



AGENDA
MONDAY, AUGUST 26, 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 OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 821 2346 4712
PASSWORD: 800047**

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. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2024-2025 City of Kaufman Budget.
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 - HTeaO

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the July 22, 2024, TIRZ #4 and Regular City Council Meeting.
5. Consider and take appropriate action on the minutes from the August 5, 2024, Budget Work Session and Special City Council Meeting.
6. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, September 23, 2024, to Monday, September 30, 2024.
7. Consider and take appropriate action on Resolution R-17-24, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.
8. Consider and take appropriate action on Resolution R-18-24, a resolution of the City of Kaufman, accepting the Hickory Street Elevated Water Tank Repair and Repaint Public Improvements and establishing the date for a two (2) year warranty period.
9. Consider and take appropriate action on the purchase of a sewer crawler camera trailer (LME) for an amount not to exceed \$144,885.00; and authorize the City Manager to execute necessary documents.
10. Consider and take appropriate action on the purchase of a Cat Mini 303.5 Excavator for an amount not to exceed \$81,679.00; and authorize the City Manager to execute necessary documents.

END OF CONSENT AGENDA

PUBLIC HEARING

11. Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2024-2025 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-18-24).
12. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2024 property tax rate of \$.7600000 per \$100 of assessed valuation (Ordinance No. O-19-24).

13. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-20-24, and ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **43.757-acre** tract of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from **Light Industrial District (LI)** and **Single-Family Residential-8 District (SF-8)** to **Planned Development-29 (PD-29)** for **light industrial uses**, said property being generally located at the northeast corner of State Highway 34 and Rand Road. (Case No: Z-07-24)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-20-24

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action regarding Ordinance O-18-24, an ordinance of the City Council of the City of Kaufman, Texas, making appropriations for the support of the City; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; approving and adopting the annual budget of the City of Kaufman, Texas for the 2024-2025 Fiscal Year, including the Budget for the City of Kaufman Economic Development Corporation; providing for emergency expenditures and expenditures as otherwise allowed by law; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.
15. Consider and take appropriate action regarding Ordinance O-19-24, an ordinance of the City Council of the City of Kaufman, Texas, levying taxes and fixing and adopting the tax rate on all taxable property for the year 2024 within the corporate limits of the City of Kaufman, Texas as of January 1, 2025; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.
16. Consider and take appropriate action on Resolution R-19-24, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2024-2025 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.
17. Consider and take appropriate action on Ordinance O-21-24, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-22-23 and amending Section A8.002, "Water Rates", Section A8.003, "Sewer Rates", Section A8.004, "Water connection and transfer fees.", Section A8.010, "Tap fees; maintenance of water lines", Section A8.011, "Pavement cut and replacement charges", A8.012, "Household hazardous waste collection service fee", Section A8.013, "Recycling services fees.", Section A8.014, "Stormwater utility fee", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt increased rates for water and sewer services; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for enforcement; and providing for publication and an effective date.

18. Consider and take appropriate action on Resolution R-20-24, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 3; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Freeman Farm)
19. Consider and take appropriate action regarding a Reimbursement Agreement between the City and EIS Development, LLC providing reimbursement of certain costs associated with Kaufman Public Improvement District No. 3, the Freeman Farms development, and authorizing the Mayor or designee to execute necessary documents.
20. Consider and take appropriate action on the first amendment to the First Amended and Restated Development Agreement between Kaufman One WW, LLC and the City of Kaufman, Texas for the Highland Meadows development, assigning the First Amended and Restated Highland Meadows Development Agreement from Kaufman One WW, LLC to Meritage Homes of Texas, LLC; and authorizing the Mayor or designee to execute necessary documents.
21. Consider and take appropriate action to authorize the expenditure of an amount not to exceed \$3,750.00 in matching grant funds for a mural application by Alexandra Kelly for the property located at 110 E. Grove St. (Property ID 28478), and authorizing the City Manager to execute necessary documents.

APPOINTMENT

22. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2026.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

23. Receive an update and discussion regarding the following:
 - a. Kaufman Chamber of Commerce Auction - September 28, 2024
 - b. National Night Out - October 1, 2024
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report - July 2024
 - e. Careflite Compliance Report - July 2024
 - f. Fire Department Monthly Report - July 2024
 - g. Police Department Monthly Report - July 2024
 - h. Development Services Monthly Report - July 2024
 - i. Monthly Calendars Attached

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, AUGUST 23, 2024, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



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

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 821 2346 4712 PASSWORD: 800047**

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 4.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the July 22, 2024, TIRZ #4 and Regular City Council Meeting.

BACKGROUND:

See the attached minutes.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the July 22, 2024, TIRZ #4 and Regular City Council Meeting.

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, JULY 22, 2024
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL TIRZ #4 MEETING TO ORDER TIRZ #4: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Chairman Jordan called the TIRZ #4 meeting to order at 6:00 p.m. Board members present were Jeff Jordan, Matt Phillips, Jason Nelson, Quattro Borders, and Jason Nelson. Board member Charles Gillenwater arrived at 6:01 p.m. and Board Member Lisa Parker was absent. Chairman Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, and Development Services Director Andrew Bogda.

TIRZ #4 ITEMS

1. Consider and make a recommendation to the City Council on the Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code.

