Table 1

	<i>Responses</i>	<i>Transports</i>	<i>Exceptions</i>	<i>Compliance</i>	<i>Transports</i>
<i>Priority 1 < 8:59</i>	30	27	2	93%	85%
<i>Priority 2 < 11:59</i>	92	57	2	98%	65%
<i>Priority 3 < 14:59</i>	20	15	1	95%	70%
<i>Emergent Trans <59:59</i>	78	76	-	-	-
<i>Non-Emergent Trans</i>	78	75	-	-	-
<i>Helicopter</i>	7	7	-	-	-

305

257

96%

84%

City of Kaufman Transport Summary

Transport summary is a report showing the most common locations patients were transported.

Often the transport location is determined by services available at a hospital or patient preference.

Destination Locations	# of Transports	% of Transports
<i>Baylor Scott & White - Dallas (DBMC)</i>	9	3.73%
<i>Baylor Scott & White - Sunnyvale (SUNV)</i>	2	0.82%
<i>Bluff view Senior Retirement Village</i>	1	0.41%
<i>Children's Medical Ctr (DCMC)</i>	9	3.74%
<i>Dallas Behavioral Healthcare Hospital *PSYCH*</i>	1	0.41%
<i>Dallas Regional Medical Center (MDR1)</i>	4	1.66%
<i>Ennis Regional Medical Center (ENNI)</i>	1	0.41%
<i>Hickory Trails Mental Hospital</i>	1	0.41%
<i>Kaufman Healthcare Center</i>	5	2.07%
<i>Kemp Care Center (EMD Facility)</i>	1	0.40%
<i>Lakeside Health and Wellness</i>	4	1.65%
<i>Medical City Dallas (DMCD)</i>	7	2.90%
<i>Medical City Heart and Spine Hospital (85TS)</i>	1	0.42%
<i>Medical City Plano (PMED)</i>	3	1.24%
<i>Mesquite Rehab Institute</i>	1	0.41%
<i>Methodist Dallas Medical Center (DMMC)</i>	2	0.82%
<i>Parkland Hospital (DPKD)</i>	1	0.41%
<i>Rosehaven 1 - Retirement Center</i>	1	0.41%
<i>Sunflower Park NH (EMD Facility)</i>	4	1.65%
<i>Texas Health Allen (ALLEN)</i>	1	0.41%
<i>Texas Health Dallas (DPMC)</i>	86	35.51%
<i>Texas Health Frisco (FRTH)</i>	2	0.84%
<i>Texas Health HEB Springwood - Psych Unit</i>	2	0.81%
<i>Texas Health Kaufman (KAUF)</i>	71	29.36%
<i>Texas Health Plano (PPMC)</i>	3	1.25%
<i>Texas Health Rockwall (RKPH)</i>	3	1.22%
<i>Texas Health Seay Behavioral - Plano *PSYCH*</i>	1	0.41%

<i>UT Health - Cedar Creek (GNBC)</i>	1	0.42%
<i>UT Health - Tyler (TETM)</i>	5	2.08%
<i>Wellbridge Healthcare *PSYCH*</i>	2	0.83%
<i>William P. Clements University Hospital (DWPC)</i>	4	1.66%
<i>Windsor Care Center (EMD FACILITY)</i>	3	1.23%
Grand Total	242	100.00%

City of Kaufman Non-Transport Summary

Non-Transport summary is a report showing reasons patients were not transported.

<i>Row Labels</i>	<i># of Responses</i>	<i>% of Responses</i>
Cancelled	15	39.47%
Field Termination	0	0.00%
AMA	23	60.52%
Grand Total	38	100.00%

City of Kaufman Average Responses (911 Only)

Average Response Time (H:MM:SS)

0:08:21

City of Kaufman Last 100

	<i>Response</i>	<i>Exceptions</i>	
<i>P1</i>	100	10	90%
<i>P2</i>	100	3	97%
<i>P3</i>	100	8	92%
			93%



KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT JANUARY 2024

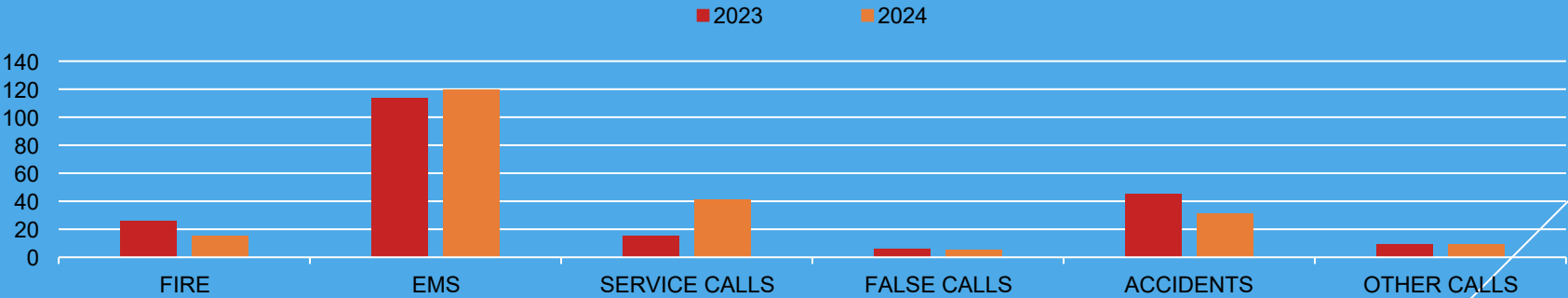


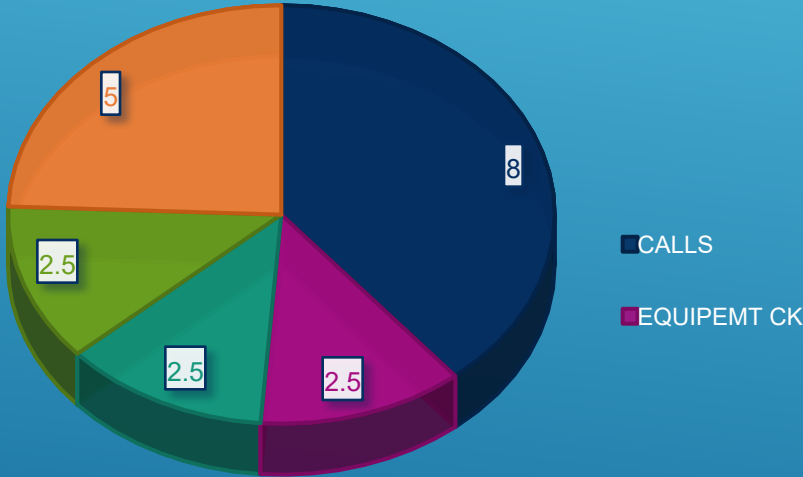
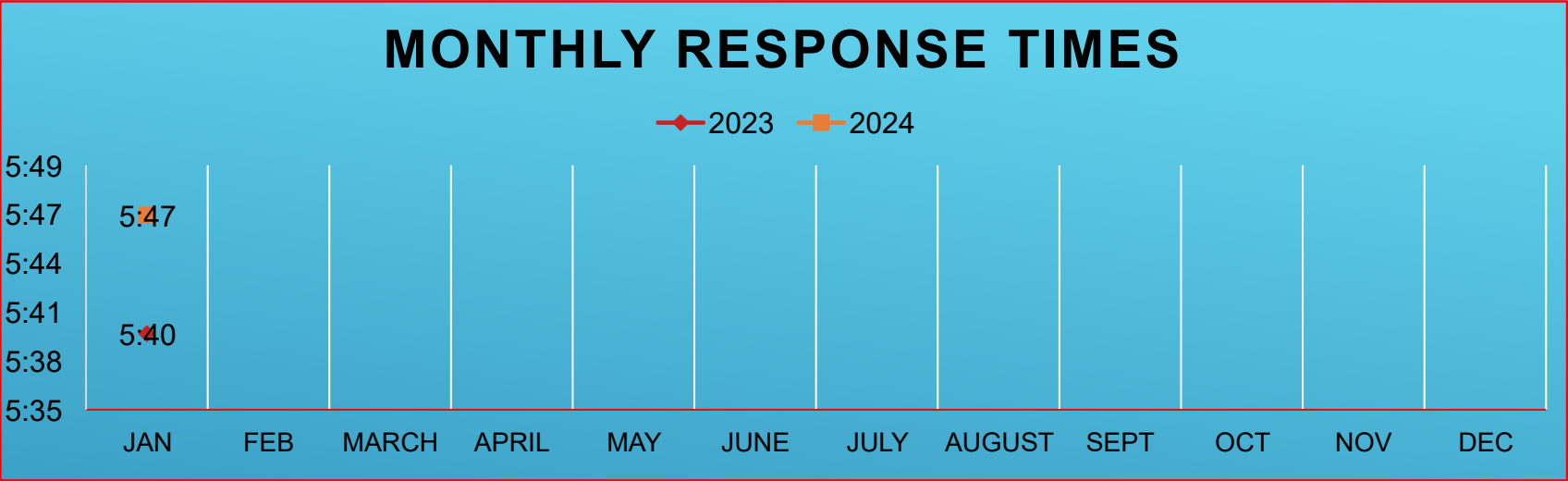
FIRE JAN. 2024



	2023 JAN	2024 JAN	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT.22 TO JAN. 23	FISCIAL YTD OCT.23 JAN. 24	FISCIAL YTD INCREASE DECREASE %
FIRE CALLS	26	15	-40%	63	52	-17%
RESCUE & EMERGENCY MEDICAL SERVICES	114	120	5%	412	418	1%
HAZARDOUS CONDITIONS	15	15	0%	71	71	0%
SERVICE /INSP/ GOOD INTENT CALLS	15	41	63%	62	88	30%
FALSE ALARMS & FALSE CALLS	6	5	-1%	35	34	-3%
ACCIDENTS	45	31	10%	134	120	-12%
OTHER INCIDENTS	9	9	25%	24	24	0%
TOTAL CALLS	230	231	0%	801	802	0%

