



AGENDA
MONDAY, MARCH 18, 2024
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING - 6:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

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

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

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discussion regarding the community impact, strategic planning, opportunities to promote Kaufman, and Sol Fest event update for the Total Solar Eclipse occurring on April 8, 2024.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

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

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

RECOGNITION

3. Business of the Month - Roma's Italian Restaurant
4. State Resolution of Recognition - Adam Wall
5. Code Compliance Officer Certification Recognition - Stephen Mendoza
6. Introduction of Police Cadets - Ryan Reed, Micah Willis, Dreyton Munden

PRESENTATION/ACTION ITEM

7. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2022-2023 Financial Audit Report and discussion of the same.
 - a. Consider and take appropriate action on the acceptance of the Fiscal Year 2022-2023 Financial Audit Report.
8. Presentation and discussion regarding an update on the City's Certificates of Deposit.

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from February 26, 2024, TIRZ #1, TIRZ #2, TIRZ #3, and the Regular City Council meeting.
10. Consider and take appropriate action on Resolution R-09-24, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's Bond Election for May 4, 2024.
11. Consider and take appropriate action on an interlocal cooperative purchasing agreement between Kaufman County and the City of Kaufman for mutual participation in various contracts for the purchase of various goods and services.
12. Consider and take appropriate action on Resolution R-10-24, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-01-24, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.
13. Consider and take appropriate action on the award or rejection of a bid and contract for the Waterline Improvements for Kaufman Northeast Utilities and authorizing the Mayor or his designee to execute necessary documents.

END OF CONSENT AGENDA

PUBLIC HEARING

14. Conduct a Public Hearing, consider and take appropriate action on Resolution R-08-24, a resolution of the City Council of the City of Kaufman, Texas, declaring that the City is qualified to offer Tax Abatement and to renew the Tax Abatement Policy, repealing Resolution No. R-05-22, approving the reauthorization of Guidelines and Criteria for Economic Development

and Tax Abatement to be effective from 2024 to 2026; and providing an effective date.

- a. Presentation
- b. Public Hearing
- c. Consider and take appropriate action on Resolution R-08-24

DISCUSSION/ACTION ITEMS

15. Consider and take appropriate action on Resolution R-06-24, 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 73.09 acres of land generally located within the extraterritorial jurisdiction of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; and authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing. (The Trails)
16. Consider and take appropriate action on Resolution R-07-24, 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 Six 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 at Kings Fort)

APPOINTMENT

17. Consider and take appropriate action on the appointment of one (1) member to the Kaufman Planning and Zoning Commission for an unexpired term to expire in November 2025.
18. Consider and take appropriate action on the appointment of four (4) members to the Parks and Recreation Board for a two (2) year term to expire in March 2026.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

19. Receive an update and discussion regarding the following:
 - a. Easter Event - March 23
 - b. Sol Fest - April 8
 - c. Council Retreat - April 29 & 30 at 6 PM
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report - February 2024

- f. Careflite Compliance Report - February 2024
- g. Fire Department Monthly Report - February 2024
- h. Police Department Monthly Report - February 2024
- i. Development Services Monthly Report - February 2024
- j. Monthly Calendars Attached

EXECUTIVE SESSION

20. 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*
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: "Project Pie"
 - c. Sec. 551.074: PERSONNEL MATTERS, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

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

21. 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, MARCH 15, 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: 3/18/2024

Date: 03/05/2024

Item #: 1.

Dept.: Administration

Discussion Item

SUBJECT:

Discussion regarding the community impact, strategic planning, opportunities to promote Kaufman, and Sol Fest event update for the Total Solar Eclipse occurring on April 8, 2024.

BACKGROUND:

On April 8, 2024, the City of Kaufman will be in the direct line of a total solar eclipse. There will be a significant impact on our community, including traffic concerns, our local economy, thinly stretched resources, and the crowd of projected people. We will discuss the anticipated impact, the strategic plans to help alleviate as much hardship as possible, potential opportunities to promote Kaufman and our values, and the plans for the Sol Fest event at the Sports Complex.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: No action required.

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



**FOOD
CRAFTS
GAMES
ACTIVITIES
SHOPPING
ETC...**

**KAUFMAN
SOL FEST**
4.8.24

**KAUFMAN
SPORTS
COMPLEX**



City of Kaufman

Press Release

For Immediate Release

March 8, 2024

CITY OF KAUFMAN ANNOUNCES SOL FEST

KAUFMAN, TX - On April 8, 2024, Kaufman County will experience a once-in-a-lifetime opportunity to witness a total solar eclipse. During the cosmic event, the moon will blot out the entire sun for approximately 4 minutes and 21 seconds in the City of Kaufman. For those few minutes, it will look and feel like twilight. Approximately 200,000 astronomy enthusiasts are projected to descend on Kaufman County to view the awe-inspiring solar eclipse.

Considering this, the City of Kaufman officially announced that they will hold the first-ever Kaufman Sol Fest on April 8, 2024, from 10 am - 4 pm at the Kaufman Sports Complex, 595 W. Terrell Hwy, Kaufman, TX 75142. Kaufman Sol Fest will provide a safe place for travel-ing sky-gazers to enjoy the once-in-a-lifetime opportunity of witnessing the upcoming solar eclipse. The City of Kaufman invited those traveling to see this spectacular phenomenon to visit the local businesses in our Downtown Square, Washington Street Corridor, Kings Fort Development, and more.

Sol Fest will provide one of the best views of the eclipse in the United States all while being surrounded by kids' activities, educational information, local vendors, and food trucks. The Kaufman Police, Kaufman Fire, and Careflite Paramedics will be on hand to help facilitate the safety and security of all attendees and the community.



Meeting
Date: 3/18/2024

Date: 02/16/2024

Item #: 7.

Dept.: Finance

Presentation

SUBJECT:

Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2022-2023 Financial Audit Report and discussion of the same.

BACKGROUND:

The Home Rule Charter for the City of Kaufman, Section 7.19 - Independent Audit, says that annually "the City Council shall call for an independent audit to be made of all accounts of the City by a certified public accountant." This presentation is for the Fiscal Year 2023 Consolidated Annual Financial Report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends acceptance of the 2022-2023 Financial Audit Report.

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



Meeting
Date: 3/18/2024

Date: 03/06/2024

Item #: 8.

Dept.: Finance

Presentation

SUBJECT:

Presentation and discussion regarding an update on the City's Certificates of Deposit.

BACKGROUND:

Per the Council's previous request, see the attached interest rate update for the City's Certificates of Deposit.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: No action is required.

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

CD#	Days to Maturity	Old Maturity Value	New Maturity Value	Account Balance	Old Rate	New Rate
***0408/1902	179	24 month CD	12 month CD	\$ 111,451	0.5000%	3.55%
***0465/1886	185	24 month CD	9 month CD	\$ 6,755	0.2500%	3.75%
***6887/1928	87	18 month CD	12 month CD	\$ 105,597	1.3500%	3.55%
***3768	25	12 month CD	NA	\$ 100,033	3.7500%	NA
***2098	545	18 month CD	NA	\$ 100,025	2.3200%	NA
***0390/1910	179	24 month CD	12 month CD	\$ 707,017	0.5000%	3.55%
***4450	183	12 month CD	NA	\$ 100,198	3.9900%	NA
Interest Bearing Account (Texas Managed Rate)					0.1100%	2.50%



Meeting
Date: 3/18/2024

Date: 02/16/2024

Item #: 9.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from February 26, 2024, TIRZ #1, TIRZ #2, TIRZ #3, and the Regular City Council meeting.

BACKGROUND:

The minutes from February 26, 2024, TIRZ #1, TIRZ #2, TIRZ #3, and the 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 February 26, 2024, TIRZ #1, TIRZ #2, TIRZ #3, and the 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, FEBRUARY 26, 2024
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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.**

Chairman Jordan called the TIRZ #1 meeting to order at 6:03 P.M. Board Members present were Jeff Jordan, Matt Phillips, Charles Gillenwater, and Barry Ratcliffe. Board Member Mike Hunt was absent. Chairman Jordan declared 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.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-23 Tax Increment Reinvestment Zone #1 annual report.

Board member Phillips made a motion to recommend approval of the FY-23 Tax Increment Reinvestment Zone #1 annual report. The motion was seconded by Board member Gillenwater and passed 4/0.

TIRZ #1 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #1 meeting at 6:10 P.M.

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.**

Chairman Jordan called the TIRZ #2 meeting to order at 6:10 P.M. Board Members present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, and Jason Nelson. Board Members Ashlea Longenecker, Mike Hunt, and Mike Hembree were absent. Chairman Jordan declared 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.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-23 Tax Increment Reinvestment Zone #2 annual report.

Board member Phillips made a motion to recommend approval of the FY-23 Tax Increment Reinvestment Zone #2 annual report. The motion was seconded by Board member Nelson and passed 6/0.

TIRZ #2 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #2 meeting at 6:13 P.M.

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.**

Chairman Jordan called the TIRZ #3 meeting to order at 6:13 P.M. Board Members present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, and Jason Nelson. Board Member Ashlea Longenecker was absent. Chairman Jordan declared 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.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-23 Tax Increment Reinvestment Zone #3 annual report.

Board member Nelson made a motion to recommend approval of the FY-23 Tax Increment Reinvestment Zone #3 annual report. The motion was seconded by Board member Parker and passed 6/0.

TIRZ #3 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #3 meeting at 6:16 P.M.

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.**

Mayor Jordan called the City Council meeting to order at 6:16 P.M. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, and Jason Nelson. Councilmember Ashlea Longenecker was absent. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, Fire Lieutenant Robert Staggs, Fire Fighter/Driver Rustin Bateman, Police Chief Les Edwards, Police Captain Colter Leftwich, Police Officer Aaron Buccafurno, Police Officer Taylor Huddle, Police Administrative Assistant Gloria Perkins, Human Resources Coordinator Sharna Ellis, and Marketing and Community Relations Josh Mazur.

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/PRESENTATION

5. Public Safety Recognitions

Chief Edwards and Captain Leftwich recognized and presented a commendation bar to Officer Aaron Buccafurno and Officer Taylor Huddle for their heroic efforts during an incident that occurred in January. Captain Leftwich gave a brief history of each officer and thanked them for representing the department.

Chief Davis and Captain Watson recognized and presented life-saving awards to Lieutenant Robert Staggs and Fire Fighter/Driver Rustin Bateman.

Mr. Holder informed the Council and the public that 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 the 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.

4. Business of the Month - Advance Tabco

Mayor Jordan, Mr. McGregor, and Anne Glasscock, CEO of the Kaufman Chamber of Commerce, presented and recognize Advanced Tabco as the February Business of the Month.

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.

Councilmember Nelson made a motion to approve Consent Agenda items 6 - 14 as presented. The motion was seconded by Councilmember Gillenwater and passed 6/0.

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)

Mr. Holder informed the Council that on February 22, 2024, staff received a petition for the creation of a Public Improvement District from Enclave at Kings Fort, Inc. (The Enclave). He added that this resolution will set the public hearing regarding the creation of the PID #5 for March 18, 2024.

Mayor Pro-Tem Phillips made a motion to approve 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) The motion was seconded by Councilmember Nelson and passed 6/0.

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)

Mr. Bogda presented the proposed Final Plat for Phase 1 of the Enclave at Kings Fort Development.

Councilmember Borders made a motion to approve 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.

The motion was seconded by Councilmember Parker and passed 6/0.

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)

Mr. Bogda presented the final plat of Kings Fort Addition, Block F, Lot 1 for the development of a QuikTrip.

Councilmember Nelson made a motion to approve the Final Plat of Kings Fort Addition, Block F, Lot 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.

The motion was seconded by Councilmember Gillenwater and passed 5/0.

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)

Councilmember Borders recused himself from this item and stepped out of the council chambers at 6:47 P.M.

Mr. Bogda presented the proposed Site Plan for K-Town Express for a convenience station located at 1420 E. Mulberry St.

Mayor Pro-Tem Phillips made a motion to approve the Site Plan of K-Town Express with the condition that 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. The motion was seconded by Councilmember Parker and passed 5/0.

Councilmember Borders rejoined the meeting at 6:52 P.M.

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.

Ms. Balthrop Mendoza gave an overview of the ratification of the release and settlement agreement with AquaGreen Global, LLC.

Councilmember Parker made a motion to approve the ratification of the Release and Settlement Agreement between the City and AquaGreen Global, LLC for the Contract for the construction of pedestrian paving and landscape/irrigation improvements for the Kaufman Downtown Square as presented. The motion was seconded by Councilmember Borders and passed 6/0.

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.

Mr. Holder informed the Council regarding the vacancy on the Board of Trustees for the TX Health Benefits Pool.

Councilmember Nelson made a motion to nominate Mayor Jeff Jordan for the Board of Trustees for the TX Health Benefits Pool; and authorize the City Manager to execute necessary documents. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

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.

Ms. Hanks informed the Council about the need to cancel the general election due to having unopposed candidates.

Councilmember Gillenwater made a motion to approve 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. The motion was seconded by Councilmember Nelson and passed 6/0.

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

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 7:07 P.M.

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 conflict 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.

Mayor Jordan reconvened into open session at 7:19 P.M.

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

There was no action required from executive session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:19 P.M.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 3/18/2024

Date: 03/08/2024

Item #: 10.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-09-24, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's Bond Election for May 4, 2024.

BACKGROUND:

The KISD School Board called a Bond Election for May 4, 2024.

The Board approved the recommendation made during a Regular Meeting held on February 12, 2024, by the Long-Range Facilities Planning Committee (LRFP). The committee is made up of Kaufman ISD students, parents, business leaders, and members of our community. The LRFP committee members toured facilities and held six meetings over the past several months when they discussed issues related to the needs of the district including current enrollment growth, campus capacities, finances, and bonding capacity.

The proposed bond that will be presented to the voters is for \$170,000,000 and addresses safety and security throughout the district along with immediate campus capacity needs due to the growth within the district. The details of the bond package are outlined as follows:

- District-wide safety, Security, Maintenance, and Infrastructure Priorities for all campuses (\$4,419,928)
- New Junior High - Phase 1 and Phase 2 (\$129,845,978)
- New Ag Barn (\$3,562,584)
- Phillips Elementary School Renovations (\$22,959,914)
- Helen Edwards Early Childhood Center Addition (\$9,211,596)

Early voting for the May 4, 2024 election begins on April 22 and closes on April 30, 2024. The last day to register to vote, or make any changes to your existing registration, is April 4, 2024.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-09-24 as presented.