David Pettit, the City's TIRZ consultant with David Pettit Economic Development, presented the final Project and Financing Plan for Tax Increment Reinvestment Zone No. 4. He reviewed the creation process, gave an overview of the zone and proposed development, and outlined the participation assumptions and revenues.

Board Member Borders made a motion to recommend approval to the City Council on the Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. The motion was seconded by Board Member Nelson and passed 6/0.

TIRZ #4 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the meeting at 6:02 p.m.

PLEDGE OF ALLEGIANCE

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

Mayor Jordan called the City Council meeting to order at 6:30 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Ashlea Longenecker, Jason Nelson and Charles Gillenwater. Councilmember Lisa Parker 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, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Human Resources Coordinator Sharna Ellis, Fire Chief Ronnie Davis, Police Officer Ryan Reed, Police Officer Dreyton Munden, Police Officer Adam Wall, Police Sergeant Taylor Huddle, Police Captain Colter Leftwich and Police Chief Les Edwards.

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

No comments were given.

RECOGNITION

2. Business of the Month - Ranger Title

Mayor Jordan, Mr. McGregor, and Anne Glasscock, President of the Kaufman Chamber of Commerce, announced Ranger Title as the July Business of the Month.

3. Police Department Promotion Recognition

Chief Edwards presented Taylor Huddle as the newly promoted Sergeant for the Kaufman Police Department. He gave a brief summary of Sergeant Huddle's tenure with the department and congratulated him on his accomplishment.

4. Kaufman Police Department

Chief Edwards recognized the Kaufman Police Department for Sergeant Ty Bolden, Officer Aaron Buccafurno, and Officer Ryan Reed for going above and beyond the call of duty by installing a window A/C unit for an elderly citizen.

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the June 24, 2024, Work Session and Regular City Council Meeting.
6. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, December 23, 2024, to Monday, December 16, 2024.
7. Consider and take appropriate action on Resolution R-15-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) on Saturday, October 12, 2024, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2023 Kaufman Harvest Fest Parade; and providing for an effective date.

8. Consider and take appropriate action on Resolution R-16-24, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street on Saturday, October 12, 2024, from 5:00 a.m. until 6:00 p.m. for the 2024 Kaufman Harvest Fest Event; and providing an effective date.

Mayor Pro-Tem Philips made a motion to approve consent agenda items five through eight as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

9. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-13-24, an ordinance of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map and adopting Specific Use Permit-47 Revised (SUP-47R), a Specific Use Permit for private club in conjunction with a restaurant (with conditions) and a Revised Site Plan on an approximate 0.44-acre tract of land (Property ID 5300) located at 5962 Fair Road, located in the "HC" Highway Commercial District. (Case No. Z-06-24)

- a. Presentation

Mr. Bogda informed the Council the applicant had applied for a revision to Specific Use Permit-47 (SUP-47), primarily to authorize a covered patio and accessory building (storage shed) that were constructed without a permit. He reviewed the previous SUP, the location and business information, and the revised SUP plans.

- b. Public Hearing

Mayor Jordan opened the public hearing at 6:43 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 6:44 p.m.

- c. Consider and take appropriate action on Ordinance No. O-13-24

Councilmember Gillenwater made a motion to approve Ordinance O-13-23, for Specific Use Permit-47R (SUP-47R) for a revision to Specific Use Permit-47 (SUP-47), being a Specific Use Permit for a private club in conjunction with a restaurant on 0.44 acres located at 5962 Fair Road, with the following conditions:

1. The Property, including all buildings, premise, or land used pursuant to this SUP-47R shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits unless an amendment to SUP-47R is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
2. The Owner and/or Operator of the Property shall retroactively obtain all required building permits and receive and pass all inspections for the covered patio and storage shed; shall remedy any defects, as directed by the Building Official or their designee, during the permitting

and inspection process; and shall pay all required fees related to permitting, investigation, and inspection.

3. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Central Business District with Specific Use Permit-47R zoning designation.
4. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.
5. All sales of alcoholic beverages shall be allowed for on-premise consumption only.
6. Fifty percent (50%) or more of sales transacted upon the Property shall be from food.

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

DISCUSSION/ACTION ITEMS

10. Consider and take appropriate action on Ordinance O-14-24, an ordinance of the City Council of the City of Kaufman, Texas, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, identifying project costs; and providing an effective date. ("The Trails")

Councilmember Longenecker made a motion to approve Ordinance O-14-24, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas. ("The Trails") The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

11. Consider and take appropriate action on Ordinance O-15-24, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 for the Kaufman Public Improvement District No. 1, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, and including applicable TIRZ Credit Calculation, as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Georgetown")

Joshua Arendt, Senior Vice President with Municap, Inc., presented the Annual Service Plan Update and Assessment Roll for 2024-2025 for Kaufman PID #1 (Georgetown at Kings Fort).

Councilmember Borders made a motion to approve Ordinance O-15-24, accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 for the Kaufman Public Improvement District No. 1, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, and including applicable TIRZ Credit Calculation, as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Georgetown") The motion was seconded by Councilmember Nelson and passed 6/0.