JAN. 2024

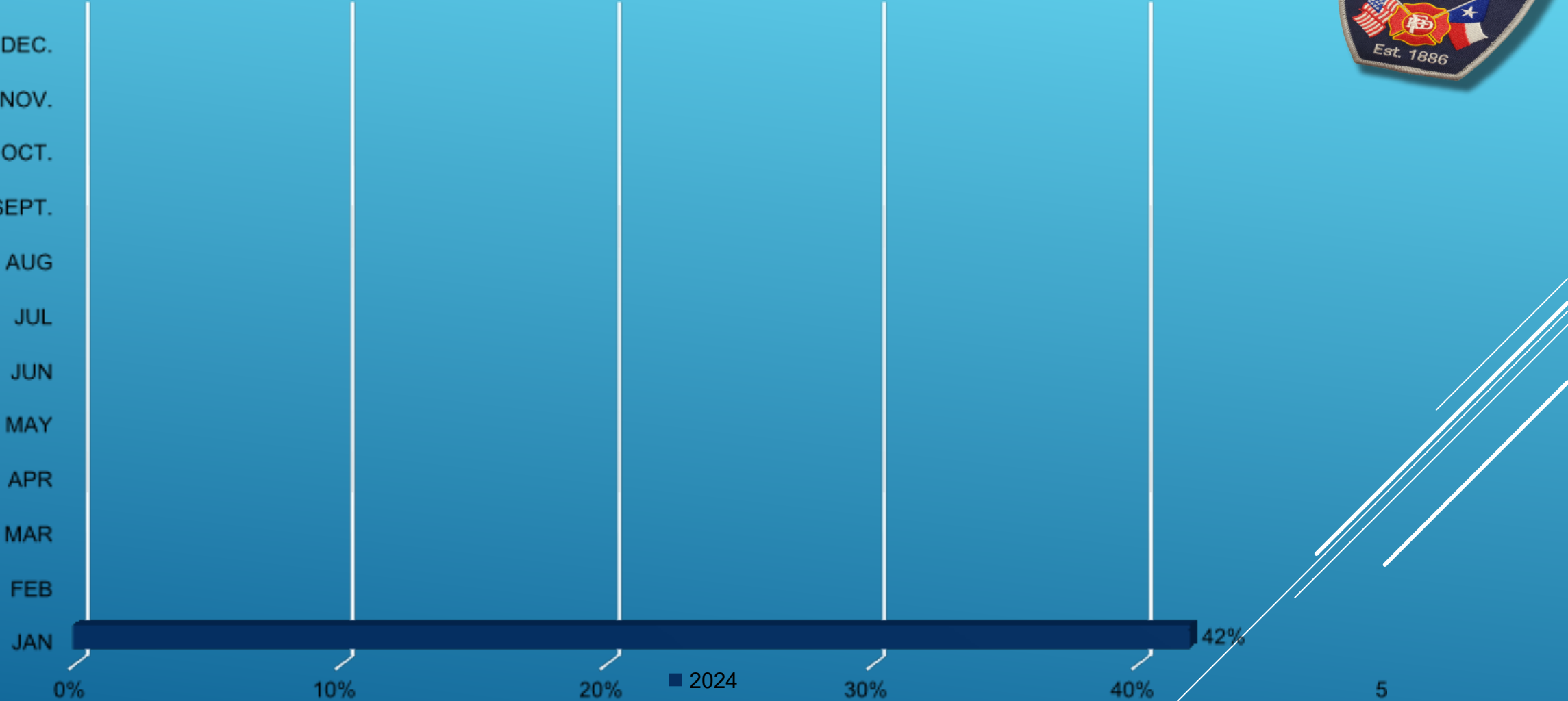




SHIFT HOURLY UTILIZATION 42 %

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

MONTHLY HOURLY UTILIZATION



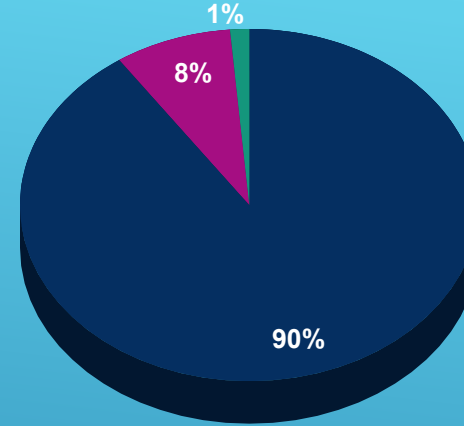
JAN. PREVENTION REVIEW

3 DEVELOPMENT PLANS REVIEWED

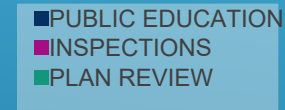
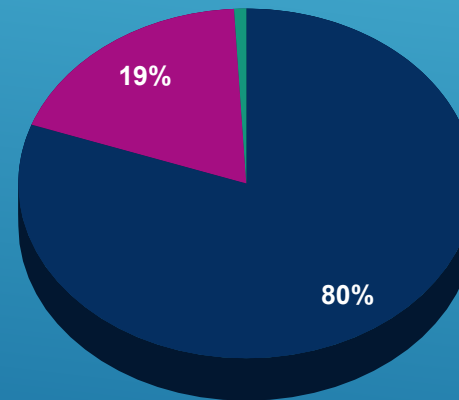
CONDUCTED 65 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 280 KIDS AND
CITIZENS

YEARLY 2023



JANUARY 2024



90%
8%
1%



PERSONNEL CONTINUING EDUCATION

FIRE

BUILDING CONSTRUCTION AND INSPECTION PRACTICES

EMS

COLD WEATHER INJURY TREATMENT

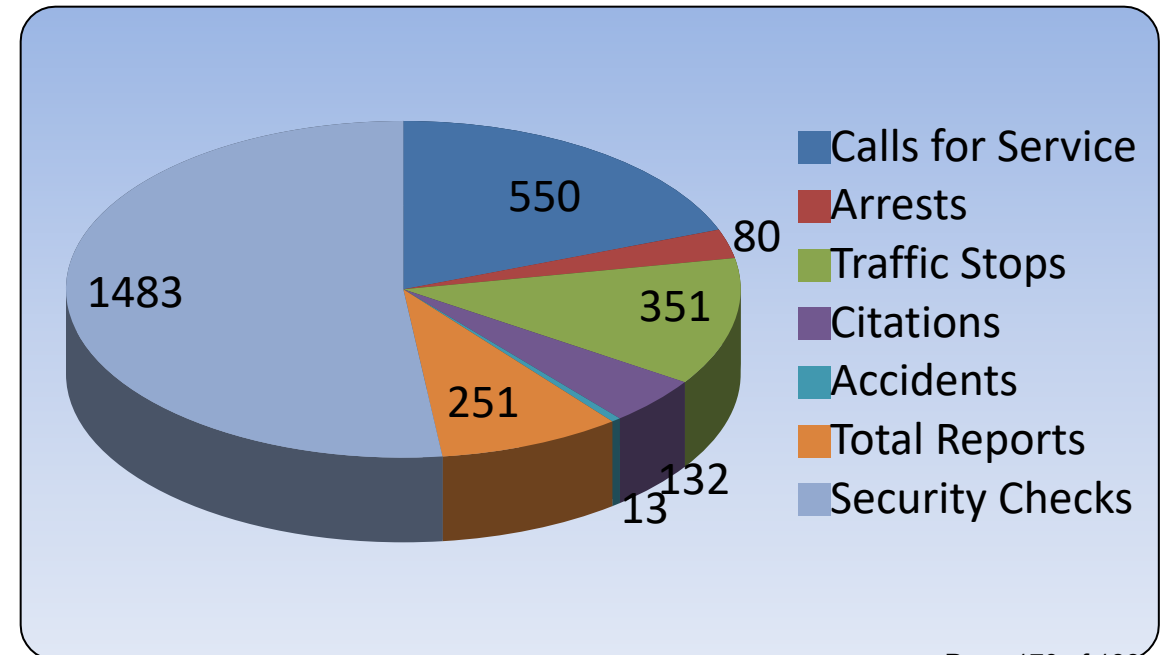
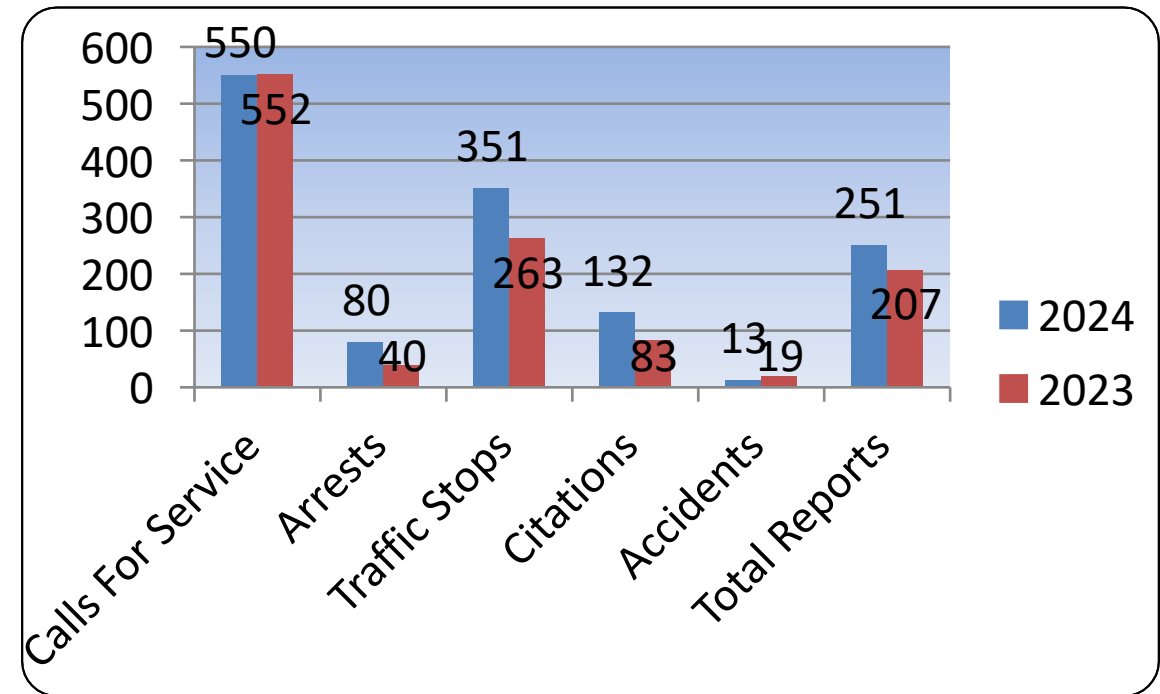