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

RESOLUTION NO. R-09-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, SUPPORTING THE KAUFMAN INDEPENDENT SCHOOL DISTRICT'S MAY 2024 BOND ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Trustees ("Board") of the Kaufman Independent School District ("District") called a bond election for May 4, 2024, for the purpose of authorizing the District to issue and sell bonds for the purpose of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities in the District; and

WHEREAS, the District received an academic rating of "A" from the Texas Education Agency, which signifies the outstanding contribution the District has made to the community; and

WHEREAS, the City of Kaufman and the Kaufman Independent School District are facing unprecedented growth in student population due to new residential developments and will need additional resources to support the needs of incoming students and staff; and

WHEREAS, the passage of the 2024 bond will allow the District to repair, renovate, and construct facilities, provide adequate technology and security, and improve the educational experience of our District; and

WHEREAS, the City Council of the City of Kaufman, by the passage of this Resolution, hereby acknowledges its support of the 2024 Bond Election for the Kaufman Independent School District.

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. The City Council hereby confirms that it supports the 2024 Bond Election for the Kaufman Independent School District and that this formal action has been taken to put on record the opinion expressed by the City Council on March 18, 2024.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this day the 18th of March, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO LEGAL FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 3/18/2024

Date: 02/23/2024

Item #: 11.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on an interlocal cooperative purchasing agreement between Kaufman County and the City of Kaufman for mutual participation in various contracts for the purchase of various goods and services.

BACKGROUND:

The City and Kaufman County wish to enter into an interlocal cooperative purchasing agreement for mutual participation in various contracts for the purchase of various goods and services. Participation in this cooperative program will be highly beneficial to the taxpayers of the participating parties through anticipated savings to be realized.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of an interlocal cooperative purchasing agreement with Kaufman County.

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

**INTERLOCAL COOPERATIVE PURCHASING AGREEMENT
BETWEEN KAUFMAN COUNTY AND CITY OF
KAUFMAN, TEXAS**

THIS AGREEMENT shall become effective upon execution by both Kaufman County, and City of Kaufman, Texas; jointly referred to herein as "parties".

WHEREAS, the respective parties are authorized by the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791, to enter into joint contracts and agreements for the performance of governmental functions and services including administrative functions normally associated with the operation of government such as purchasing of necessary materials and supplies;

WHEREAS, it is the desire of the aforesaid parties to comply with and further the policies and purpose of the Interlocal Cooperation Act;

WHEREAS, the parties cannot normally obtain the best possible purchase price for materials and supplies acting individually and without cooperation; and

WHEREAS, it is deemed in the best interest of all parties that said governments do enter into a mutually satisfactory agreement for the purchase of certain materials and supplies;

WHEREAS, the parties, in performing governmental functions or in paying for the performance of governmental functions hereunder shall make that performance or those payments from current revenues legally available to that party;

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and conditions contained herein and pursuant to the authority permitted under the Interlocal Cooperation Act, promise and agree as follows:

**I.
Purpose**

The purpose of this Agreement is to authorize the parties' mutual participation in various contracts for the purchase of various goods and services. Participation in this cooperative program will be highly beneficial to the taxpayers of the participating parties through anticipated savings to be realized.

II. Duration of Agreement

This Agreement shall be in effect from the date of execution until terminated by either party to the agreement.

III. Relationship of Parties

It is agreed that the parties, in receiving products and/or services specified in this agreement, shall act as an independent purchaser and shall have control of its needs and the manner in which they are acquired. Neither party is an agent, employee or joint enterprise of the other, and each party is responsible for its own actions, forbearance, negligence and deeds, and for those of its agents or employees, in conjunction with the utilization and/or cooperative solicitation of any Supplier Agreement obtained in accordance with Texas law.

Parties shall notify all participating entities of available contracts to include terms of contract, commodity cost, contact names and addresses, and shall keep participating parties informed of all changes to the Cooperative Purchasing list of contracts.

Nothing in this agreement shall prevent any participating party from accepting and awarding bids for commodities subject to this agreement individually and in its own behalf.

Kaufman County Purchasing Agent is hereby designated as the official representative to act for Kaufman County, Texas, in all matters relating to this agreement.

City of Kaufman Purchasing Agent is hereby designated as the official representative to act for City of Kaufman in all matters relating to this agreement.

IV. Purchase of Goods and Services

All products and services shall be procured in accordance with procedures governing competitive bids and competitive proposals.

The parties will be able to purchase from those contracts established by the other where notice has been given in the specifications and successful bidder has accepted terms for Cooperative Purchasing Agreements for local governments.

The parties hereto agree that the ordering of products and services through this agreement shall be their individual responsibility and that the successful bidder or bidders shall bill each party directly, or as deemed advantageous to both parties.

The parties agree to pay successful bidders or anticipating governments directly for all products or services received from current revenues available for such purchase. Each party shall be liable to the successful bidder only for products and services ordered by and received by it and shall not by the execution of this agreement assume any additional liability.

Parties do not warrant and are not responsible for the quality or delivery of products or services from successful bidder. The participating parties shall receive all warranties provided by successful bidder for the products or services purchased.

In the event that any dispute arises between individual parties and a successful bidder, the same shall be handled by and between the participating party's governmental body and the bidder.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their authorized officers thereon the day and the year first above written.

CITY OF KAUFMAN, TEXAS

KAUFMAN COUNTY, TEXAS

By: Mike Holder
Title: City Manager

By: Jakie Allen
Title: Kaufman County Judge

Date signed

Date signed



Meeting
Date: 3/18/2024

Date: 03/12/2024

Item #: 12.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on Resolution R-10-24, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-01-24, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.

BACKGROUND:

This resolution will add Kaufman County to our cooperative purchasing resolution.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-10-24 as presented.

RESOLUTION NO. R-10-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING PARTICIPATION IN VARIOUS COOPERATIVE PURCHASING PROGRAMS AND REPEALING ALL PREVIOUSLY ADOPTED RESOLUTIONS, INCLUDING RESOLUTION R-01-24 AUTHORIZING PARTICIPATION IN VARIOUS COOPERATIVE PURCHASING PROGRAMS IN ACCORDANCE WITH THE CITY'S PROCUREMENT POLICIES AND PROCEDURES; PROVIDING FOR THE INCORPORATION OF PREMISES; IDENTIFYING THOSE COOPERATIVE PURCHASING PROGRAMS APPROVED FOR CITY PARTICIPATION; APPOINTING THE CITY MANAGER OR HIS DESIGNEE AS THE PROGRAM COORDINATOR OF COOPERATIVE PURCHASING PROGRAMS; AUTHORIZING EXECUTION OF ANY AND ALL NECESSARY AGREEMENTS FOR PARTICIPATION IN THE COOPERATIVE PROGRAMS BY THE MAYOR OR HIS DESIGNEE AND APPROVING RELATED CONTRACTS AND THE PAYMENT OF RELATED FEES IN ACCORDANCE WITH THE BUDGET; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 271 of the Texas Local Government Code authorizes a local government to participate in a cooperative purchasing program and provides that purchases made pursuant to an agreement with a local cooperative organization satisfy state laws requiring the local government to seek competitive bids for the purchase of the goods or services; and

WHEREAS, the Procurement Policies and Procedures of the City of Kaufman authorize purchases from a cooperative purchasing program or other approved state program provided that the City Council has approved participation; and

WHEREAS, City's participation in the cooperative purchasing programs and other approved state programs will improve efficiency in the purchasing process by allowing the City to meet competitive bid requirements, to identify and purchase goods and services from qualified vendors, to relieve the burdens of the governmental purchasing function, and to realize the various potential economies, including administrative cost savings that such programs provide; and

WHEREAS, the City Council previously adopted Resolution No. R-01-24 identifying cooperative purchasing programs available and for which the City Council determined that the City's participation therein would be beneficial; and

WHEREAS, the City Council has determined it appropriate to approve additional programs to be added to the list of cooperative purchasing programs available for use by City Staff, and as a result, the City Council hereby repeals Resolution No. R-01-24 and adopts this Resolution identifying a comprehensive list of cooperative purchasing programs in which the City is authorized to participate; and

WHEREAS, upon consideration of the cooperative purchasing programs specified in this Resolution, and all matters attendant and related thereto, the City Council is of the opinion that the City's participation in these programs is beneficial and should be approved, that this Resolution should be adopted, and that the City Manager or his designee is appointed as the Program Coordinator for the City's membership in such cooperative programs; and

WHEREAS, in the event that the participation in any of the cooperative purchasing programs approved by this Resolution requires the execution of an Agreement and/or the payment of a fee, such Agreement and fee are hereby approved and the Mayor or his designee is hereby authorized to execute any necessary Agreements for participation in such program(s) and the Program Coordinator is authorized to approve the payment of applicable fees provided that funds are budgeted and available for such participation.

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

Section 1. Incorporation of Premises/Repeal of Resolution No. R-01-24.

The foregoing premises, which are hereby found to be true and to be in the best interest of the City of Kaufman and its citizens, are hereby adopted. Resolution No. R-01-24 is hereby repealed in its entirety, and this Resolution is hereby adopted.

Section 2. Approved Programs. The City of Kaufman's participation in the following cooperative purchasing programs is hereby authorized and approved in accordance with the terms of this Resolution and the City of Kaufman Procurement Policies and Procedures (hereinafter "Approved Programs"):

Buyboard
Department of Information Resources (DIR)
Houston-Galveston Area Council Cooperative Purchasing Program (H-GAC)
North Central Texas Council of Government Cooperative Purchasing Program (NCTCOG)
Dallas County
City of DeSoto
Texas Building and Procurement Commission (TBPC)
The Local Government Purchasing Cooperative (LGPC)
U.S. Communities Government Purchasing Alliance
National Joint Powers Association (NJPA)
Sourcewell
Texas Multiple Award Schedule (TXMAS) Program
Texas Smart Buy
TXShare Cooperative Purchasing Program
TIPS Purchasing Cooperative
Harrison County Department of Education
Choice Partners National Purchasing Cooperative
Kaufman County

Section 3. Program Coordinator Designated. The City Manager or his designee is appointed as the Program Coordinator for the City's membership in Approved

Programs. The Program Coordinator is authorized to approve the payment of applicable fees for Approved Programs provided that funds are budgeted and available for such participation.

Section 4. Execution of Documents. The Mayor or his designee is hereby authorized to execute any necessary Agreements for participation in such Approved Programs according to the terms and conditions set forth in this Resolution and the City's Procurement Policies and Procedures.

Section 5. Conflicting Resolutions. All resolutions previously adopted by the City that are in conflict with this Resolution, including without limitation Resolution No. R-01-24 are hereby repealed.

Section 6. Effective Date. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas, this the 18th day of March, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY



Meeting
Date: 3/18/2024

Date: 03/12/2024

Item #: 13.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the award or rejection of a bid and contract for the Waterline Improvements for Kaufman Northeast Utilities and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

On February 22, 2024, competitive sealed proposals (CSP) were opened for the above-referenced City project. Five bids were received, and a bid tabulation report has been prepared and attached for record.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends awarding the bid and contract for the waterline improvements for Kaufman Northeast Utilities to Blue Star Utilities.

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

March 12, 2024

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

Re: Bid Proposal Evaluation for Waterline Improvements for Kaufman Northeast Utilities

Dear Mike:

On February 22, 2024, competitive sealed proposal (CSP) were opened for the above referenced City project. Five bids were received and a bid tabulation report has been prepared and attached for record. The following are the bid results for the total project bid (base):

Contractor	Total Project Bid	Total Calendar Days
A&M Construction & Utilities	\$440,000.00	60
Blue Star Utilities	\$462,000.00	35
Patcon Services	\$474,029.47	70
Blackrock Construction	\$594,550.00	105
Home Run Construction	\$622,825.20	140

The project was bid as a CSP (Competitive Sealed Proposal) in which the published selection criteria was used. The selection criteria is as follows:

1. Cost – 50%
2. Bid Time – 20%
3. Qualifications & Experience – 15%
4. Reputation/References – 15%

A panel consisting of representatives from City of Kaufman scored the top 3 respective bidders based on the selection criteria above. Information for Items 3 & 4 of the selection criteria were provided by the bidders for the scoring evaluation. The scores were tabulated and are attached for record.

Based on the scores, Blue Star Utilities, LLC submitted the proposal that offers the best value to the City. If you have any questions or need any additional information, please do not hesitate to contact us.