12. Consider and take appropriate action on Ordinance O-16-24, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 for the Kaufman Public Improvement District No. 2, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 2 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Prairie Creek")

Joshua Arendt, Senior Vice President with Municap, Inc., presented the Annual Service Plan Update and Assessment Roll for 2024-2025 for Kaufman PID #2 (Prairie Creek).

Councilmember Gillenwater made a motion to approve Ordinance O-16-24, accepting and approving an Annual Service Plan Update and Assessment Roll 2024-2025 for the Kaufman Public Improvement District No. 2, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 2 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Prairie Creek") The motion was seconded by Councilmember Borders and passed 6/0.

13. Consider and take appropriate action on the Enclave at Kings Fort Phase I Facilities Agreement between the City and The Enclave at Kings Fort Inc., LLC, for the installation of public improvements and facilities within the Enclave at Kings Fort development located on 19.741 acres 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; and authorizing the Mayor or designer to execute necessary documents.

Mr. Bogda outlined the timeline for this development, including the plat process, development agreement, and property zoning. He reviewed the information and details in the Facilities Agreement.

Councilmember Nelson made a motion to approve the Enclave at Kings Fort Phase I Facilities Agreement between the City and The Enclave at Kings Fort Inc., LLC, for the installation of public improvements and facilities within the Enclave at Kings Fort development located on 19.741 acres 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 and authorize the Mayor or designer to execute necessary documents. The motion was seconded by Councilmember Gillenwater and passed 6/0.

14. Consider and take appropriate action on the award or rejection of a bid and contract for Audit Services for the City of Kaufman and Kaufman Economic Development Corporation and authorizing the Mayor or his designee to execute necessary documents.

Ms. Wennerstrom reviewed the bid received for Audit Services and gave an overview of the costs associated with the contract.

Councilmember Nelson made a motion to award the bid and contract for Audit Services to prepare

the Annual Comprehensive Financial Report for FY 2024-2026 for the City of Kaufman and Kaufman Economic Development Corporation to YWRD, P.C. and authorizing the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Longenecker and passed 6/0.

15. Consider and take appropriate action on the award or rejection of a bid and contract for Fiscal Year 2025 health benefits plans and authorizing the Mayor or his designee to execute necessary documents.

Mr. Holder briefed the Council on the process the City went through to solicit and obtain bids for the City's Health Benefits plans. He outlined the proposals and staff's recommendations for selecting Texas Health Benefits to serve as the City's Health Benefits Plan provider for FY25.

Councilmember Borders made a motion to award the bid and contract for Fiscal Year 2025 health benefits plans to Texas Health Benefits and authorize the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Longenecker and passed 5/0. Mayor Jordan abstained from the vote due to a conflict of interest.

16. Consider and take appropriate action on the award or rejection of a bid and contract for the paving, drainage, sanitary sewer, and water improvements for Crestview Drive and Royal Drive and authorizing the Mayor or his designee to execute necessary documents.

Ms. Balthrop Mendoza outlined the bid process and presented the bid tabulation report for the paving, drainage, sanitary sewer, and water improvements for Crestview Drive and Royal Drive. She stated staff recommended the award of a bid and contract for paving, drainage, sanitary sewer, and water improvements for Crestview Drive and Royal Drive to Pavecon Public Works, LP.

Mayor Pro-Tem Phillips made a motion to award the bid and contract for paving, drainage, sanitary sewer, and water improvements for Crestview Drive and Royal Drive to Pavecon Public Works, LP. The motion was seconded by Councilmember Nelson and passed 6/0.

17. Discussion regarding an update on City Lakes Park.

Ms. Balthrop Mendoza gave the Council an update on the improvements to City Lakes Park.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

18. Receive an update and discussion regarding the following:
 - a. November Council meeting date
 - b. Budget Workshop- August 5th at 6 pm
 - c. Kaufman Economic Summit - August 8th at 9 am
 - d. 2024 TML Conference - Houston - October 9-11, 2024
 - e. Discussion Items Report (DIR)

- f. STAR Transit Ridership Report – June 2024
- g. Careflite Compliance Report – June 2024
- h. Fire Department Monthly Report – June 2024
- i. Police Department Monthly Report – June 2024
- j. Development Services Monthly Report – June 2024
- k. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into Executive Session to discuss the following at 7:12 p.m.

- 19. 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: South Pointe

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 7:32 p.m.

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

There was no action to take on matters discussed in the Executive Session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:32 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 5.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the August 5, 2024, Budget Work Session and Special City Council Meeting.

BACKGROUND:

See the attached minutes.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the August 5, 2024, Budget Work Session and Special 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, AUGUST 5, 2024
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

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

Mayor Jordan called the Budget Work Session to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Ashlea Longenecker, Charles Gillenwater, and Jason Nelson. Councilmember Lisa Parker joined the meeting at 6:08 p.m. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Human Resources Coordinator Sharna Ellis, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, Police Captain Colter Leftwich, and Police Chief Les Edwards.

1. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2024-2025 City of Kaufman Budget.