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY JANUARY 2024

January 2024, Kaufman Police Department's Patrol Division Activity:

- **550** Calls For Service, Including Accidents
- **13** Traffic Accidents
- Completed **1483** Homes, Parks, & Business Checks
- Completed **351** Traffic Stops
- Completed **58** Offense Reports
- Completed **193** Incident Reports
- Completed **251** Reports
- Made **80** Arrests
- Average monthly response time to calls is **4:34** minutes.



Community Engagement January 2024



Social Media Posts 24, Facebook Followers 13K.

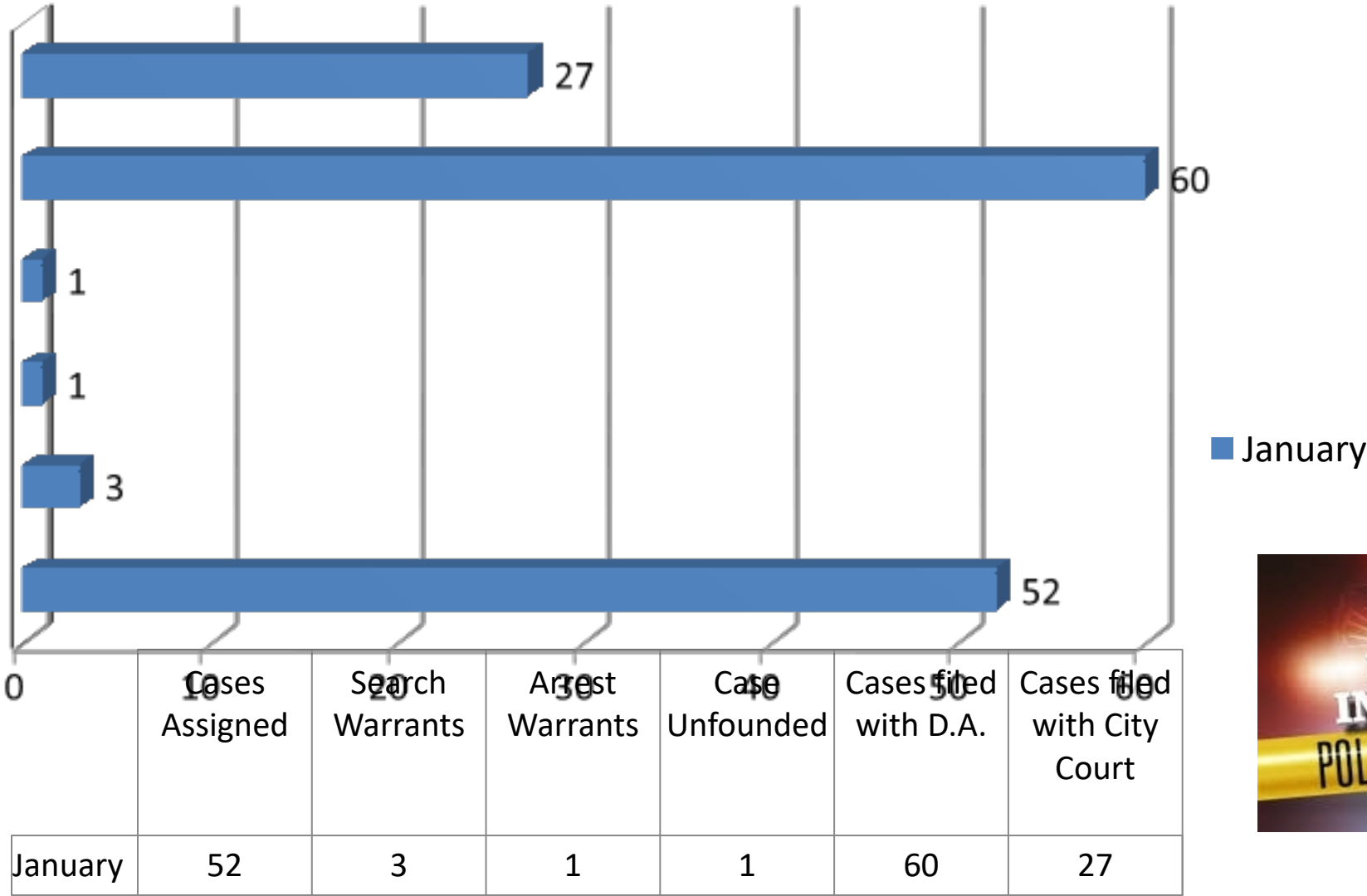
Events attended by Kaufman Police Department employees:

- Chief Edwards and Captain Leftwich attended the Homeless Coalition Action meeting.
- Chief Edwards attended the Lions Club meetings.
- Completed the 2023 End of Year Crime Report and presented to Council.

Training:

- Kaufman Police Department Captain Leftwich, Sergeant Black and Sergeant Turner attended Kaufman College.
- Sergeant Stastny and Sergeant Wagner attended Blood, Bullets and More Techniques for Investigating Violent Crimes training in Athens, TX.
- Chief Edwards and Captain Leftwich attended the SGR Servant Leadership Conference in Dallas, TX.
- Captain Leftwich assisted in ALERRT training in Terrell, TX for several different agencies.
- Sergeant Wagner attended Advanced Interviewing Techniques in Garland, TX.
- Officer Snell completed the Patrol Rifle course at KSO.
- Sergeant Bolden and Sergeant Turner completed on-line training for New Supervisors and Frontline Leadership.

Kaufman Criminal Investigations Division
January 2024





Year to Date Comparison Report

Printed On: 02/07/2024

Page 1 of 3

Beginning Date: 01/01/2024

Ending Date: 01/31/2024

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	4	4	0.51	4	0.00%
Aggravated Assault	1	1	0.13	1	0.00%
Intimidation	0	0	0.00	0	-
Simple Assault	3	3	0.38	3	0.00%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	1	1	0.13	2	-50.00%
Counterfeiting/Forgery, Total	1	0	0.13	0	-
Destruction/Damage/Vandalism of Property, Total	3	0	0.38	5	-40.00%
Drug/Narcotic Offenses, Total	27	27	3.45	18	50.00%
Drug Equipment Violations	8	8	1.02	4	100.00%
Drug/Narcotic Violations	19	19	2.43	14	35.71%
Embezzlement, Total	0	0	0.00	0	-
Extortion/Blackmail, Total	0	0	0.00	0	-
Fraud Offenses, Total	1	0	0.13	3	-66.67%
False Pretense/Swindle/Confidence Game	1	0	0.13	0	-
Credit Card/Automatic Teller Machine Fraud	0	0	0.00	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	0	0	0.00	3	-100.00%
Gambling Offenses, Total	0	0	0.00	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	0	-
Sports Tampering	0	0	0.00	0	-



Year to Date Comparison Report

Printed On: 02/07/2024

Page 2 of 3

Beginning Date: 01/01/2024

Ending Date: 01/31/2024

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	0	-
Larceny/Theft Offenses, Total	14	9	1.79	8	75.00%
Motor Vehicle Theft, Total	0	0	0.00	4	-100.00%
Pornography/Obscene Material, Total	0	0	0.00	0	-
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	0	-
Sex Offenses, Total	0	0	0.00	2	-100.00%
Fondling	0	0	0.00	2	-100.00%
Rape	0	0	0.00	0	-
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	0	0	0.00	0	-
Weapons Law Violations, Total	2	2	0.26	2	0.00%
Group A Offense, Total	53	43	6.77	48	10.42%



Year to Date Comparison Report

Printed On: 02/07/2024

Page 3 of 3

Beginning Date: 01/01/2024

Ending Date: 01/31/2024

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	4	4	0.51	6	-33.33%
Crimes Against Property, Total	20	10	2.55	22	-9.09%
Crimes Against Society, Total	29	29	3.70	20	45.00%
Officers Killed or Assaulted YTD	0			0	-

January 2024, Kaufman Code Compliance Located or Responded To-

- Total Violations – 84
- Cases Opened/First Notice Sent – 48
- Second Notice of Violation Sent – 5
- Cases Sent To Court – 1
- Cases Closed – 45
- Current Active Cases - 53



KAUFMAN POLICE DEPARTMENT ANIMAL SERVICES REPORT JANUARY 2024

January 2024, Kaufman Animal Services Responded To-

- Calls For Service - 45
- Follow-up Calls - 4
- Warnings Issued – 9
- Citations Issued – 6
- Traps Set – 1