Sincerely,
tnp
teague nall & perkins

Philip C. Varughese, PE, CFM
Team Leader, Associate Principal

Attachments

cc: Rachel Balthrop Mendoza, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
KAU 23404 File

WATERLINE IMPROVEMENTS FOR KAUFMAN NE UTILITIES

Rating Category Scoring System

	Bid Amount		Bid Time*		Qualifications & Experience	Reputation & References	
Contractor	Total Project Bid	(50 pts)	Total Time	(20 pts)	(15 pts)	(15 pts)	Total
A&M Construction & Uilties	\$440,000.00	50.0	60	11.7	12.3	12.3	86.27
Blue Star Utilities	\$462,000.00	47.6	35	20.0	14.3	14.3	96.22
Patcon Services, LLC	\$474,029.47	46.4	70	10.0	12.7	12.0	81.11

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF KAUFMAN
DESCRIPTION: Waterline Improvements for Kaufman NE Utilities

TNP JOB NO: KAU 23404
BID DATE: Thursday, February 22, 2024
BID TIME: 2:00 p.m

BIDDERS

ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	A&M Construction and Utilities, Inc.		Blue Star Utilities, LLC		Patcon Services, LLC		Blackrock Construction		Home Run Construction, LLC	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A-1	Bonds & Insurance	1	LS	\$18,000.00	\$18,000.00	\$6,222.00	\$6,222.00	\$24,306.70	\$24,306.70	\$57,950.00	\$57,950.00	\$19,263.00	\$19,263.0
A-2	Waterline Removal	1,010	LF	\$18.50	\$18,685.00	\$37.00	\$37,370.00	\$7.37	\$7,443.70	\$20.00	\$20,200.00	\$20.20	\$20,402.0
A-3	Abandon Waterline	220	LF	\$7.50	\$1,650.00	\$77.00	\$16,940.00	\$3.75	\$825.00	\$20.00	\$4,400.00	\$16.16	\$3,555.2
A-4	Tree Protections	1	LS	\$3,500.00	\$3,500.00	\$6,050.00	\$6,050.00	\$1,039.11	\$1,039.11	\$6,000.00	\$6,000.00	\$2,600.00	\$2,600.0
A-5	12" C-900 DR18 PVC Water Line (By Open Cut)	1,030	LF	\$88.00	\$90,640.00	\$89.00	\$91,670.00	\$92.80	\$95,584.00	\$135.00	\$139,050.00	\$117.35	\$120,870.5
A-6	12" C-900 DR18 PVC Water Line (By Other than Open Cut)	206	LF	\$570.00	\$117,420.00	\$656.00	\$135,136.00	\$727.29	\$149,821.74	\$720.00	\$148,320.00	\$940.00	\$193,640.0
A-7	6" C-900 DR18 PVC Water Line (B y Open Cut)	100	LF	\$55.00	\$5,500.00	\$40.00	\$4,000.00	\$52.72	\$5,272.00	\$97.00	\$9,700.00	\$87.48	\$8,748.0
A-8	Ductile Iron Fitting w/ Concrete Blocking	2	TON	\$10,800.00	\$21,600.00	\$17,268.00	\$34,536.00	\$11,594.62	\$23,189.24	\$13,635.00	\$27,270.00	\$23,595.50	\$47,191.0
A-9	Fire Hydrant Assembly	3	EA	\$5,000.00	\$15,000.00	\$6,188.00	\$18,564.00	\$11,152.83	\$33,458.49	\$8,810.00	\$26,430.00	\$10,000.00	\$30,000.0
A-10	12" Gate Valve & Pad	5	EA	\$4,325.00	\$21,625.00	\$4,376.00	\$21,880.00	\$5,355.06	\$26,775.30	\$5,005.00	\$25,025.00	\$6,272.80	\$31,364.0
A-11	6" Gate Valve & Pad	3	EA	\$1,750.00	\$5,250.00	\$1,908.00	\$5,724.00	\$2,159.59	\$6,478.77	\$2,060.00	\$6,180.00	\$2,341.00	\$7,023.0
A-12	Permanent Concrete Pavement Repair	50	SY	\$186.00	\$9,300.00	\$189.00	\$9,450.00	\$100.75	\$5,037.50	\$200.00	\$10,000.00	\$117.00	\$5,850.0
A-13	Connection to Existing Waterline	2	EA	\$4,750.00	\$9,500.00	\$2,429.00	\$4,858.00	\$5,022.69	\$10,045.38	\$2,895.00	\$5,790.00	\$6,311.50	\$12,623.0
A-14	Trench Safety for Water Installation	1,130	LF	\$1.00	\$1,130.00	\$1.00	\$1,130.00	\$3.36	\$3,796.80	\$1.00	\$1,130.00	\$3.45	\$3,898.5
A-15	Erosion Control	1	LS	\$3,500.00	\$3,500.00	\$6,050.00	\$6,050.00	\$5,490.42	\$5,490.42	\$7,445.00	\$7,445.00	\$8,000.00	\$8,000.0
A-16	Landscape Restoration	1,300	SY	\$30.00	\$39,000.00	\$5.00	\$6,500.00	\$7.68	\$9,984.00	\$30.00	\$39,000.00	\$27.00	\$35,100.0
A-17	2-Inch Water Tap	4	EA	\$1,250.00	\$5,000.00	\$794.00	\$3,176.00	\$3,419.23	\$13,676.92	\$1,700.00	\$6,800.00	\$3,640.25	\$14,561.0
A-18	Connect to Existing Water Meter	4	EA	\$925.00	\$3,700.00	\$686.00	\$2,744.00	\$451.10	\$1,804.40	\$965.00	\$3,860.00	\$2,034.00	\$8,136.0
TOTAL UNIT A					\$390,000.00		\$412,000.00		\$424,029.47		\$544,550.00		\$572,825.20
Owner's Contingency					\$50,000.00		\$50,000.00		\$50,000.00		\$50,000.00		\$50,000.00
TOTAL BASE BID					\$440,000.00		\$462,000.00		\$474,029.47		\$594,550.00		\$622,825.20
Substantial Completion Calendar Days				45		30		50		75		125	
Final Acceptance Calendar Days				60		5		70		105		140	



Meeting
Date: 3/18/2024

Date: 02/14/2024

Item #: 14.

Dept.: Administration

Resolution

SUBJECT:

Conduct a Public Hearing, consider and take appropriate action on Resolution R-08-24, a resolution of the City Council of the City of Kaufman, Texas, declaring that the City is qualified to offer Tax Abatement and to renew the Tax Abatement Policy, repealing Resolution No. R-05-22, approving the reauthorization of Guidelines and Criteria for Economic Development and Tax Abatement to be effective from 2024 to 2026; and providing an effective date.

BACKGROUND:

State Law requires the renewal of a local tax abatement policy every two years. The City of Kaufman renewed its policy in 2022. Since renewal, staff researched other tax abatement policies both locally and throughout the state. The proposed amended tax abatement retains a framework of content similar to the Kaufman County Tax Abatement policy. There was language either added or adjusted to accommodate project negotiation, transparency measures, default/recapture guidelines, compliance with Chapter 312 of the Texas Local Government Code, and the overall process in consideration/negotiation of a tax abatement agreement. The previous application portion found in Exhibit B was changed to use the Kaufman EDC's General Incentives Application.

Author:

Mike Holder, City Manager, Stewart McGregor ,
Executive Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-08-24 as presented.

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

RESOLUTION R-08-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REPEALING RESOLUTION NO. R-05-22 ADOPTING THE 2022 -2024 TAX ABATEMENT POLICIES AND GUIDELINES OF THE CITY OF KAUFMAN, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; DECLARING THAT THE CITY IS QUALIFIED TO OFFER TAX ABATEMENT AND APPROVING THE REAUTHORIZATION OF GUIDELINES AND CRITERIA FOR ECONOMIC DEVELOPMENT AND TAX ABATEMENT TO BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE EFFECTIVE DATE HEREOF; PROVIDING FOR THE ADOPTION OF 2024-2026 CITY OF KAUFMAN POLICY STATEMENT FOR TAX ABATEMENT, EXHIBIT A, AND THE QUALIFICATIONS AND APPLICATIONS FOR INCENTIVES FROM KAUFMAN ECONOMIC DEVELOPMENT CORPORATION AND CITY OF KAUFMAN TAX ABATEMENT, EXHIBIT B; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the promotion of economic development in the City of Kaufman is a top priority of the City Council; and

WHEREAS, the amended Texas Property Redevelopment and Tax Abatement Act allows for the creation of reinvestment zones in adherence with local criteria; and

WHEREAS, the creation of reinvestment zones in the City of Kaufman and its extraterritorial jurisdiction leads to future economic development by encouraging investment and creating jobs; and

WHEREAS, the City must compete with other communities across the nation currently offering tax inducements and other incentives to attract new commercial development; and

WHEREAS, granting economic development incentives is one of the principle means by which the public sector and the private sector can forge a partnership to promote real economic growth within a community; and

WHEREAS, any economic development incentives offered must be strictly limited in application to those new and existing businesses that bring new wealth to the community in order to avoid reducing the needed tax revenues of area taxing authorities; and

WHEREAS, Chapter 312 of the Texas Tax Code authorizes a City to enter into a tax abatement agreement after the adoption of guidelines and criteria that are effective for two (2) years; and

WHEREAS, the City of Kaufman desires to repeal Resolution No. R-05-22 providing for existing economic development policies and programs and to adopt an updated program to develop and expand the local economy by promoting and encouraging projects that will enhance the City's economic base, that will stimulate business and commercial activity, and that will diversify and expand job opportunities; and

WHEREAS, on March 18, 2024, at an open public meeting, the City Council of the City of Kaufman held a public hearing on the adoption and reauthorizations of guidelines and criteria for economic development and tax abatement at which members of the public were afforded the opportunity to speak, in accordance with Chapter 312 of the Texas Tax Code; and

WHEREAS, the City Council hereby elects to become eligible to participate in tax abatement and has determined that the adoption of the City of Kaufman Policy Statement for Tax Abatement as set forth in **Exhibit "A"**, the adoption of the Qualifications and Applications for Incentives from Kaufman Economic Development Corporation and City of Kaufman Tax Abatement, attached hereto as **Exhibit "B"** and compliance with the provisions of Chapter 312 of the Tax Code and other applicable State laws relative to economic development incentives, serves the public health, safety and welfare and supports and enhances economic development for both new facilities and structures and for the expansion or modernization of existing facilities and structures within the City.

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

SECTION 1. Incorporation of Premises/Findings. The facts and recitations contained in the preamble of this Resolution are findings of the City Council, are hereby found and declared by the City Council to be true and correct; and are incorporated herein in their entirety.

SECTION 2. Adoption of Kaufman Policy Statement for Tax Abatement and Application. The City of Kaufman elects to continue to participate in a tax abatement program as authorized by the Texas Property Redevelopment and Tax Abatement Act. The City of Kaufman Policy Statement for Tax Abatement, attached hereto as **Exhibit "A"** and incorporated herein for all purposes, is hereby approved, and the Qualifications and Applications for Incentives from Kaufman Economic Development Corporation and City of Kaufman Tax Abatement, attached hereto as **Exhibit "B"** and incorporated herein for all purposes, is hereby approved.

SECTION 3. Conflicting Policies Repealed. The City of Kaufman hereby repeals Resolution No. R-05-22 and any and all economic development policies, including without limitation tax abatement policies, that conflict with **Exhibit "A"**, whether adopted by Resolution or otherwise.

SECTION 4. Severability. Should any section, subsection, sentence, clause or phrase of this Resolution, Exhibit "A" or Exhibit "B" hereto be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution, Exhibit "A" and Exhibit "B" shall remain in full force and effect. The City hereby declares that it would have passed this Resolution adopting Exhibit "A", and Exhibit "B" and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This Resolution shall take effect upon its passage as required by law and shall remain in effect for a period of two (2) years after its passage.

PASSED AND ADOPTED this 18th day of March, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY

Exhibit A

CITY OF KAUFMAN, TEXAS POLICY STATEMENT FOR TAX ABATEMENT

Adopted February 25, 2013
Renewed February 23, 2015
Amended January 25, 2016
Renewed February 26, 2018
Renewed January 24, 2022
Amended & Renewed March 18, 2024

I. GENERAL PURPOSE AND OBJECTIVES.

The City of Kaufman is committed to the promotion of high-quality development in all parts of the city and its ETJ; and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the Kaufman City Council will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development in the City. It is the policy of the City of Kaufman that said consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Kaufman is under any obligations to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis.

Qualified projects eligible for a potential tax abatement are commercial or industrial developments that meet the capital investment and job threshold as described in this policy. Non-qualified projects include residential developments and tax-exempt properties.

II. CRITERIA/GUIDELINES/FORMULA.

Any request for tax abatement shall be reviewed by Kaufman Economic Development Corporation (KEDC) staff and the Kaufman City Manager. In the case of an applicant seeking a tax abatement from multiple taxing entities, KEDC and/or City staff shall coordinate accordingly with representatives from each respective entity.

Staff recommendation on the potential award of a tax abatement is subjective and shall be based upon an evaluation of the objective and subjective criteria set forth in this Policy which each applicant will be requested to address.

(a) Definitions.

- (1) "Abatement" means the full or partial exemption from ad valorem taxes of the increase in value of certain real and/or personal property in a reinvestment zone designated by the City for economic development purposes due to repairs and or improvements made to the real property.
- (2) "Agreement" means a contractual agreement between a property owner and the City of Kaufman for the purposes of tax abatement.
- (3) "Base year value" means the assessed value of eligible property on January 1 preceding the execution of an Agreement pursuant to this Policy.
- (4) "Deferred maintenance" means improvements necessary for continued operations which do not improve productivity or alter the process technology.
- (5) "Expansion" means the addition of buildings, structures, machinery, or equipment for purposes of increasing production capacity.
- (6) "Existing Facility" means a facility or business that has been in operation for more than one (1) year.
- (7) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.
- (8) "Modernization" means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of a facility of similar or expanded production capacity. Modernization may include improvements for the purpose for increasing productivity, updating the technology of fixed machinery and equipment, or both.
- (9) "New facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.
- (10) "Reinvestment Zone" means an area designated for commercial-industrial tax abatement by Ordinance adopted by the Kaufman City Council and meeting the criteria of Chapter 311 of the Texas Tax Code, as amended, effective for a period of five (5) years after the date of the designation, and that may be renewed for periods not to exceed five (5) years.

(b) Abatement Authorized.

- (1) Authorized Facility/Project. All types of facilities or projects will be eligible for abatement if they meet the criteria set forth in this policy; however, decisions regarding the grant of abatement or terms of abatement shall be at the sole discretion of the City Council.
- (2) Creation of New Facility. Abatement may only be granted for the additional value resulting from improvements to eligible property made subsequent to and specified in an abatement Agreement between the City of Kaufman and the property owner.
- (3) New and Existing Facilities Abatement may be granted for new facilities and improvements to existing facilities for purposes of Modernization or Expansion.
- (4) Eligible Property Abatement may be extended to the value of buildings, structures, fixtures, inventories, machinery, equipment and site improvements plus that office space necessary to the operation and administration of the facility.
- (5) Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement: land; supplies; tools; vehicles; vessels; aircraft; housing; hotel accommodations; deferred maintenance investments; property which has a useful life of less than ten (10) years; property owned or used by the State of Texas or its political subdivision or by any organization owned, operated or directed by a political subdivision of the State of Texas.
- (6) Leased Facilities. In order for a facility to qualify for abatement, the land and eligible property must be owned by the same individual or company and leased to a facility operator whose lease commitment is at least ten (10) years, unless the facility leased is owned by a nonprofit corporation.
- (7) Expansion of Existing Facility/Business. A facility or business that has been in operation for one (1) year or more and that meets the other requirements as set forth in this policy will be eligible for the same amount of tax abatement as set forth in the formula set out in Section II(d).

(c) Objective/Subjective Factors.