Mr. Holder presented an overview of the current FY24 adopted budget and the accomplishments from this year. He gave an update on the review of the various funds as well as revenues for FY25. He reviewed the proposed FY25 operations increase for the general fund. He informed the Council about the proposed water, sewer, trash disposal, and drainage rates increase for FY25. There were discussions regarding the proposed employee compensation increases and employee benefits. He reviewed the proposed infrastructure projects for FY25 including Crestview & Royal Reconstruction, Phillips/9th Street Drainage Area, City Lakes Park, 34 Water Line Extension, updated impact fee study, and Wastewater Treatment Plant improvements. He presented the capital and fleet requests from the departments for FY25. There were discussions regarding the city's support of non-profits, updating the comprehensive plan, and an overview of the funds for FY25 budget. There were discussions regarding the tax rate calculations, the tax rate history, and the proposed tax rate.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the Budget Work Session at 6:55 p.m.

SPECIAL CITY COUNCIL MEETING

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

Mayor Jordan called the City Council meeting to order at 6:56 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Quattro Borders, Ashlea Longenecker, Charles Gillenwater, Lisa Parker, and Jason Nelson. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Human Resources Coordinator Sharna Ellis, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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

No comments were given.

DISCUSSION/ACTION ITEMS

2. Consider and take appropriate action on Ordinance O-17-24, an ordinance of the City Council of the City of Kaufman, approving the 2024 Certified Property Tax Values for the City of Kaufman, Texas.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-17-24, an ordinance of the City Council of the City of Kaufman, approving the 2024 Certified Property Tax Values for the City of Kaufman, Texas as presented. The motion was seconded by Councilmember Parker and passed 7/0.

3. Consider and take appropriate action on a proposed, not to exceed Property Tax Rate of **\$0.760000**, calling for a public hearing on the proposed tax rate for Monday, August 26, 2024, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, August 26, 2024, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

Councilmember Gillenwater made a motion to approve a not to exceed Property Tax Rate of **\$0.760000**, and calling for a public hearing on the proposed tax rate for Monday, August 26, 2024, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, August 26, 2024, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Nelson and passed 7/0.

4. Consider and take appropriate action on setting the date, time, and place for a public hearing regarding the City's Fiscal Year 2024-2025 Budget, for Monday, August 26, 2024, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2024-2025 Budget for Monday, August 26, 2024, at 6:30 p.m. at City Hall,

209 S. Washington St., Kaufman, Texas 75142.

Councilmember Nelson made a motion to set the date, time, and place for a public hearing regarding the City's Fiscal Year 2024-2025 Budget, for Monday, August 26, 2024, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2024-2025 Budget for Monday, August 26, 2024, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Borders and passed 7/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 6:58 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 8/26/2024

Date: 08/13/2024

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, September 23, 2024, to Monday, September 30, 2024.

BACKGROUND:

Due to a conflict with the ICMA conference, staff requests to reschedule the Regular City Council Meeting set for Monday, September 23, 2024, to Monday, September 30, 2024.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval to reschedule the Regular City Council Meeting set for Monday, September 23, 2024, to Monday, September 30, 2024.

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



Meeting
Date: 8/26/2024

Date: 08/13/2024

Item #: 7.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-17-24, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

BACKGROUND:

Resolution R-17-24 is a resolution allowing for the approval of the negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 rate review mechanism filing. The Atmos Cities Steering Committee has recommended that the City of Kaufman approve the settlement.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-17-24 as presented.

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

RESOLUTION NO. R-17-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

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

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

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

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

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

WHEREAS, on about April 1, 2024, Atmos Mid-Tex filed its 2024 RRM rate request with ACSC Cities based on a test year ending December 31, 2023; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2024 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$164.7 million on a system-wide basis with an Effective Date of October 1, 2024; and

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

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

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

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

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

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

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

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

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$164.7 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2024 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

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

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$164.7 on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

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

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2024 RRM filing.

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

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

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

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2024.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 26th DAY OF AUGUST, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 8/26/2024

Date: 08/13/2024

Item #: 8.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-18-24, a resolution of the City of Kaufman, accepting the Hickory Street Elevated Water Tank Repair and Repaint Public Improvements and establishing the date for a two (2) year warranty period.

BACKGROUND:

The Hickory Street Elevated Water Tank Repair and Repaint Public Improvements are complete. This resolution will set the effective date for the 2-year warranty period.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-18-24 as presented.

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

July 12, 2024

Alexsander Rivera, President
AMR Industrial Coatings, Inc.
612 Donley Drive
Euless, TX 76039
(via email)

Re: FINAL ACCEPTANCE
Hickory Street Elevated Water Tank Repair and Repaint

Dear Mr. Rivera,

This is your letter of Final Acceptance for the above project. The final inspection by the City indicate that the work is complete, and is therefore accepted by the City of Kaufman.

In accordance with the contract documents, the maintenance bond shall be in effect for two (2) years from July 12, 2024.

If you have any questions, please do not hesitate to contact us.