Animals Captured

On Calls – 10

On View – 0

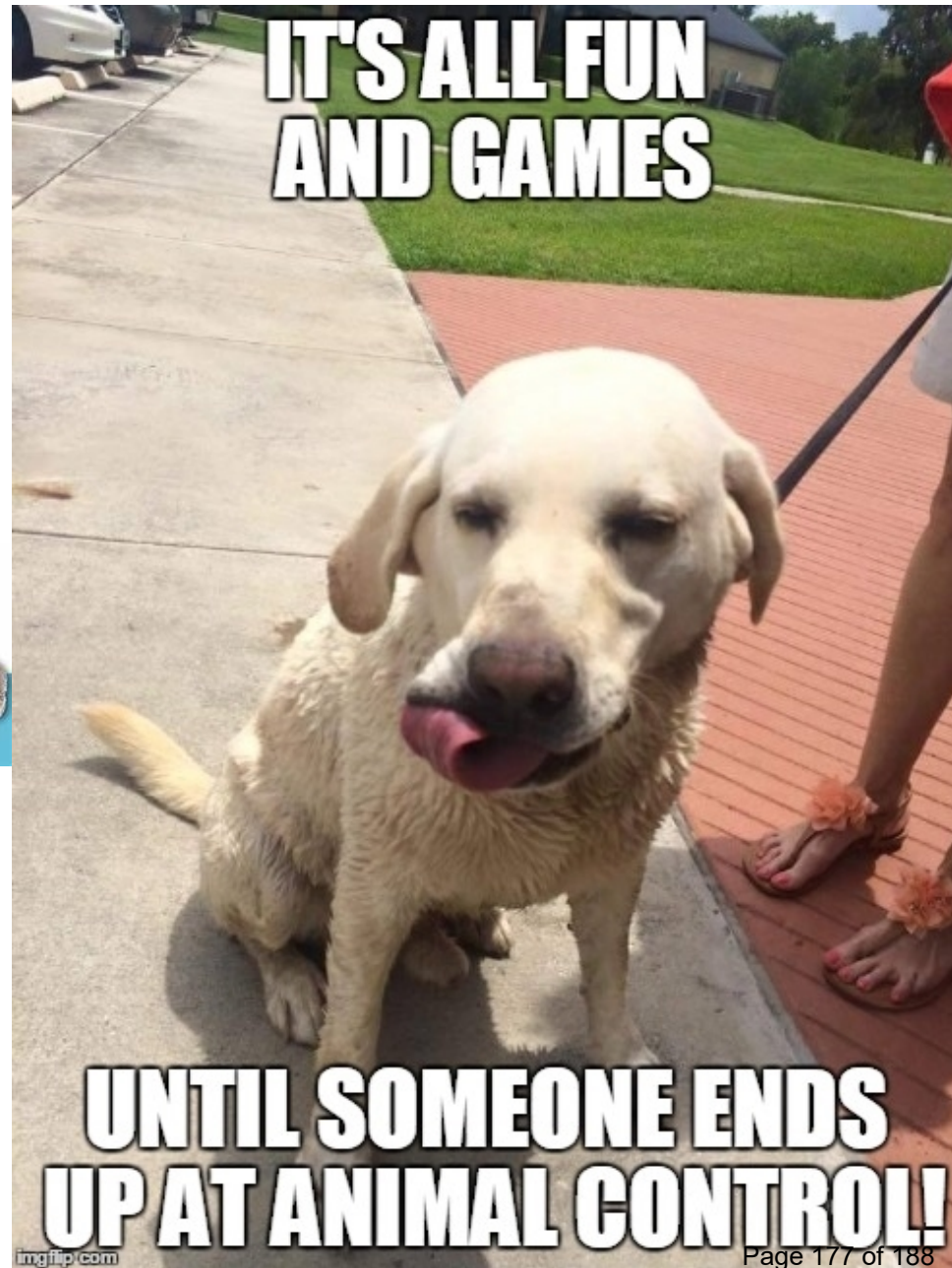
Animals Turned Over

To Owner – 3

To Humane Society – 10

Dead Animals Recovered: - 3

Non-Domestic Animals Captured – 0



Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project SQ. FT.	Valuation	Total Fees Collected
2024 Food Permits	3512 Chilmark Ct.	Denetra Prox Samyia BBQ and sweets (Business Manager)	01/11/2024 at 1:28 PM	0.00		\$206.00
2024 Food Permits	1001 E Mulberry St.	Mohammad Siddiq Raja Food Mart (Business Manager)	01/18/2024 at 1:57 PM	0.00		\$365.00
2024 Food Permits	1201 S Washington St.	Lilia Saenz Healthier Life / Vida Saludable (Business Manager)	01/22/2024 at 4:11 PM	0.00		\$210.00
2024 Food Permits	401 S Washington St.	Hector Sanchez Little Mexico (Business Manager)	01/05/2024 at 10:37 AM	0.00		\$225.00
2024 Food Permits	1 Oak Creek	David Landsberg Panda Express # 3014 (Business Manager)	01/05/2024 at 10:35 AM	0.00		\$260.00
2024 Food Permits	9 Oak Creek Dr., B	Celina Valdez Taco Loco Restaurant LLC. (Business Manager)	01/05/2024 at 10:28 AM	0.00		\$442.90
2024 Food Permits	807 S Washington St.	Francisco Alvarez-Aguirre Kaufman Burgers (Business Manager)	01/04/2024 at 10:11 AM	0.00		\$215.00
2024 Food Permits	100 Crossroads Dr.	Isauro Marroquin Mercado Torito Taqueria LLC (Business Manager)	01/04/2024 at 2:58 PM	0.00		\$715.85
2024 Food Permits	2205 S Washington St.	Alexandra Velasquez Moon's Cafeteria (Business Manager)	01/05/2024 at 2:23 PM	0.00		\$210.00
2024 Food Permits	1901 Rolling Wood Place	Daniel Tilson DT's Off the Hook Ilc (Business Manager)	01/02/2024 at 12:03 PM	0.00		\$416.30
2024 Food Permits	201 E Fair Rd.	Saul Velasquez Julio's Market (Business Manager)	01/05/2024 at 2:37 PM	0.00		\$400.00
2024 Food Permits	3001 S Houston St.	Heather Brumis Kaufman Health Care (Business Manager)	01/09/2024 at 1:56 PM	0.00		\$231.75
2024 Food Permits	901 E Mulberry St.	Jesus Torres Miranda Taqueria El Puesto (Business Manager)	01/17/2024 at 10:32 AM	0.00		\$216.30
2024 Food Permits	1901 S Washington St.	Jaylynnne Rebecca Locklin Little Caesars (Business Manager)	01/12/2024 at 11:21 AM	0.00		\$272.95
2024 Food Permits	303 W Mulberry St.	Averie Cantrell Eleanor's Coffee Shop, LLC (Business Manager)	01/11/2024 at 10:29 AM	0.00		\$385.00
2024 Food Permits	905 E Mulberry St.	Cassie Blackmon Wings Over Kaufman (Business Manager)	01/02/2024 at 3:11 PM	0.00		\$360.00
2024 Food Permits	850 Ed Hall Dr.	Paul Brown Texas Health Presbyterian Hospital Kaufman (Business Manager)	01/02/2024 at 3:23 PM	0.00		\$280.00
2024 Food Permits	2007 S Washington St., D	Fred Klingelberger Kaufman Nutrition & Energy (Business Manager)	01/02/2024 at 11:46 AM	0.00		\$221.45
2024 Food Permits	2223 S Washington St.	John McKenzie Chicken Express (Business Manager)	01/29/2024 at 2:56 PM	0.00		\$225.00
2024 Food Permits	7977 Co Rd 4095	Maria Velasquez El Abuelo Grill (Business Manager)	01/30/2024 at 1:35 PM	0.00		\$206.00
2024 Food Permits	1106 S Washington St.	Catherine Garza (Business Manager)	01/29/2024 at 4:51 PM	0.00		\$400.00
2024 Food Permits	1865 Lakepointe Dr.	Timothy (Tim) Sedlak Cygnus Home Service LLC DBA Yelloh (Business Manager)	01/08/2024 at 2:41 PM	0.00		\$200.00
2024 Food Permits	7508 Ambassador Row	Sarah Cox Cousins Main Lobster (Business Manager)	01/29/2024 at 3:42 PM	0.00		\$206.00
2024 Food Permits	102 E Mulberry St.	Joshua Smith CVS Health (Business Manager)	01/18/2024 at 1:21 PM	0.00		\$245.00
2024 Food Permits	300 E Cherry Suite A	Ivan Salgado Bahena Pizza y Tacos El Rancho (Business Manager)	01/05/2024 at 10:45 AM	0.00		\$215.00
Banners and Temporary Signage	2600 Tabor Pkwy.	Teresa Lambeth-Chavez Juniper Point Apartments (Business Manager)	01/05/2024 at 1:20 PM	0.00		\$51.50
Commercial Building Shell	65 Oak Creek Dr.	Brad Bowden Persistent Property Management LLC (General Contractor)	01/10/2024 at 8:22 AM	24000.00	\$1,000,000.00	\$31,237.20
Commercial Building Tenant Finish Out	300 Kings Fort Pkwy.	Paige Goins Stratus Unlimited LLC (General Contractor)	01/11/2024 at 1:36 PM	1181.00	\$425,000.00	\$2,245.89
Commercial Minor Addition, Remodel or Repair	340 E Highway 175	Paige Goins Stratus Unlimited LLC (General Contractor)	01/24/2024 at 2:19 PM	0.70	\$15,000.00	\$315.18
Commercial Minor Addition, Remodel or Repair	114 N Washington St.	Doug Kelly (General Contractor)	01/24/2024 at 3:11 PM	50.00	\$21,054.00	\$303.23
Commercial Minor Addition, Remodel or Repair	104 S Jefferson St.	Robert Jackson Jackson Painting & Remodeling (General Contractor)	01/30/2024 at 1:52 PM	0.00	\$21,700.00	\$164.80