- (1) Economic Qualification/Objective Factors. In order to be eligible to receive tax abatement the proposed project will be evaluated by the following objective factors:

(A) Employment Impact

How many jobs will be created?

What will the total annual payroll be?

What is the overall employer benefits package?

Will health care insurance be provided to employees with at least 50% being employer sponsored premium?

(B) Fiscal Impact

How much real and personal property value will be added to the tax roll?

How much, if any, direct sales tax will be generated?

What infrastructure construction would be required?

Will the project add at least \$3,000,000 to the tax rolls.
(Inclusive of real and personal property)

(C) Community Impact

Will the project create any potential environmental effects?

Will the project generate significant utility demand?

Project can serve as a prototype and catalyst for other development of higher standard.

Project must not have a primary effect of transferring jobs within the county.

Property has high visibility, aesthetic impact, or is of a significantly higher level of development.

- (2) Subjective Factors: In addition to the objective criteria, several additional considerations must be evaluated.

(A) Is project sponsor a local company?

- (B) What types and values of public improvements, if any, will be made by the applicant?
- (C) Does, or can, the project meet all relevant zoning, subdivision and other legal requirements?
- (D) Does the project provide particular benefit to an area of the City targeted for revitalization?
- (E) Will the project substantially increase the business opportunities of existing local suppliers and contractors?
- (F) Does the project pose any negative environmental, operational, visual or other impacts (i.e., pollution, noise, traffic congestions, etc.)?
- (G) Is the Project in an area which might not otherwise be developed because of constraints of topography, ownership patterns, site configuration, etc.?
- (H) What impact will the Project have on other taxing entities?
- (I) How will this Project affect existing businesses/industries?
- (J) How competitive is the Project? Are locations outside of the City of Kaufman under consideration?
- (K) Is there a demonstrated financial need or gap that needs to be considered in order to facilitate the development of the Project?
- (L) Does the site under consideration meet at least one of the mandatory criteria to be designated as a Reinvestment Zone pursuant to Texas Local Government Code Chapter 312.202, as amended?

- (d) **Formula.** Once a determination has been made that tax abatement should be offered, a Project will be evaluated based upon total project costs as stated in this Policy. Additionally, an approved Abatement will apply to property in accordance with the provisions of this Policy Statement. **Abatement shall only apply to the maintenance and operations portion of City of Kaufman's total tax rate.** The value and term of the Abatement shall be at the discretion of the City and will be determined by referencing the following tables:

- (1) Facility/Project Adding at least \$10,000,000.00 to Tax Rolls and creating a minimum of twenty-five (25) jobs:

<u>YEARS OF ABATEMENT</u>	<u>PERCENTAGE OF ABATEMENT</u>
Year 1	60%
Year 2	50%
Year 3	40%
Year 4	30%
Year 5	20%
Year 6	10%
Year 7	<u>10%</u>
	220%

- (2) Facility/Project adding at least \$3,000,000.00 to the tax rolls but less than 10 Million and creating a minimum of ten (10) jobs:

<u>YEARS OF ABATEMENT</u>	<u>PERCENTAGE OF ABATEMENT</u>
Year 1	50%
Year 2	40%
Year 3	30%
Year 4	20%
Year 5	<u>10%</u>
	150%

Abatements on all facility/projects (both real and personal property) are open to negotiation up to the state law limits of 100% per year for a ten (10) year maximum term, including renewals. The required job count may, at the discretion of the City Council, be waived on a case-by-case basis should the project generate significant economic benefits for the community and local taxing districts. The number of years, up to the maximum of ten (10) years, including renewal terms, and/or percentage of abatements may be established at the sole discretion of the City Council on an individual basis. Maximum years of abatement will not exceed the maximum number of years permitted by state law.

III. GENERAL GUIDELINES.

Any person, organization or corporation desiring that the Kaufman City Council consider providing tax abatement as authorized by this Policy and state law, including without limitation, a tax abatement to encourage location or expansion of operations within the area designated by the location or expansion of operations

within the area designated by the City shall be required to comply with the following general guidelines. Nothing within these guidelines shall imply or suggest that Kaufman City Council is under any obligation to provide tax abatement in any amount or value to any applicant.

An Agreement shall only be effective if approved by majority vote of the City Council at a regularly scheduled meeting of the Council. Notice of the meeting shall comply with Chapter 551 of the Texas Government Code, as amended; however, such notice shall be provided at least thirty (30) days before the scheduled time of the hearing. The public notice of the meeting at which the City Council will consider approval of an Agreement for tax abatement with a property owner shall contain the following:

- (1) the name of the property owner and the name of the applicant for the tax abatement agreement;
- (2) the name and location of the Reinvestment Zone in which the property subject to the agreement is located;
- (3) a general description of the nature of the improvements or repairs included in the agreement; and
- (4) the estimated cost of the improvements or repairs.

Kaufman's Tax Abatement Policy is governed by Chapter 312 of the Texas Local Government Code, as amended ("Chapter 312"). Any abatement offered must comply with Chapter 312 and this Policy. It is understood that any changes to Chapter 312 may trigger a change to this Policy if in conflict with state law

IV. UNDOCUMENTED WORKERS PROVISION AND OTHER APPLICABLE CONTRACTUAL TERMS.

Section 2264.051 of the Texas Government Code requires the City to provide within the tax abatement application a statement certifying that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker. Further, the tax abatement agreement will contain a provision specifying the rate and terms of the payment of interest should the business be convicted of knowingly employing an undocumented worker, in violation of 8 U.S.C. Section 1324a(f).

Additionally, to the extent applicable, Applicant's compliance with Texas Government Code Chapter 2252, et seq., Chapter 2270, et seq., Chapter 2274, et seq., and other state laws providing prohibitions on government contracts shall be required and shall be included in all Agreements.

V. DEFAULT AND RECAPTURE.

- (a) In the event of default of any term or condition of the application for tax abatement by the applicant or the applicant's successor or of an assignee of the applicant, the City Council shall have the right to modify or terminate any Agreement and cease the abatement of taxes. Taxes based on the appraised value of the subject property with improvements will be due and payable for the year in which tax abatement is terminated.
- (b) Except for events of force majeure, or due to Modernization, if during the abatement period, the facility ceases operation for a period in excess of ninety (90) days, or falls below the contracted taxable values, and/or job count, then the tax abatement shall terminate and no amount of taxes shall be abated for any calendar year this occurs. Notwithstanding the foregoing, an extension may be granted to Applicant in accordance with the following: If there is a planned closure for a period in excess of ninety (90) days, then at least thirty (30) days prior to the commencement of that closure, the Applicant shall submit a written notice to the City detailing the reason for the closure and the schedule for reopening. Upon receipt of such written request, Staff will consider granting an extension to the ninety (90) day limitation of this Section. An extension shall be at the sole discretion of the City and shall be determined on a case-by-case basis.
- (c) In the event that the Applicant fails to pay ad valorem taxes owed to City of Kaufman or any other taxing entity located in the county when due, or violates any of the terms or conditions of the tax abatement policy; or is in default with any other city-sponsored program; then the city shall have right to terminate the tax abatement, in which event, taxes based on the full value of the subject property with all improvements shall be immediately due and payable, including any amount of taxes abated during the calendar year in which the termination occurs and any amount of taxes abated during prior years.
- (d) In the event that the applicant, during the abatement period and for a period four years following the abatement period, ceases to operate the facility for which the abatement was granted or moves the facility for which abatement was granted to a location outside the City of Kaufman, the Kaufman City Council shall have the right to recapture taxes abated during any or all previous years.

VI. PRELIMINARY APPLICATION STEPS.

- (a) Applicant shall complete the application for incentives provided by the Kaufman Economic Development Corporation. attached "Applications for Incentives."
- (b) The location of the property must be provided. If the property is described by metes and bounds, a complete legal description shall be provided.

(c) Applicant shall complete all forms and information detailed in Items A & B above and submit them to the City.

VII. APPLICATION REVIEW STEPS.

(a) All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be requested as needed.

(b) The application will be distributed to the appropriate departments of the fair taxing entities for internal review and comments. Additional information may be requested as needed.

VIII. CONSIDERATION OF THE APPLICATION.

All requests for Abatement shall be submitted on the Application provided in Exhibit “B” of this Policy. KEDC and City Staff (“Staff”) will consider the application. An economic impact analysis may be conducted to understand the over economic benefit to the community and taxing districts. Additional information may be requested as needed. Any negotiation will take place with the applicant after receipt of the application and all information determined necessary by Staff. Should the project location be in an existing tax increment reinvestment zone (TIRZ), additional research and negotiation by staff will need to be made in order to determine if a tax abatement or different incentive program is in the best interest of the City of Kaufman.

KEDC and City staff will coordinate with other taxing entities on a case-by-case basis should an applicant wish to seek a tax abatement from other local taxing entities.

The recommendation by staff for a City tax abatement will be forwarded to the Kaufman City Council for consideration. A reinvestment zone, if not already designated, must be designated with 7-day public notice and a public hearing by the City Council per state law. For the individual tax abatement, a public notice at least thirty (30) days prior to the Council’s consideration must occur, per state law. Following this notice, the City Council will be able to consider the tax abatement at a regularly scheduled City Council meeting.

POST-APPROVAL

(a) Preceding execution of an Agreement by the City of Kaufman, the City will provide written notice and a copy of the proposed Agreement to each other local taxing unit at least seven (7) days prior to execution of the Agreement.

- (b) The Applicant shall file an exemption application with all supporting documents to the Kaufman County Appraisal District. The application must be filed between January 1 and April 30 of the year for which an exemption is requested. An application for this exemption must be filed each year.
- (c) Taxing entities providing an Abatement are required to post the approved agreement to their website and submit the Agreement(s) to the Texas Comptroller's Office for public posting on their website, per state law.
- (d) Applicant shall provide annually to the City a signed affidavit confirming facility job count and taxable value as a compliance measure for the Abatement.
- (e) Ongoing compliance during the abatement period, including audit and/or inspection by the City or other participating tax entities for contracted improvements may occur.
- (f) Any assignment of the Abatement to an affiliate, subsidiary or new company must be requested in writing for approval by City; City's consent shall be discretionary based upon financial stability and viability of the affiliate, subsidiary or new company and other factors City determines reasonably appropriate given the terms of the Agreement. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment shall be to an owner that continues the same improvements or repairs to the property except to the extent such improvements or repairs have been completed, and that continues the same use of the facility as stated in the original Agreement with the owner. No assignment shall be approved if the assignor or the assignee is found to be in default.
- (g) Ongoing project operations following the Abatement period for a period of four (4) years per this Policy will be enforced.

Exhibit B

QUALIFICATIONS AND APPLICATION FOR INCENTIVES KAUFMAN ECONOMIC DEVELOPMENT CORPORATION AND

CITY OF KAUFMAN TAX ABATEMENT
Revised and Adopted February 25, 2013
Renewed February 23, 2015
Renewed February 26, 2018
Renewed January 24, 2022
Renewed & Amended March 18, 2024



Application for Incentives

The Kaufman Economic Development Corporation (KEDC) is a nonprofit Type A Economic Development Corporation funded by $\frac{1}{4}$ -cent of the local sales tax. The KEDC's mission is to expand Kaufman's local economy with new quality employment opportunities and a diversified commercial tax base. As a part of this mission, the KEDC promotes development using financial incentives when deemed appropriate. Incentives can come from sources at the local, state and federal levels. They are targeted to close financial gaps, enhance public infrastructure, create a skilled workforce, control business costs and other related uses that make Kaufman a more economically competitive and friendly community for business. Incentives are not used as venture capital or as a subsidy to attract entities that do not comply with permissible projects found in the Development Corporation Act – Chapters 501 and 504 of the Texas Local Government Code. The questions in this application are to help KEDC Staff and Board Members assess a project and understand the specific needs, quality, competitiveness and anticipated development costs. Please answer the following questions as thoroughly as possible. Incentives are provided on a case-by-case basis and negotiations are kept confidential throughout the process. Any questions on this application can be directed to KEDC Staff at (972) 932-5332 or smcgregor@kaufmantx.org.

Date: _____

Company/Project Name: _____

Headquarters Address: _____

Applicant Point of Contact Info: _____

Name of Principal(s) & Title(s): _____

How Long in Business? _____

Number of Employees: _____ Annual Revenue (\$): _____

☐ Privately Held ☐ Publicly Traded

NAICS Code(s): _____

Federal Tax ID Number: _____

What type of location is this? ☐ New Location ☐ Relocation ☐ Expansion

If relocating, where from? _____

Type of Business/Development: ☐ Commercial ☐ Industrial ☐ Office ☐ Retail/Dining/Entertainment

Prospective Kaufman Site Address/Location: _____

Business/Development Description: _____

Will this facility serve as a corporate or regional headquarters? ☐ Yes ☐ No

Proposed square footage of facility: _____

Proposed height of new facility: _____

Are sites outside of Kaufman under consideration for this project? ☐ Yes ☐ No

If yes, what communities or regions are under consideration? _____

Have you already purchased property or executed a lease agreement in Kaufman? ☐ Yes ☐ No

How many estimated trucks per week will serve the facility? (if applicable): _____

How many annual estimated hotel stays will be generated by this business? (if applicable): _____

CAPITAL INVESTMENT

Type of Investment	Amount (\$)
Land/Real Estate (or Lease Value)	
Furniture, Fixtures & Equipment (FF&E)	
Business Personal Property/Inventory	
TOTAL ANTICIPATED CAPITAL INVESTMENT	

Investment Ramp Up (Specify amount of total planned capital investment ramp up over 10 years):

Year 1: _____ Year 2: _____ Year 3: _____

Year 4: _____ Year 5: _____ Year 6: _____

Year 7: _____ Year 8: _____ Year 9: _____

Year 10: _____

Does your business remit sales tax? ☐ Yes ☐ No

If yes, how much in anticipated annual taxable sales? _____

Will this business export a majority of product/service to places outside Kaufman County? ☐ Yes ☐ No

If yes, what is the annual estimated value of inventory leaving the State within 175 days?