Sincerely,

tnp

teague nall & perkins



Philip C. Varughese, P.E.
Team Leader, Associate Principal

cc: Mike Holder, City Manager - City of Kaufman (via email)
Rachel Balthrop Mendoza, Assistant City Manager - City of Kaufman (via email)
Tim Hopwood, Director of Public Works - City of Kaufman (via email)
KAU 23362 File

RESOLUTION NO. R-18-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACCEPTING PUBLIC IMPROVEMENTS FOR THE HICKORY STREET ELEVATED WATER TANK REPAIR AND REPAINT PROJECT; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and AMR Industrial Coatings, Inc., (“Contractor”), entered into an agreement dated December 18, 2023, (the “Agreement”), pursuant to which Contractor was to construct paving and drainage improvements to the Hickory Street Elevated Water Tank Repair and Repaint (the “Public Improvements”); and

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

WHEREAS, having accepted the Public Improvements via the adoption of this Resolution, the City Council hereby establishes that the two (2) year warranty period for said Public Improvements commences as of July 12, 2024; and

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

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

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

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

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

SECTION 4. Effective Date. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 26th day of August 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 8/26/2024

Date: 08/13/2024

Item #: 9.

Dept.: Public Works

Consent Agenda

SUBJECT:

Consider and take appropriate action on the purchase of a sewer crawler camera trailer (LME) for an amount not to exceed \$144,885.00; and authorize the City Manager to execute necessary documents.

BACKGROUND:

At the Budget Work Session, the purchase of a Sewer Crawler Camera for the FY25 budget was discussed as a request by the Public Works Department. Staff were able to find sufficient savings in the FY24 budget to cover the purchase of this equipment.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost: \$144,885.00

Funds Available: \$144,885.00

Source: General Fund

Recommendation: Staff recommends that the City Council to approve the purchase of a sewer crawler camera trailer (LME) for an amount not to exceed \$144,885.00; and authorize the City Manager to execute necessary documents.

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

PURCHASE REQUISITION

FINANCE: V# 3807 RECEIVED AUG 13 2024 CITY OF KAUFMAN	Purchase Order No.:		
	ACCOUNT #	AMOUNT	Budget Balance
	20-5420-212	\$ 144,885.00	
	<i>* Water/Sewer Revenue surplus Budget Amendment.</i>		

I hereby certify that the supplies specified in this requisition are absolutely necessary for use in this department.	
Authorized Signature:	Print Employee Name: Jordan Elder
Department making request : Public Works - Sewer	8/13/2024

QTY	ITEM DESCRIPTION	Item Number	Cost Per Unit	Unit	TOTAL PRICE
1.00	Sewer crawler camera trailer (LME)		144,885.00		\$ 144,885.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

☐ MARK THIS BOX IF EMERGENCY REQUEST, and indicate why below.	Shipping
BuyBoard # 676-22	Total: \$ 144,885.00

Price Quotes were received from these vendors:				
	COMPANY & ADDRESS	Contact Person	Phone #	Amount
1	Lonestar Municipal Equipment 1105 Friendship Road Weatherford, TX 76085	Paul Folker	817-851-2243 ext.	\$ 144,885.00
2				
3				

☒ MARK THIS BOX IF THERE IS AN ATTACHMENT	Capital Item approval Mary. BuyBoard # 676-22	
Finance Director:	Date: 8/13/2024	
City Manager:	Date:	

Lonestar Municipal Equipment

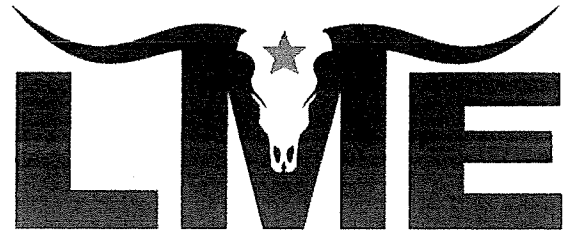
1105 Friendship Road

Weatherford, TX 76085

Paul@LonestarME.com

<https://www.lonestarmunicipalequipment.com>

/

**LONESTAR MUNICIPAL EQUIPMENT****ADDRESS**

Jordan Elder

City of Kaufman, TX

1003 W. Grove St.

Kaufman, TX 75142

SHIP TO

Jordan Elder

City of Kaufman, TX

1003 W. Grove St.

Kaufman, TX 75142

Estimate 2316**DATE 03/28/2024****EXPIRATION DATE 05/27/2024**

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	***PER BUYBOARD CONTRACT #676-22			
	***DEMO TRAILER UNIT			
CRP140	140MM PROTEUS CRAWLER - STEERABLE 6-WHEEL DRIVE, MOTORIZED LIFT ASSY., INCLINATION SENSOR, TILT SENSOR AND SONDE TRANSMITTER - FOR USE IN 6" TO 24" PIPE DIAMETERS - Includes set of 6 X 90MM Soft Rubber Tires	1	25,710.00	25,710.00T
CAM028L	PAN & ROTATE ZOOM CAMERA - 120X ZOOM (10X OPTICAL, 12X DIGITAL), POWERFUL LED LIGHTING, TWIN LASERS, PIPE DIAMETER MEASURING SENSOR, AUTO/MANUAL FOCUS, PRESSURIZED, CONTINUOUS ROTATION, +/- 135 DEGREE PAN, PRESSURE RATED TO 1 BAR.	1	23,360.00	23,360.00T
ALB300	AUX LIGHT/BACKEYE CAMERA - PROTEUS	1	3,405.00	3,405.00T
ACR350	SYNCHRONIZED MOTORIZED CABLE REEL FOR 1150' OF CABLE - Includes Cable and RJP01: Fully automatic cable reel that holds 1,1150'/350m of cable, self-layering to keep the cable neat and tidy. Removable drip tray. Fully synchronized with the crawler for hassle free pay out and retrieval. Comes supplied with Joystick Bluetooth remote control (RJP01). Please note: Van mount guide pulley (VGP350) must be ordered separately if needed. 350M CABLE INCLUDED Requires either VIP05 or LCP05-ACR (sold separately).	1	41,830.00	41,830.00T