Driveway, Parking Lot or Sidewalk Permit	201 WYKAGYL	Ness Tijerina (General Contractor)	01/03/2024 at 1:46 PM	0.00	\$5,700.00	\$82.40
Early Release Site/Foundation Permit	65 Oak Creek Dr.	Brad Bowden Persistent Property Management LLC (General Contractor)	01/10/2024 at 9:16 AM	0.00	\$0.00	\$159.65
Electrical Permit	5905 CO RD 166	Chad Garretson G4 Electrical Services LLC (Electrical Contractor)	01/02/2024 at 9:20 AM	0.00	\$8,000.00	\$82.40
Electrical Permit (Web Based)	206 E 6Th	Alexandr Dimitrev Alexandr Dimitrev (Electrical Contractor)	01/02/2024 at 8:57 AM	0.00	\$9,000.00	\$82.40
Electrical Permit (Web Based)	214 N Washington St.	Victor Nino Acure Electric (Electrical Contractor)	01/12/2024 at 11:24 AM	0.00	\$8,500.00	\$82.40
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (Vent-a-Hood)	65 Oak Creek Dr.	Stephen Ashley Sanders Excel Coring and Concrete (Fire Sprinkler Underground)	01/29/2024 at 1:55 PM	0.00	\$18,355.00	\$406.80
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (Vent-a-Hood)	300 Kings Fort Pkwy.	Gary Moore Genesis Fire Protection (Fire Sprinkler Systems)	01/31/2024 at 8:58 AM	0.00	\$7,500.00	\$185.40
Foundation Repair	907 Royal Dr.	April Drury (Foundation Contractor), April Drury (General Contractor)	01/18/2024 at 9:33 AM	0.00	\$650.00	\$82.40
Irrigation Permit	1518 Running Brooks Ct.	Tim Brimelow North Texas Lawn & Landscape (Irrigation Contractor)	01/05/2024 at 8:26 AM	0.00	\$3,000.00	\$82.40
Irrigation Permit	250 N Shannon	Yanet Gurrusqueta W.D Jamaica Irrigation & More (Irrigation Contractor)	01/24/2024 at 2:38 PM	0.00	\$5,250.00	\$82.40
Plumbing Permit	1321 Main St.	Justin Tyra Liberty drains (Plumbing Contractor)	01/03/2024 at 9:17 AM	0.00	\$13,600.00	\$82.40
Plumbing Permit	11 Oak Creek Dr., C	Daniel Morgan Plumb Unique, Inc. (Plumbing Contractor)	01/22/2024 at 11:18 AM	0.00	\$350.00	\$82.40
Plumbing Permit	1604 Ola Rd.	Robert Trevino Robbie Rob's Plumbing (Plumbing Contractor)	01/11/2024 at 2:52 PM	0.00	\$1,000.00	\$82.40
Plumbing Permit	1118 Crestview Dr.	Brad Bacon Bacon Plumbing (Plumbing Contractor)	01/29/2024 at 2:44 PM	0.00	\$744.00	\$82.40
Plumbing Permit	1300 S Clay St.	Julius Higgins Higgins & Eli Plumbing LLC (Plumbing Contractor)	01/22/2024 at 1:15 PM	0.00	\$225.00	\$82.40
Plumbing Permit	402 W Pyle St.	Hernan Hernandez Hernan Hernandez (Plumbing Contractor)	01/19/2024 at 4:29 PM	0.00	\$2,500.00	\$80.00
Residential Accessory Buildings/Carport Permit	1217 Crestview Dr.	Emanuel Carrillo (Home Owner)	01/12/2024 at 2:04 PM	320.00	\$2,000.00	\$65.92
Residential Accessory Buildings/Carport Permit	701 ED HALL Dr.	Felicitas Antuna NA (Home Owner)	01/05/2024 at 3:19 PM	94.00	\$3,000.00	\$80.00
Residential Addition, Remodel or Repair	307 E 8th St.	Miguel Sanchez Jalisco's Mexican Grill & Pegasos Remodeling (General Contractor)	01/22/2024 at 12:07 PM	0.00	\$40,000.00	\$1,026.91
Residential Addition, Remodel or Repair	1619 Knoll Crest Dr.	Joshua Gammons Gammons Construction (General Contractor)	01/30/2024 at 10:35 AM	0.00	\$2,500.00	\$148.32
Residential Addition, Remodel or Repair	206 E 6Th	Eric Gutierrez FL Investments LLC (General Contractor)	01/04/2024 at 2:28 PM	0.00	\$72,000.00	\$944.54
Residential New Permit	1522 Running Brooks Ct.	Justin Stephens DR Horton (General Contractor)	01/05/2024 at 8:46 AM	15206.00	\$314,990.00	\$9,196.05
Residential New Permit	1520 Running Brooks Ct.	Justin Stephens DR Horton (General Contractor)	01/05/2024 at 8:44 AM	8042.00	\$273,990.00	\$6,982.37
Residential New Permit	505 Melody Cir.	Enrique Lopez Elf Home Renovation LLC (General Contractor)	01/08/2024 at 10:31 AM	2507.00	\$200,000.00	\$13,292.66
Residential New Permit	1305 E Hickory St.	Gary Nobles Cameron contractor (General Contractor)	01/09/2024 at 9:33 AM	2033.00	\$290,000.00	\$7,950.66
Roof (Repair or Replace)	1601 Phillips Cir.	Ronnie Ransom (General Contractor)	01/05/2024 at 1:48 PM	0.00	\$1,200.00	\$82.40
Roof (Repair or Replace)	401 E Grove St.	Tanner Skinner S5 Construction & Consulting LLC (General Contractor)	01/11/2024 at 9:35 AM	0.00	\$13,000.00	\$82.40
Roof (Repair or Replace)	114 N Washington	Doug Kelly (General Contractor)	01/12/2024 at 11:25 AM	0.00	\$53,999.00	\$82.40
Sign Permit	300 Kings Fort Pkwy.	Sarah Danovsky Barnett Signs Inc (Electrical Signs)	01/24/2024 at 4:22 PM	0.00	\$500.00	\$230.72
Sign Permit	108 N Washington St.	Mark Abel Abel Builds Excellence, LLC (General Contractor)	01/12/2024 at 2:17 PM	0.00	\$500.00	\$148.32
Temporary Use Permit	100 W Mulberry Sr	William Clawson Mopars of the DFW (Business Manager)	01/23/2024 at 2:27 PM	0.00		\$102.40
				53433.70	\$2,834,807.00	\$83,885.06