JOB CREATION

**Denote as Full Time (FT) or Part Time (PT) - (Full Time is considered 35 hours per week or more)*

Year 1: _____ Year 2: _____ Year 3: _____ Year 4: _____ Year 5: _____

Year 6: _____ Year 7: _____ Year 8: _____ Year 9: _____ Year 10: _____

Total Anticipated Job Creation: _____

Average Employee Wage at Site: _____

How many positions will pay at or above \$23.53 per hour? _____

**Reflects 2022 QCEW average hourly wage for Kaufman County*

How many positions will be fully remote or hybrid work scenarios? _____

Employee Benefits (check all that apply):

- ☐ Health ☐ Dental ☐ Vision Sick Leave ☐ Retirement ☐ Paid
☐ Paid Vacation Time ☐ Overtime ☐ Tuition Reimbursement ☐ Other
(Describe)

Explanation of Benefits Coverage: _____

SITE & INFRASTRUCTURE IMPROVEMENTS

Type of Improvement	Amount (\$)
Access, Paving & Parking	
Fire Suppression	
Exterior Improvements	
Interior Improvements	

Utility Extensions/Upgrades	
Other Site Improvements <i>(Describe Below)</i>	
TOTAL COST OF IMPROVEMENTS	

UTILITIES

Will this business/development demand significant utility usage?

☐ Yes

☐ No

If yes, please fill out the utility demand table below:

Utility Type	Anticipated Daily Consumption
Electricity (kWh)	
Water (gpd)	
Wastewater (gpd)	
Natural Gas (mcf)	
Fiber Optics (Mb/Gb)	

Will this development generate any significant noise or environmental emissions?

☐ Yes

☐ No

If yes, describe: _____

FINANCING

What source(s) of funds are you using for this project? *(check all that are applicable)*

☐ Personal/Business Funds

☐ Equity Investment

☐ Private Financing

☐ Other Sources

(Describe)

Total Financing Secured: _____

Has your business filed for bankruptcy in the last 10 years? ☐ Yes ☐ No

Has your business been delinquent on taxes within the last 5 years? ☐ Yes

☐ No

Has your business received any tax incentives in the last 10 years? ☐ Yes

☐ No

If yes, describe: _____

Has your business defaulted on a loan, lease or performance agreement in the last 10 years? ☐ Yes ☐ No

If yes, describe: _____

REFERENCES

**Include name, company, phone number and email address*

Banker: _____

Accountant: _____

Attorney: _____

Applicant Notes: _____

I affirm the information provided to be true to the best of my knowledge. I understand the Kaufman Economic Development Corporation may request additional information or documentation throughout the negotiating process and consent to provide within reason to the best of my ability. I also understand that this document is a confidential communication, protected by Chapter 551.087 of the Texas Government Code (economic development negotiations). This application and its contents will be kept confidential during the negotiation process with the Kaufman Economic Development Corporation. If an incentive agreement is signed, the contents of this application could be subject to the Texas Public Information Act.

Applicant Signature: _____

Applicant Name (Printed): _____

Title: _____

Date: _____

****CONFIDENTIAL****

Kaufman Economic Development Corporation
209 S. Washington St.
P.O. Box 1168
Kaufman, TX 75142
(972) 932-5332



Meeting
Date: 3/18/2024

Date: 02/16/2024

Item #: 15.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-06-24, 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 73.09 acres of land generally located within the extraterritorial jurisdiction of the City and as more particularly described by a metes and bounds description available at Kaufman City Hall; and authorizing the issuance of notice by the City Secretary of Kaufman, Texas regarding the Public Hearing. (The Trails)

BACKGROUND:

On March 2, 2024, staff received a petition for the creation of a Public Improvement District from Tejas Wycliff Properties, LLC - 2727 Kaufman Series (The Trails). This item will set up the public hearing for the proposed PID #5 creation.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-06-24 as presented.

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

RESOLUTION R-06-24

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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF KAUFMAN, TEXAS (“THE TRAILS 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 within its extraterritorial jurisdiction; and

WHEREAS, on March 4, 2024, the City Council (the “City Council”) of the City of Kaufman, Texas (the “City”) received a petition from Tejas Wycliff Properties, LLC, a Texas limited liability company, the owner of an approximate 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, located in the extraterritorial jurisdiction of the City, as more specifically described herein, and is more commonly identified as The Trails 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 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, located in the extraterritorial jurisdiction of the City, as more specifically described herein, and is more commonly identified as The Trails 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, and in a newspaper of general circulation in the part of the extraterritorial jurisdiction in which the district is to be located or in which the improvements are to be undertaken, 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 **April 22, 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 April 22, 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 part of the extraterritorial jurisdiction in which the district is to be located or in which the improvements are to be undertaken, 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 in a newspaper of general circulation in the part of the extraterritorial jurisdiction in which the district is to be located or in which the improvements are to be undertaken, 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 **April 5, 2024**, which is before the 15th day before the **April 22, 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 18^h day of March, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS

CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT 1

Jessie Hicks
RECEIVED
JAN 20 2014
CITY OF KAUFMAN

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN
THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KAUFMAN, TEXAS
FOR THE TRAILS PUBLIC IMPROVEMENT DISTRICT**

This petition ("Petition") is submitted and filed with the City Secretary of the City of Kaufman, Texas ("City"), by Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company; (the "Petitioner"), owner of the majority of the real property located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the extraterritorial jurisdiction of the City (the "ETJ"), 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 Seventeen Million Dollars (\$17,000,000.00). 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 4th day of March, 2024.

Petitioner:

Tejas Wycliff Properties, LLC – 2727 Kaufman Series,
a Texas limited liability company

By: 
Member/Manager

EXHIBIT A

Metes and Bounds Description

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTH CORNER OF SAID 138.451 ACRE TRACT RECORDED IN VOLUME 2583, PAGE 440, AT THE EAST CORNER OF THE DAVID NALLS TRACT RECORDED IN VOLUME 3395, PAGE 289 AND IN THE NORTHWEST R.O.W. OF FARM TO MARKET 2727;

THENCE NORTH 47 DEGREES 11 MINUTES 43 SECONDS WEST, 1346.01 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD;

THENCE SOUTH 44 DEGREES 07 MINUTES 47 SECONDS WEST, 517.35 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE NORTH 47 DEGREES 09 MINUTES 56 SECOND WEST, 1463.96 FEET TO A 8 INCH POST FOR CORNER;

THENCE NORTH 43 DEGREES 56 MINUTES 17 SECONDS EAST, 1617.61 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 381.18 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 43 DEGREES 27 MINUTES 17 SECONDS WEST, 257.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 2429.02 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTHWEST RIGHT OF WAY OF F.M. 2727;

THENCE SOUTH 44 DEGREES 00 MINUTES 57 SECONDS WEST, 812.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.09 ACRES OF LAND.

Property Depiction

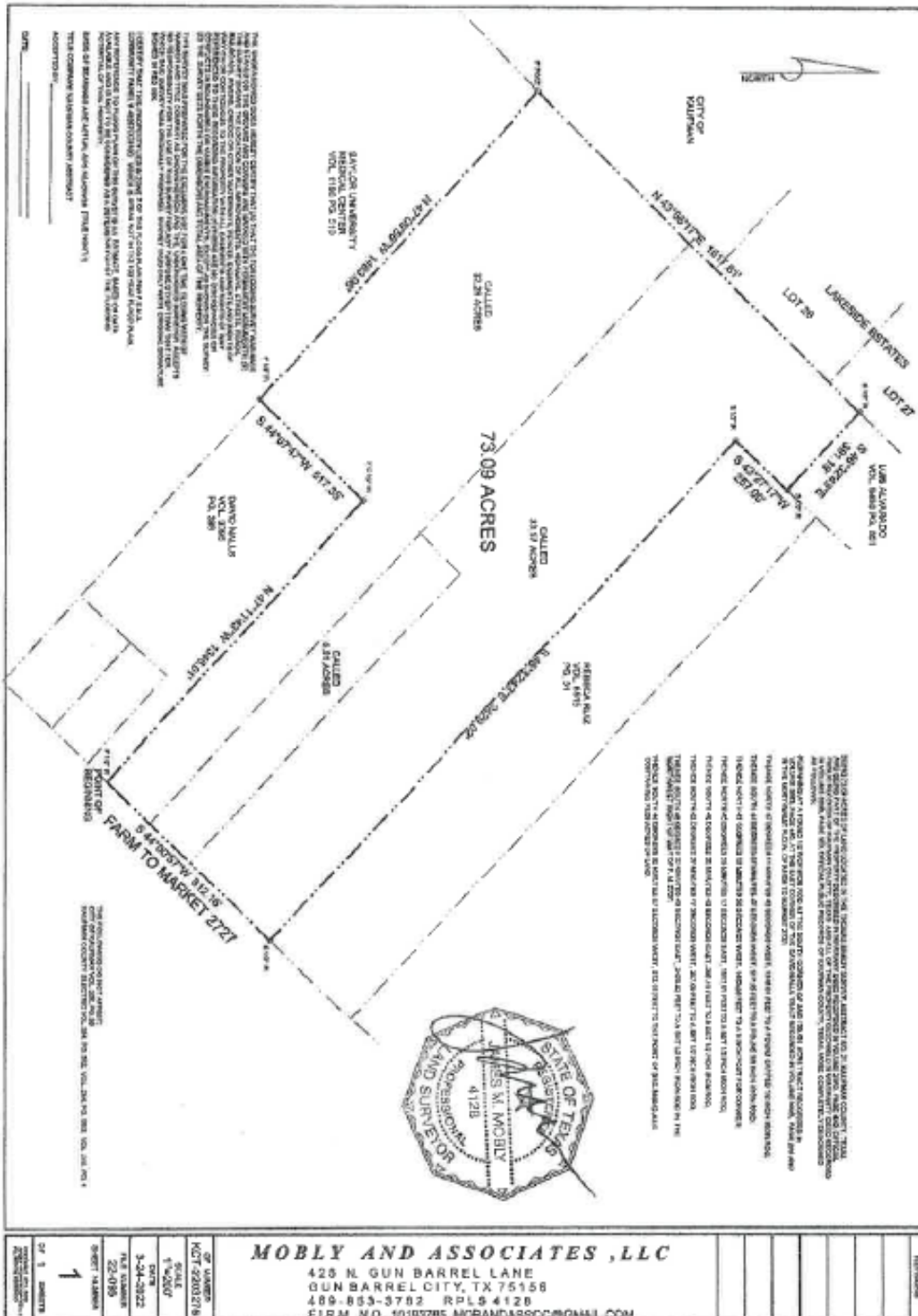


EXHIBIT 2

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 EXTRATERRITORIAL JURISDICTION OF THE CITY (CITY OF KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. FIVE) (“THE TRAILS 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 April 22, 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 extraterritorial jurisdiction of the City (City Of Kaufman Public Improvement District No. Five) (“The Trails Development”).

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

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

ESTIMATED COST OF THE AUTHORIZED IMPROVEMENTS: The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the PID is \$17,000,000 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 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, located in the extraterritorial jurisdiction of the City of Kaufman, Kaufman County, Texas. Such Property being identified as The Trails 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: 3/18/2024

Date: 03/12/2024

Item #: 16.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-07-24, 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 Six 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 at Kings Fort)

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). On February 26, 2024, the Council set the public hearing for the PID creation for March 18. However, the publication of notices for this item did not meet the 15-day requirement. Staff, therefore, brings a new item to Council to re-set the public hearing to April 22, 2024.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-07-24 as presented.

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

RESOLUTION R-07-24

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 SIX WITHIN THE CITY OF KAUFMAN, TEXAS (“THE ENCLAVE AT KINGS FORT”); 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 at Kings Fort (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 at Kings Fort, and the PID is proposed to be identified as “City of Kaufman Public Improvement District No. Six” 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 **April 22, 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 April 22, 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 Six 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 **April 5, 2024**, which is before the 15th day before the **April 22, 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 18^h day of March, 2024.

JEFF JORDAN
MAYOR

ATTEST:

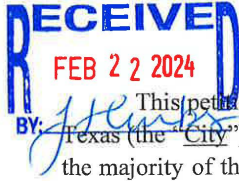
JESSIE HANKS
CITY SECRETARY

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.

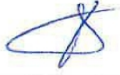
Section 8. Advisory Board. The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

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: _____

Its: _____



Ashley Sind

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

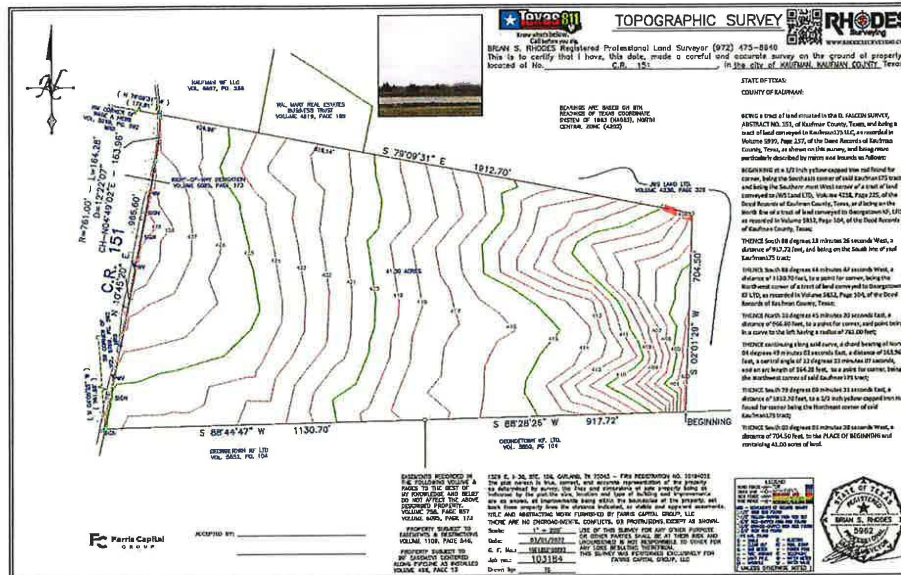


EXHIBIT 2

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. SIX) ("THE ENCLAVE AT KINGS FORT")

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 April 22, 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. Six) ("The Enclave at Kings Fort").

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 at Kings Fort. **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: 3/18/2024

Date: 12/06/2023

Item #: 17.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of one (1) member to the Kaufman Planning and Zoning Commission for an unexpired term to expire in November 2025.

BACKGROUND:

Dennis Berry submitted his resignation from the Planning and Zoning Commission. Staff received an application to serve from Lindsey Haynes.