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
VGP350	VAN MOUNTED CABLE GUIDE ROLLER - FOR ACR350 ONLY! Van mounted fully adjustable cable guide roller for ACR350. For van fit installations to help reduce friction for smooth pay off and retrieval.	1	5,512.00	5,512.00T
VCU500	CCU - Van Keyboard Control Unit w/ VKU Rackmount Power Supply	1	20,644.00	20,644.00T
VIP05	Truck Mount Link Cable Box: A 16' cable runs from the controller to the box where the reel is then connected with an included 5' link cable. Allows for cable reels to be connected and disconnected from the back of the truck for portable use.	1	755.00	755.00T
VIP07	VAN INTERFACE PLATE - REQUIRED FOR ALL ACR REELS	1	832.00	832.00T
PKP01	Pressure Test Kit" for Proteus cameras and crawlers w/ plastic case. DOES NOT INCLUDE GAS CANISTERS	1	832.00	832.00T
88100Z	Cannister CO2 - 74g - 5/8 Thread	2	25.00	50.00T
CGP01	Lower Manhole Roller: Features a roller system to help prevent the cable from damage when entering into the pipe. It should be attached to the manhole and is supplied with a rope for fastening.	1	832.00	832.00T
TRP01	Manhole Top Roller: An adjustable manhole top roller to suit most sizes of manhole opening. Helps to prevent cable damage	1	832.00	832.00T
QRW115SR/150	115MM SOFT RUBBER QUICK RELEASE WHEEL FOR CRP140/150 - FOR 8" - 12" PIPE DIAMETERS - Per/EA. 4 Required	4	292.00	1,168.00T
QRW90CB/150	90MM CARBIDE QUICK RELEASE WHEEL - CRP140/150 - FOR USE IN 6" - 8" PIPE DIAMETERS - Per/EA. 4 Required	4	510.00	2,040.00T
QRW115CB/150	115MM CARBIDE QUICK RELEASE WHEEL - CRP140/150 - FOR USE IN 8" - 12" PIPE DIAMETER - Per/EA. 4 Required	4	572.00	2,288.00T
TRAILER-0714TA2	RC TRAILERS -7' x 14' Tandem Axle Trailer -7' Interior Height -Flat Front -60" Tongue -Swinging Rear Doors -Curb Side Entrance -Electric Brakes -7000 lb GVWR -Payload 497 5lbs -2-5/16" Ball Hitch	1	8,750.00	8,750.00T

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
TRAILER - PREMIUM	PREMIUM INSTALL - TANDEM AXLE TRAILER - High Traction Flooring - Kemlite Covered Walls & Ceiling - Insulated - 110V Electrical Outlets - High Visibility Strobe Light Package - LED Directional Signal - Sub-Roofline Mounted CONTROL ROOM: - 13,500 BTU A/C Unit - Partition Wall - Pass-Through Door - Observation Window - Counter Top Workstation - Overhead Storage Cabinet - Street side - Storage Closet - Curbside - LED Light - Ceiling Mounted - 120V Wall Mounted Heater - Rack Mount Storage - Printer/ Scanner - 34" PBP Monitor - Worksite Viewing Monitor - Rear Facing Camera - Bench Seat With Storage REAR WORK AREA: - Rear Facing TV For Inspection Viewing - LED Ceiling Mounted Lights (2) - Utility Cabinet & Workbench - Street side - Tool Box & Workbench - Curbside - Overhead Storage Cabinet - Curbside - Reel Rack - 2 Compartment Drawer & Slide Tray - 20 Gallon Wash Down Tank - 25' Retractable Reel - Sanitary Station- Sanitizer, Towel & Rubber Glove Holder - Rear Flood Light (2) - 6500 Watt Standard Gas Generator - Tongue Mounted - 30 Amp Converter Charger - Shore Power Plug & Cord	1	38,935.00	38,935.00T
FIXED- PEDESTAL-SEAT	Heavy duty Mainstay air-power pedestal seat with locking swivel and slide. Tempress Probax orthopedic limited edition boat seat.	1	575.00	575.00T
MHFBP-4	4-POLE BRACKET FOR FIBERGLASS POLES	1	203.00	203.00T
MHFG6	6FT FIBERGLASS MANHOLE POLE (PER EACH)	4	68.00	272.00T
Misc	Cummins Onan Generator Upgrade	1	5,200.00	5,200.00T
MCH-1	Camera Hook w/ Pole Attachment	1	123.00	123.00T