March 2024						
◀ February					April ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11	12 KEDC	13	14	15	16
17	18 Regular City Council Meeting	19	20	21 Parks & Rec Meeting	22	23
24 Kaufman County Days	25 Kaufman County Days	26	27	28	29 City Hall Closed- Good Friday	30
31						

April 2024						
◀ March						May ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Planning & Zoning Meeting	3	4	5	6
7	8 Kaufman Sol Fest	9 KEDC	10	11	12	13
14	15	16	17	18 Parks & Rec Meeting	19	20
21	22 Regular City Council Meeting	23	24	25	26	27
28	29 City Council Retreat- Potential Dates	30 City Council Retreat- Potential Dates				

May 2024						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 Planning & Zoning Meeting	8	9	10	11
12	13	14 KEDC	15	16 Parks & Rec Meeting	17	18
19	20 Regular City Council Meeting	21	22	23	24	25
26	27 City Hall Closed- Memorial Day	28	29	30	31	

June 2024						
◀ May						July ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Planning & Zoning Meeting	5	6	7	8
9	10	11 KEDC	12	13	14	15
16	17	18	19	20 Parks & Rec Meeting	21	22
23	24 Regular City Council Meeting	25	26	27	28	29 Red White & BOOM Event
30						

July 2024						
◀ June						August ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Planning & Zoning Meeting	3	4 City Hall Closed- Independ. Day	5	6
7	8	9 KEDC	10	11	12	13
14	15	16	17	18 Parks & Rec Meeting	19	20
21	22 Regular City Council Meeting	23	24	25	26	27
28	29	30	31			

August 2024						
◀ July						September ▶
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	17
18	19	20	21	22	23	24
25	26 Regular City Council Meeting	27	28	29	30	31

September 2024						
◀ August					October ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 City Hall Closed- Labor Day	3 Planning & Zoning Meeting	4	5	6	7
8	9	10 KEDC	11	12	13	14
15	16	17	18	19 Parks & Rec Meeting	20	21
22	23 Regular City Council Meeting	24	25	26	27	28
29	30					

October 2024						
◀ September					November ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Meeting	2	3	4	5
6	7	8 KEDC	9	10	11	12
13	14 City Hall Closed- Columbus Day	15	16	17 Parks & Rec Meeting	18	19
20	21	22	23	24	25	26
27	28 Regular City Council Meeting	29	30	31		

November 2024						
◀ October					December ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11 City Hall Closed- Veteran's Day	12 KEDC	13	14	15	16
17	18	19	20	21 Parks & Rec Meeting	22	23
24	25 Regular City Council Meeting	26	27	28 City Hall Closed- Thanksgiving Day	29 City Hall Closed- Thanksgiving Day	30

December 2024						
◀ November		January ▶				
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Planning & Zoning Meeting	4	5	6	7
8	9	10 KEDC	11	12	13	14
15	16 Regular City Council Meeting	17	18	19 Parks & Rec Meeting	20	21
22	23	24 City Hall Closed- Christmas	25 City Hall Closed- Christmas	26	27	28
29	30	31				