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

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

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

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff is seeking direction from the Council.

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



**BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT**

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

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

Name: Lindsey Haynes
 Home Address: 1401 Ridgebriar Kaufman TX
 Home Phone #: 469-271-6599
 *E-mail Address: lindshaynes87@gmail.com

Date Submitted: 02/20/2024
 Occupation: Real Estate Agent
 Employer: Elsie Halbert Real Estate LLC
 Work Phone #: _____

Kaufman resident for 25 years.

Qualified Voter: Yes ☒ No ☐

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

Name

Relationship

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

Kaufman High School Graduate 2005/Some College

Boards/Commissions/Committees you have previously served on:

Dates

Halloween on Houston St.

2015 - Present

Keep Kaufman Beautiful

Long Range Facilities Planning Committee for KISD

2023 - 2024

Professional and/or Community (Civic) Activities:

I volunteer for several different events with the Chamber of Commerce throughout the year.

Skills, Hobbies, or Talents:

I genuinely love my career in real estate and anything that involves furthering my career and being a part of my community. My hobbies are hiking and vacationing!

DocuSigned by:

Lindsey Haynes

D44285EB336646E...
Signature



Meeting
Date: 3/18/2024

Date: 02/16/2024

Item #: 18.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of four (4) members to the Parks and Recreation Board for a two (2) year term to expire in March 2026.

BACKGROUND:

There are four members of the Parks and Recreation Board whose terms are expiring. Lester Camp, Jessica Bethurum, Shannon Prox, and Sergio Castaneda all expressed interest in being reappointed to the board. Staff has not received any other applications for appointment.

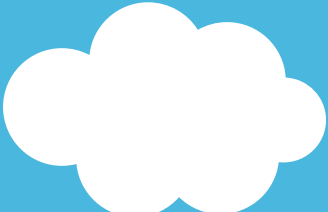
Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

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

Recommendation: Staff recommends re-appointing Lester Camp, Jessica Bethurum, Shannon Prox, and Sergio Castaneda for a two (2) year term to expire in March 2026.

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



Kaufman Parks and Recreation Board

13TH ANNUAL EGG HUNT

Saturday, March 23, 2024
10AM – 12PM

Kaufman Sports Complex

Join us for a day of chocolate, friends and fun!
Sponsored by McDonald's and Raising Cane's



20K STUFFED EGGS – PRIZE EGGS – BALLOON ARTIST – COLORING
CONTEST – BUBBLES – FREE POPCORN – PICTURES – BUNNY RUN – MUSIC – RAFFLES – KONA ICE

For more information regarding the Easter egg hunt, please call 972-962-8007 Ext. 161 ask to speak with Board Secretary Margaret Barr Monday through Friday 8:00 a.m. until 5:00 p.m.

**FOOD
CRAFTS
GAMES
ACTIVITIES
SHOPPING
ETC...**

KAUFMAN SOL FEST

4.8.24

**KAUFMAN
SPORTS
COMPLEX**

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APRIL 8, 2024 10AM-4PM

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: March 7, 2024

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: February 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	2,647							16,808
Days of Service	20	22	20	19	20	20							121
Avg. Daily Trips	150	147	150	131	122	132							139
Elderly & Disabled Trips	2,541	2,731	2,495	2,078	2,013	2,160							14,018
E&D Percentage	85%	85%	83%	83%	82%	82%							83%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	33	45	38	43	39	48							246
Forney	767	880	886	685	664	798							4,680
Kaufman	465	407	355	287	304	391							2,209
Kemp	12	8	7	17	20	22							86
Mabank	22	21	13	16	16	19							107
Scurry	35	35	35	22	7	9							143
Terrell	1671	1830	1659	1419	1398	1360							9337

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	634	641	575	658	749	828							4,085
Days of Service	20	22	20	19	20	20							121
Avg. Daily Trips	32	29	29	35	37	41							34
Median Wait Time (mins)	52.42	29.00	23.70	24.59	22.35	18.47							28.42

Total Requested Boardings ⓘ	Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	
1088	828	1.15	260	28	23.9 %	2.57 %	968	
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 ⓘ
738	0	230	27	6.96	13.06 min	4.16 mi	45.97 min	18.47 min
Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Avg. # Riders per Request ⓘ			
55.56 %	44.44 %	0 %	0 %	0 %	1.12			

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	0	0	0	28	36	40							104
Forney	0	0	0	68	141	177							386
Terrell	634	641	575	562	571	611							3,594

City of Kaufman Compliance

February 2024



3110 Great Southwest PRKWY
Grand Prairie, TX 75052
Phone: 972-339-4200



Contents

Executive Summary	Error! Bookmark not defined.
City of Kaufman Monthly Response Summary	2
City of Kaufman Transport Summary	2
City of Kaufman Non-Transport Summary	2
City of Kaufman Average Responses (911 Only)	2

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 within 14 minutes and 59 seconds.
4. **Emergency Transfer:** Standard is to have a medical response from CareFlite within 59 minutes and 59 seconds. These types 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>	21	16	2	90%	76%
<i>Priority 2 < 11:59</i>	75	49	1	99%	65%
<i>Priority 3 < 14:59</i>	37	28	2	95%	75%
<i>Emergent Trans <59:59</i>	74	74	-	-	-
<i>Non-Emergent Trans</i>	74	69	-	-	-
<i>Helicopter</i>	15	10	-	-	-
	296	246		96%	83%

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.

<i>Destinations</i>	<i># of Transports</i>	<i>% of Transports</i>
<i>Baylor Scott & White - Dallas (DBMC)</i>	3	1.29%
<i>Baylor Scott & White - Lake Pointe Rowlett (ROWL)</i>	3	1.29%
<i>Baylor Scott & White - Sunnyvale (SUNV)</i>	5	2.17%
<i>Carrollton Springs *PSYCH FACILITY*</i>	2	0.87%
<i>Children's Medical Ctr (DCMC)</i>	10	4.34%
<i>Christus Mother Frances - Tyler (TMF)</i>	2	0.86%
<i>Country View Manor NH (EMD Facility)</i>	2	0.86%
<i>Dallas Regional Medical Center (MDR1)</i>	6	2.60%
<i>Kaufman Healthcare Center</i>	2	0.87%
<i>Kemp Care Center (EMD Facility)</i>	2	0.87%
<i>Mabank Nursing Home</i>	1	0.44%
<i>Medical City Arlington (ARMC)</i>	1	0.44%
<i>Medical City Dallas (DMCD)</i>	1	0.43%
<i>Medical City Heart and Spine Hospital (85TS)</i>	2	0.86%
<i>Mesquite Rehab Institute</i>	1	0.43%
<i>Mesquite Specialty</i>	1	0.43%
<i>Methodist Dallas Medical Center (DMMC)</i>	2	0.87%
<i>Methodist Richardson Renner Campus (RMER)</i>	1	0.44%
<i>Parkland Hospital (DPKD)</i>	2	0.86%
<i>Rosehaven 1 - Retirement Center</i>	1	0.44%
<i>Sunflower Park NH (EMD Facility)</i>	2	0.86%
<i>Texas Health Dallas (DPMC)</i>	97	42.05%
<i>Texas Health Fort Worth (FHHM)</i>	2	0.87%
<i>Texas Health HEB Springwood - Psych Unit</i>	1	0.43%
<i>Texas Health Kaufman (KAUF)</i>	68	29.37%
<i>Texas Health Rockwall (RKPH)</i>	4	1.74%
<i>Texas Health Seay Behavioral - Plano *PSYCH*</i>	1	0.43%
<i>The Haven of Frisco *PSYCH*</i>	1	0.43%
<i>UT Health - Athens (ATHN)</i>	2	0.87%
<i>William P. Clements University Hospital (DWPC)</i>	1	0.43%
<i>Windsor Care Center (EMD FACILITY)</i>	2	0.86%
Grand Total	231	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	14	35.82%
Field Termination	0	0.00%
AMA	25	64.18%
Grand Total	39	100.00%

City of Kaufman Average Responses (911 Only)

Average Response Time (H:MM:SS)

0:06:58

City of Kaufman Last 100

	<i>Response</i>	<i>Exceptions</i>	
<i>P1</i>	100	8	92%
<i>P2</i>	100	3	97%
<i>P3</i>	100	7	93%
			94%



KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT FEBRUARY 2024

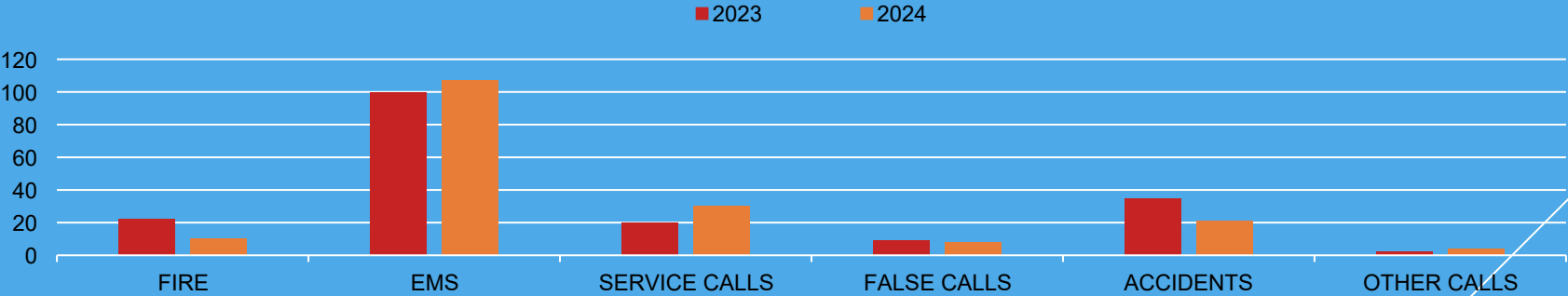


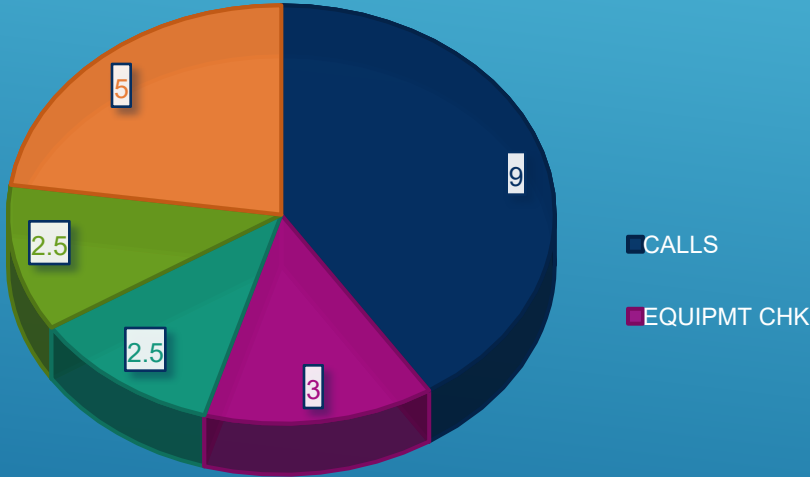
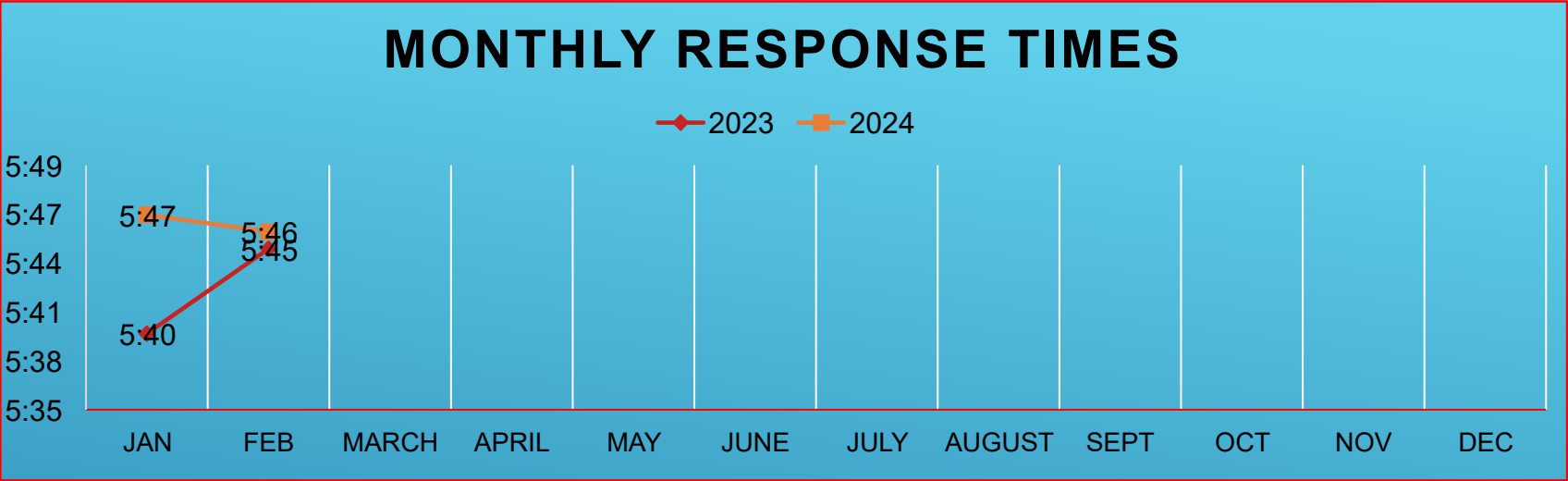
FIRE FEB. 2024



	2023 FEB	2024 FEB	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT.22 TO FEB 23	FISCAL YTD OCT.23 TO FEB 24	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	22	10	-40%	85	62	-27%
RESCUE & EMERGENCY MEDICAL SERVICES	100	107	7%	512	525	3%
HAZARDOUS CONDITIONS	16	3	0%	87	75	-16%
SERVICE /INSP/ GOOD INTENT CALLS	20	30	63%	82	118	31%
FALSE ALARMS & FALSE CALLS	9	8	-1%	44	42	-5%
ACCIDENTS	35	21	10%	169	141	-20%
OTHER INCIDENTS	2	4	25%	26	28	7%
TOTAL CALLS	204	183	-10%	1005	991	-1%