PRODUCT/SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
RACKMOUNT-1U	1U Rackmount computer - Intel Core i7 processor, 16GB RAM, 256GB M.2 SSD drive for operating system and programs, 1TB M.2 SSD for data storage, DVD drive, video capture card, Windows 10Pro Operating system, keyboard and mouse.	1	3,100.00	3,100.00T
Freight	Freight Charge - Delivery to Texas ***NOTE: INCLUDES 2 DAYS OF TRAINING AT NO ADDITIONAL CHARGE	1	2,000.00	2,000.00T
Sales	***NOTE: 25% DEMO UNIT DISCOUNT	1	-47,313.00	-47,313.00
GP-CAM	General Purpose Sewer Camera for 6" - 18" lines. Includes GoPro Hero10 Black video capture device w/ WiFi & Bluetooth connectivity, and 2 external LED lights at 370 lumens each. 304 stainless steel camera head, illumination holder, and camera body, and aerospace-grade aluminum body with high grade anodized finishes.	1	2,950.00	2,950.00T
***NOTE: Shipping is NOT included and will be charged per carrier charges		SUBTOTAL		144,885.00
		TAX		0.00
		TOTAL		\$144,885.00

Accepted By

Accepted Date



Meeting
Date: 8/26/2024

Date: 08/13/2024

Item #: 10.

Dept.: Public Works

Consent Agenda

SUBJECT:

Consider and take appropriate action on the purchase of a Cat Mini 303.5 Excavator for an amount not to exceed \$81,679.00; and authorize the City Manager to execute necessary documents.

BACKGROUND:

At the Budget Work Session, Staff discussed the purchase of a Cat Mini 303.5 Excavator for the FY25 budget as a request by the Public Works Department. Staff found savings in the FY24 budget sufficient to cover the purchase of this equipment.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the purchase of a Cat Mini 303.5 Excavator for an amount not to exceed \$81,679.00; and authorize the City Manager to execute necessary documents.

PURCHASE REQUISITION

FINANCE:

V# 2802
B. Swipens
FY24

Purchase Order No.:

ACCOUNT #

AMOUNT

Budget Balance

01-5420-182

\$81,679.00

I hereby certify that the supplies specified in this requisition are absolutely necessary for use in this department.

Authorized Signature:

[Signature]

Print Employee Name: Cris Murry

Department making request : Street Dept.

Date: 8-14-24

QTY	ITEM DESCRIPTION	Item Number	Cost Per Unit	Unit	TOTAL PRICE
1.00	Cat Mini 303.5 Excavator				\$81,679.00
				ea	
				ea	
					-
					-
	See attached Quotes				-
				Shipping	
				Total:	\$81,679.00

MARK THIS BOX IF EMERGENCY REQUEST, and indicate why below.

Price Quotes were received from these vendors:

COMPANY & ADDRESS		Contact Person	Phone #	Amount
1	Holt Cat 10950 Plano Road Dallas, TX 75238	Brent Pemberton	817-219-6187	\$81,679.00
2				
3				

x MARK THIS BOX IF THERE IS AN ATTACHMENT

Additional Comments: This request is for a Cat mini excavator.
This is government pricing through sourcwell.

Finance Director:

[Signature]

Date:

8/14/2024

City Manager:

[Signature]

Date:



DATE: Jan 26, 2024
QUOTE #:332565-01

CITY OF KAUFMAN
CRIS MURRY
209 S WASHINGTON AVE
KAUFMAN, TEXAS 75142-2006

Pemberton, Brent
817.219.6187

One (1) New Caterpillar Inc Model: 303.5 Mini-Ex (Cab/Air)
Includes: Hydraulic Thumb + Manual Pin Grabber + 24" Bucket + 47" Hydraulic Tilt Ditch Bucket

SALE PRICE

\$81,679

Quote Through Sourcewell Contract 011723 - Member 71074

WARRANTY

Standard Warranty: 24 Month/2000 Hour Total Machine Limited Warranty
Extended Warranty: 60 Month/3000 Hour Premier

MACHINE SPECIFICATIONS

DESCRIPTION	REF.#
LN3/QP4/CAB/ANGL BLD/LNG STK	616-3222
STICK, LONG, W/ THUMB BRACKET	571-9661
LINES, BOOM W/O BLCV	558-1760
LINES, STICK W/O SLCV	558-1763
UNDERCARRIAGE, FIXED, ANGLE BLD	571-9665
BLADE, ANGLE, BOCE	568-5199
TRACK, 12", RUBBER	566-2914
CONTROL, 1ST AUX, JOYSTICK	575-4420
LINES, BUCKET, LONG STICK	575-2776
TRAVEL LEVERS AND PEDALS	568-5200
BOOM LIGHT, LED	542-8886
CAB, WITH HEAT AND A/C	558-1770
FILM, CAB A/C	578-0230
FILM, ROPS, ISO	595-3179
SEAT, SUSPENSION, FABRIC	519-9265
SEAT BELT, 3" RETRACTABLE	599-7202
MONITOR NEXT GEN, NO CAMERA	580-7178
FLOORMAT, CAB, W/TRAVEL	594-7890
PRODUCT LINK, CELLULAR PLE643	572-0436
CAT KEY, WITH PASS CODE OPTION	525-4465
CWT, STANDARD	555-1839
LINES, 1ST AUX, LONG STICK	575-7225
LIGHTS, LED, FRONT&REAR	521-9512
INTEGRATED RADIO	521-9517
MIRRORS, LEFT AND RIGHT	519-9280
444-7494 COUPLER, PG, MAN.D.LOCK, 3-4T	INCLUDED
464-9904 BUCKET-HD, 24", 4.2 FT3, 3T	INCLUDED
621-0448 BUCKET-DCT, 47", 5.9 FT3, 3T	INCLUDED
452-2740 THUMB, HYDRAULIC, 3-4T	INCLUDED
Extra Bucket Pins (for extra bucket)	INCLUDED

STANDARD EQUIPMENT

POWERTRAIN

Cat C1.7 NA engine
(U.S. EPA Tier 4 Final/
JAPAN MLIT Tier 3)

Automatic engine idle.