FEB. 2024

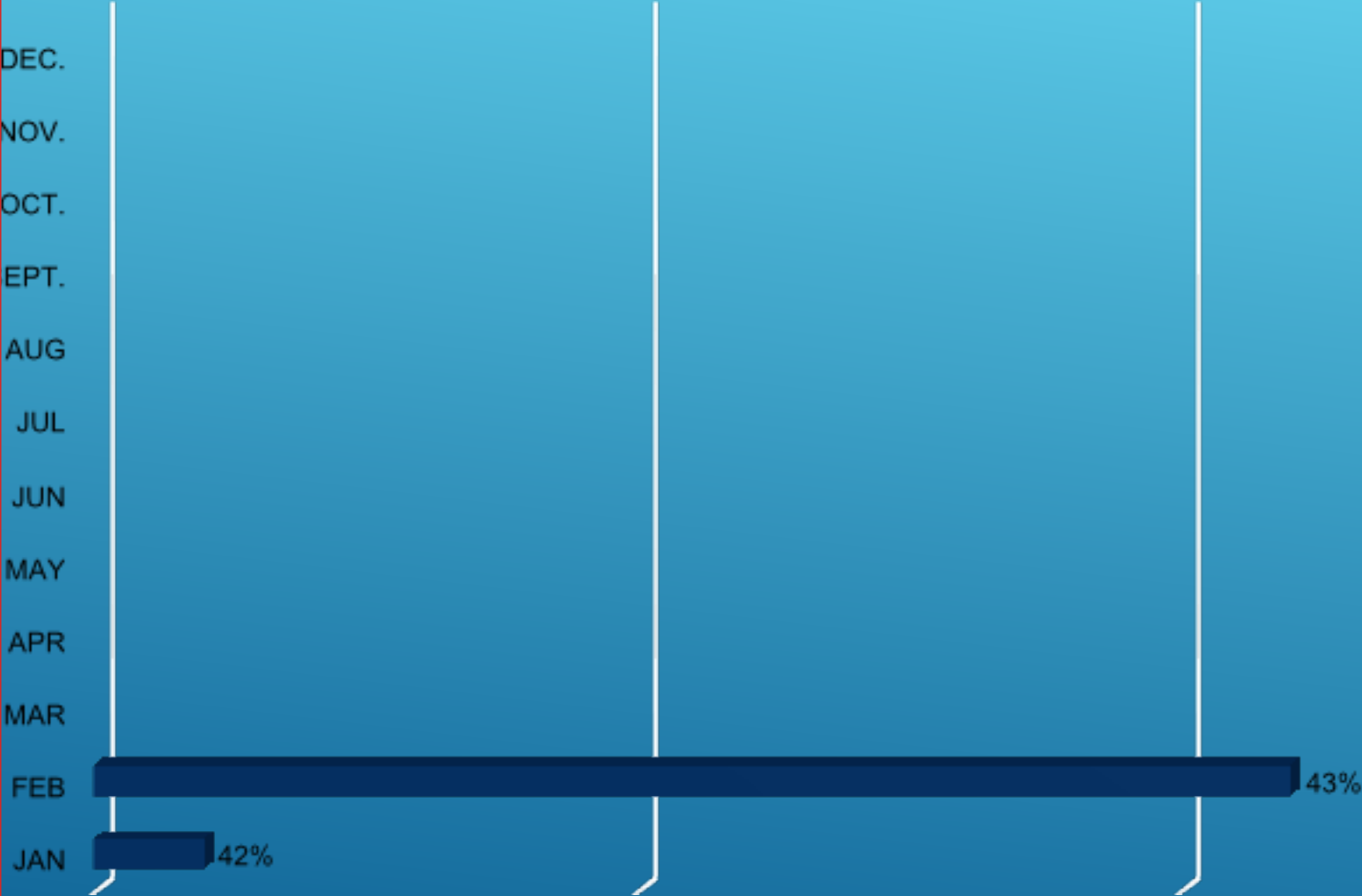




SHIFT HOURLY UTILIZATION 42 %
NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
FEBRUARY 2024

2024



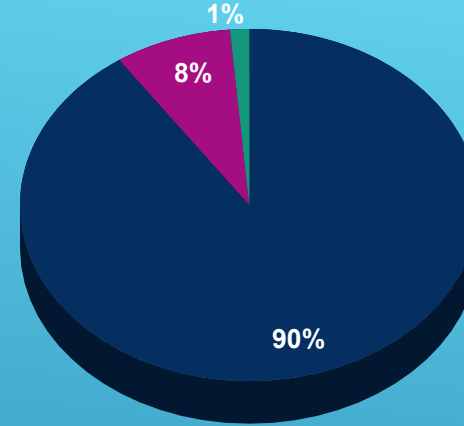
FEB. PREVENTION REVIEW

3 DEVELOPMENT PLANS REVIEWED

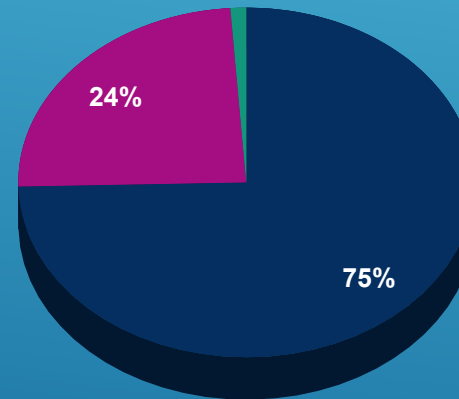
CONDUCTED 60 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 200 KIDS AND
CITIZENS

YEARLY 2023



FEBRUARY 2024



■ PUBLIC EDUCATION
■ INSPECTIONS
■ PLAN REVIEW



90% 8% 1%
PUBLIC EDUCATION
INSPECTIONS
PLAN REVIEW

PERSONNEL CONTINUING EDUCATION

FIRE

BUILDING CONSTRUCTION AND INSPECTION PRACTICES

EMS

COLD WEATHER INJURY TREATMENT

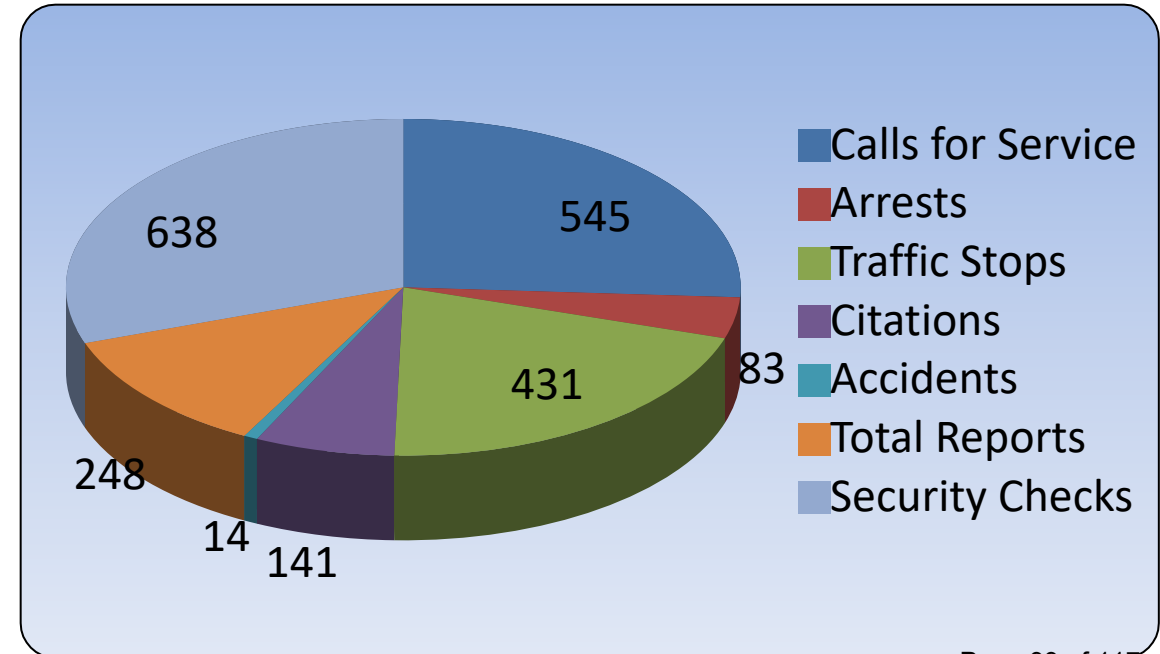
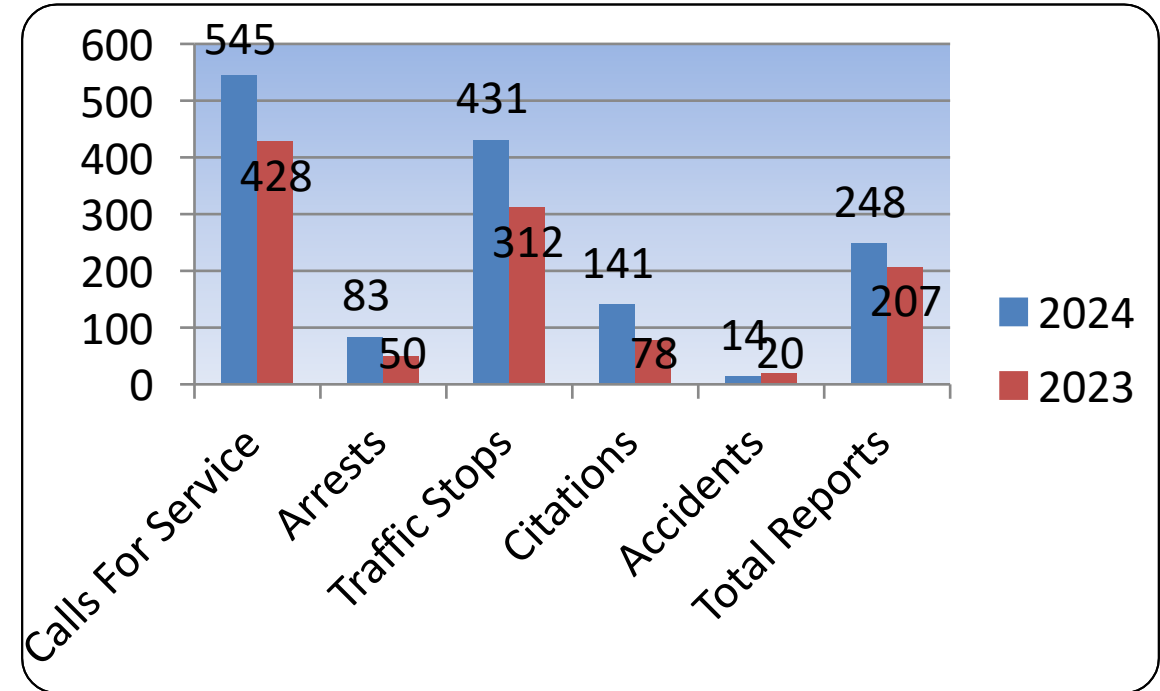


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY FEBRUARY 2024

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

- **545** Calls For Service, Including Accidents
- **14** Traffic Accidents
- Completed **638** Homes, Parks, & Business Checks
- Completed **431** Traffic Stops
- Completed **69** Offense Reports
- Completed **179** Incident Reports
- Completed **248** Reports
- Made **83** Arrests
- Average monthly response time to calls is **5:03** minutes.



Community Engagement February 2024



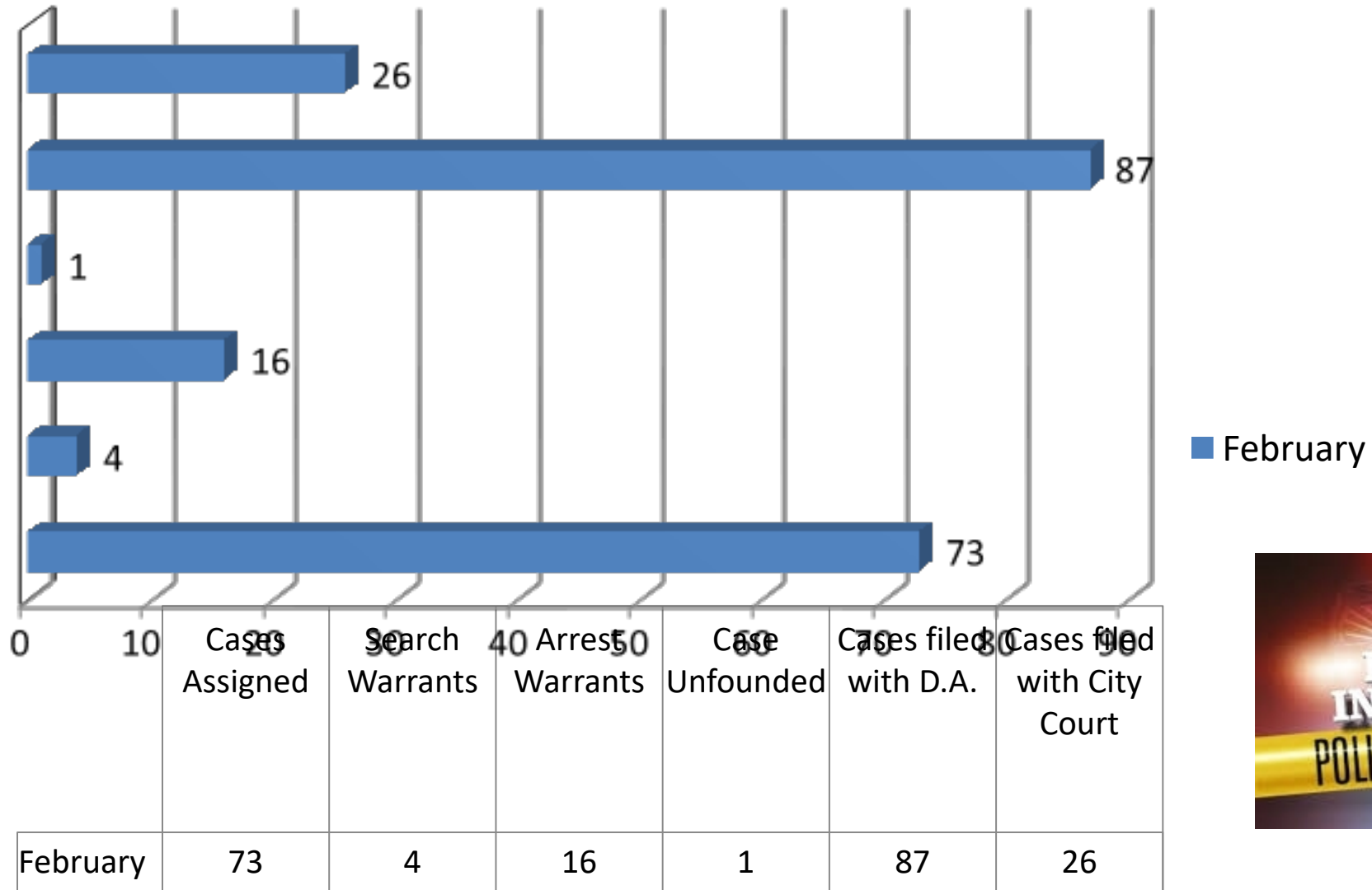
Social Media Posts 25, Facebook Followers 13K.

Events attended by Kaufman Police Department employees:

- Captain Leftwich attended the Kaufman County Leadership Luncheon at Texas Health Hospital.
- Chief Edwards attended the Lions Club meetings.
- Chief Edwards attended Grand Opening at Eleanor's Coffee
- Captain Leftwich and Sergeant Stastny participated in a Drug takeback / Medication drop off event with the Kaufman Lions Club.
- Chief Edwards and Captain Leftwich attended the Kaufman Chamber of Commerce business expo and banquet.

Training:

- Kaufman Police Department Captain Leftwich, Sergeant Black, and Sergeant Turner attended second session of Kaufman College.
- Sergeant Wagner attended Advanced Interviewing Techniques class in Garland, TX.
- Captain Leftwich taught ALERRT (active shooter training) where Officer Gutierrez and Officer Buccafurno took the course.
- Captain Leftwich taught Field Training Officer course where Sergeant Turner and Officer Gutierrez were certified as FTOs.

Kaufman Criminal Investigations Division
February 2024



Year to Date Comparison Report

Printed On: 03/08/2024

Page 1 of 3

Beginning Date: 01/01/2024

Ending Date: 02/29/2024

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	13	10	1.66	7	85.71%
Aggravated Assault	4	3	0.51	2	100.00%
Intimidation	0	0	0.00	0	-
Simple Assault	9	7	1.15	5	80.00%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	3	1	0.38	3	0.00%
Counterfeiting/Forgery, Total	1	1	0.13	1	0.00%
Destruction/Damage/Vandalism of Property, Total	8	2	1.02	9	-11.11%
Drug/Narcotic Offenses, Total	56	56	7.15	45	24.44%
Drug Equipment Violations	14	14	1.79	13	7.69%
Drug/Narcotic Violations	42	42	5.36	32	31.25%
Embezzlement, Total	0	0	0.00	3	-100.00%
Extortion/Blackmail, Total	0	0	0.00	0	-
Fraud Offenses, Total	2	2	0.26	3	-33.33%
False Pretense/Swindle/Confidence Game	2	2	0.26	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: 03/08/2024

Page 2 of 3

Beginning Date: 01/01/2024

Ending Date: 02/29/2024

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	23	13	2.94	24	-4.17%
Motor Vehicle Theft, Total	1	0	0.13	6	-83.33%
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	2	2	0.26	1	100.00%
Weapons Law Violations, Total	8	8	1.02	2	300.00%
Group A Offense, Total	117	95	14.94	106	10.38%



Year to Date Comparison Report

Beginning Date: 01/01/2024 Ending Date: 02/29/2024

Printed On: 03/08/2024
Page 3 of 3

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Person, Total	13	10	1.66	9	44.44%
Crimes Against Property, Total	40	21	5.11	50	-20.00%
Crimes Against Society, Total	64	64	8.17	47	36.17%
Officers Killed or Assaulted YTD	0			0	-

KAUFMAN POLICE DEPARTMENT CODE COMPLIANCE FEBRUARY 2024

February 2024, Kaufman Code Compliance Located or Responded To-

- Total Violations – 112
- Cases Opened/First Notice Sent – 50
- Second Notice of Violation Sent – 3
- Cases Sent To Court – 1
- Cases Closed – 61
- Current Active Cases – 42



February 2024, Kaufman Animal Services Responded To-

- Calls For Service – 62
- Follow-up Calls – 1
- Warnings Issued – 6
- Citations Issued – 1
- Traps Set – 3

Animals Captured

On Calls – 20

On View – 2

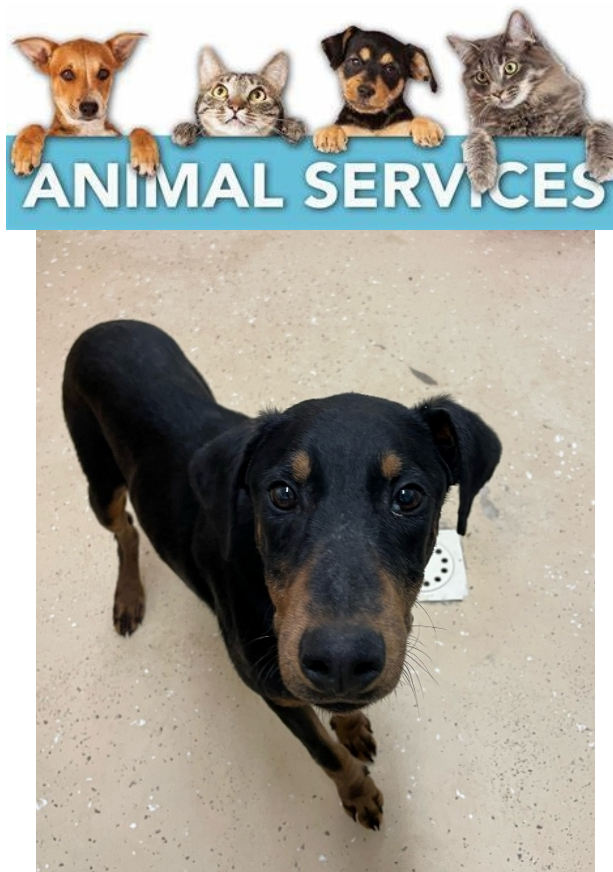
Animals Turned Over

To Owner – 2

To Humane Society – 9

Dead Animals Recovered: - 2

Non-Domestic Animals Captured – 0





Development Services
March Monthly Report
Permits Issued: 2/01/2024-2/29/2024

Permit Title	Project Address	Credential Contacts	Permit Issue Date	Fees Collected	Valuation	Project SF
Commercial Minor Addition, Remodel or Repair	400 N Highway 34	Clayton Hatcher High Performance Heating and Ai	02/01/2024	0	86000	0.537
Driveway, Parking Lot or Sidewalk Permit	1304 E 1st North St.	CELISO DANIEL QUEZADA CAMPOS (Home Owner)	02/06/2024	82.4	5500	0
Driveway, Parking Lot or Sidewalk Permit	801 S Washington St.	Hernesto Yanez Second Generation Concrete (Gen	02/08/2024	80	63000	0
Driveway, Parking Lot or Sidewalk Permit	1602 Lantz Rd.	Jonas Castro Castro Dynasty Remodeling (General	02/16/2024	82.4	1500	0
Driveway, Parking Lot or Sidewalk Permit	1304 E 1st North St.		02/29/2024	0	12000	0
Electrical Permit	401 E 5Th St.	Jack Booth Boothe Electric Inc. (Electrical Contract	02/29/2024	82.4	1000	0
Electrical Permit (Web Based)	1903 S Jefferson St.	Jose Gonzalez-Chavez JMG Contractor (Electrical C	02/08/2024	0	600	0
Fence Permit	3205 S Houston St.		02/06/2024	80	44000	0
Fence Permit	4901 Lions Den Trl.	Wade Hebb HB Builders & 151 Loop LLC (General C	02/22/2024	80	5200	0
Fence Permit	4905 Lions Den Trl.	Wade Hebb HB Builders & 151 Loop LLC (General C	02/22/2024	80	5200	0
Fence Permit	4909 Lions Den Trl.	Wade Hebb HB Builders & 151 Loop LLC (General C	02/22/2024	80	5200	0
Fence Permit	4913 Lions Den Trl.	Wade Hebb HB Builders & 151 Loop LLC (General C	02/22/2024	80	5200	0
Fence Permit	4917 Lions Den Trl.	Wade Hebb HB Builders & 151 Loop LLC (General C	02/22/2024	80	5200	0
Fence Permit	250 N Shannon	James Novey J-N Fence Company Inc (Fence Contr	02/22/2024	80	3800	0
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (Vent-a-H	850 Ed Hall Dr.	William Mark Mehmken Excel Fire Protection Syst	02/29/2024	0	1000	0
Foundation Repair	701 S Washington	Rodrigo Duenas Foundation and Concrete Services	02/20/2024	82.4	11050	0
Foundation Repair	904 S Jefferson St.	Thomas Kidd Structured Foundation Repairs, Inc (F	02/29/2024	0	13150	0
Mechanical Permit	1806 S Jefferson	Robert Smith Accurate Home Services (Mechanical	02/20/2024	82.4	10363.91	0
Mechanical Permit	2015 S Washington St.	Michael Shea Scott Engineering Excellence (Mecha	02/26/2024	82.4	30000	0
Moving Permit	710 Rand Rd., 39	Macedonio Tudon MT Electric Service Repair (Elec	02/23/2024	247.2	5000	0
Plumbing Permit	1800 Rand Rd.	Brandyn Hazzard Tru-Tex Plumbing (Plumbing Con	02/07/2024	82.4	1500	0
Plumbing Permit	2101 La Jolla Dr.	Daniel Morgan Plumb Unique, Inc. (Plumbing Cont	02/07/2024	82.4	350	0
Plumbing Permit	250 N Shannon	Nicholas Riddell Swan Plumbing Heating and Air (P	02/12/2024	82.4	500	0
Plumbing Permit	1700 Dellis St.	Wendell McHam Same Day Water Heater (Plumbi	02/15/2024	82.4	2100	0
Plumbing Permit	400 S Jefferson	Lawrence Snell B&L Plumbing (Plumbing Contract	02/18/2024	82.4	5000	0
Plumbing Permit	1755 Crowell Road	Jacobo Garcilazo (Home Owner)	02/20/2024	2912.94	3000	0
Plumbing Permit	100 Old Rail Road , B		02/21/2024	80	1500	0
Plumbing Permit	2918 E Hwy 175	Daniel Morgan Plumb Unique, Inc. (Plumbing Cont	02/22/2024	82.4	16000	0
Plumbing Permit	1600 Overlook Dr.	Jarrod Ramsey On The Way Plumbing (Plumbing C	02/27/2024	82.4	500	0
Plumbing Permit	701 S Washington St.	Adan Martinez ACM Plumbing (Plumbing Contract	02/28/2024	82.4	1500	0
Residential Accessory Buildings/Carport Permit	1823 Pecan Valley Dr.		02/23/2024	82.4	5446.22	140
Residential Addition, Remodel or Repair	1602 Overlook Dr.	Lawrence Snell B&L Plumbing (Plumbing Contract	02/14/2024	82.4	2000	0
Residential Addition, Remodel or Repair	2000 Willowcrest Dr.	Tim Gilchrist Dallas PWD (Pella) (General Contract	02/06/2024	0	0	0
Residential Addition, Remodel or Repair	1903 S Jefferson St.	James Zataratous Buddy's Remodeling (General Co	02/12/2024	574.74	0	0
Residential Addition, Remodel or Repair	1708 S Jackson St.	Rodolfo Trejo A&R Remodeling (General Contract	02/13/2024	80	0	0
Residential Addition, Remodel or Repair	705 Ed Hall Dr.	Aaron Bynum Bynum Plumbing (Plumbing Contrac	02/15/2024	1318.03	0	0
Residential Addition, Remodel or Repair	1208 Overlook Dr.		02/27/2024	82.4	0	0
Residential New Permit	1009 E 1St North St.	Antonio San Juan Ases Electrical Inc. (Electrical Co	02/08/2024	800	340000	2662
Residential New Permit	3766 Brookgreen Lane	James Stinebaugh Premier Plumbers of Texas (Plu	02/12/2024	5440.63	425000	2587
Residential New Permit	12 Climbing Tree Ln.	Keneth Adesulu Timeless Modern Homes (General	02/20/2024	800	300000	3229
Residential New Permit	3616 Jordan Way	James Stinebaugh Premier Plumbers of Texas (Plu	02/21/2024	5351.67	386000	2741
Residential New Permit	3618 Jordan Way	James Stinebaugh Premier Plumbers of Texas (Plu	02/21/2024	5430.27	427000	3003
Roof (Repair or Replace)	1602 Overlook Dr.	Kathryn Lawson Tiger Roofing (General Contractor	02/02/2024	0	21000	0
Roof (Repair or Replace)	501 W 4TH St.	Maria Marsh Blue Hammer Roofing (Roof Contract	02/13/2024	82.4	14216.3	0
Roof (Repair or Replace)	500 S Madison St.	Gwendolyn Rannigan Unlimited Roofing LLC (Roof	02/15/2024	82.4	6705	0
Roof (Repair or Replace)	1500 Cedar Knoll Dr.	William Cross CLC Roofing, INC (Roof Contractor)	02/27/2024	82.4	16560.79	0
Sign Permit	11 Oak Creek Dr., C	Nickolas Caram Priority Signs and Graphics (Electri	02/15/2024	148.32	2000	0
Sign Permit	11 Oak Creek Dr., C	Nickolas Caram Priority Signs and Graphics (Electri	02/15/2024	148.32	600	0
Sign Permit	3250 US-175	Herman Lockhart Sign Guy DFW, Inc (Electrical Sig	02/29/2024	267.8	2200	0
Sign Permit	3250 US-175	Herman Lockhart Sign Guy DFW, Inc (Electrical Sig	02/29/2024	267.8	2200	0
Solar Panel Permit	500 E Oak St.	Marco Chavez TriSMART Solar (Electrical Contract	02/21/2024	545.9	32395	0
Swimming Pool / Spa	1300 S Houston St.	Brandyn Hazzard Tru-Tex Plumbing (Plumbing Con	02/20/2024	525.3	85000	0

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	30 City Council Retreat				

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	

◀ May June 2024 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						
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				