UNDERCARRIAGE

Track, 300 mm (11.8")

Dozer blade(BOCE) with float

HYDRAULICS

Variable displacement piston pump

Smart tech electronic pump

Load sensing/flow sharing hydraulics

Automatic swing brake

ELECTRICAL

12 volt electrical system

Software (machine and monitor)

65 ampere alternator

650CCA maintenance free battery

OPERATOR ENVIRONMENT

Product link PLE243 (regulations apply)

Cab sound pressure 94dB(A) ISO 6395

Coat hook

Next generation color LCD monitor (IP66)

-Fuel level and coolant temperature
gauges

-Maintenance and machine monitoring

-Performance and machine adjustments

-Numeric security code

-Multiple languages

-Hour meter with wake up switch

Cup Holder

OTHER STANDARD EQUIPMENT

Control Pattern Changer

Caterpillar corporate "one key" system

Door locks on cab door and external
enclosure doors

Lockable fuel cap

INSTRUCTIONS

REGIONAL STANDARD EQUIPMENT INCLUDES:

United States and Canada

-Accumulator, certified

-Retractable high visibility
seat belt 75mm (3")

-Ecology drain - engine

-Auxiliary hydraulic lines

-Auxiliary line quick disconnects

Automatic engine shutdown

Automatic two speed travel

Fuel water separator

Tie downs on track frame

Hydraulic lockout - all controls

One and two way auxiliary flow

Continuous auxiliary flow

Bio oil capable

Battery disconnect

Signaling/warning horn

12 volt power socket

Utility space for mobile phone

ROPS - ISO 12117-2:2008

TOPS - ISO 12117:1997

Top guard ISO 10262: 1998 Level I

Adjustable wrist rests

Non suspension vinyl seat

Retractable high visibility seat belt

Removable washable floormat

Tilt operator station

Storage pocket

Skylight

Mounting bosses for front guard

Beacon socket

Joystick travel and steering mode

Travel cruise control

Boom light

South America

-Accumulator, certified

-Retractable high visibility
seat belt 75mm (3")

-Ecology drain - engine

-Auxiliary hydraulic lines

-Auxiliary line quick disconnects



Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 11.

Dept.: Administration

Discussion Item

SUBJECT:

Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2024-2025 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-18-24).

BACKGROUND:

The Mayor will call for a Public Hearing regarding City of Kaufman Fiscal Year 2024-2025 Budget and receive comments from the citizens.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: N/A

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



Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 12.

Dept.: Administration

Discussion Item

SUBJECT:

Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2024 property tax rate of \$.7600000 per \$100 of assessed valuation (Ordinance No. O-19-24).

BACKGROUND:

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

The vote on the Tax Rate is scheduled for Monday, August 26, 2024, to be held at 6:30 p.m. at City Hall- 209 S. Washington St., Kaufman, Texas 75142.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: N/A

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



Meeting
Date: 8/26/2024

Date: 07/31/2024

Item #: 13.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-20-24, and ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **43.757-acre** tract of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from **Light Industrial District (LI)** and **Single-Family Residential-8 District (SF-8)** to **Planned Development-29 (PD-29)** for **light industrial uses**, said property being generally located at the northeast corner of State Highway 34 and Rand Road. (Case No: Z-07-24)

BACKGROUND:

See the attached August 6, 2024 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: On August 6, 2024, the Planning and Zoning Commission held a public hearing, and recommended approval by a vote of 5-0, of Z-07-24 to rezone approximately 43.757-acres out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from Light Industrial District (LI) and Single-Family Residential-8 District (SF-8) to Planned Development-29 (PD-29) for light industrial uses, said property being generally located at the northeast corner of State Highway 34 and Rand Road (Property ID 16826).

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



Planning and Zoning Commission Report

Meeting Date: August 6, 2024

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 43.757-acre tract of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from Light Industrial District (LI) and Single-Family Residential-8 District (SF-8) to Planned Development-29 (PD-29) for light industrial uses, said property being generally located at the northeast corner of State Highway 34 and Rand Road. (Case No: Z-07-24)

BACKGROUND/SUMMARY:

The subject property consists of 43.757 acres located at the northeast corner of State Highway 34 (SH 34) and Rand Road (FM 1836). The western portion of the property is currently zoned "LI" Light Industrial District, while the eastern portion of the property is currently zoned "SF-8" Single-Family Residential-8 District. The developer plans to develop a cold storage warehouse and distribution facility on the property, as well as a ground-mounted solar panel system as an accessory use. The proposed Planned Development-29 (PD-29) zoning will allow for these uses, as well as other similar light industrial uses. In addition, PD-29 will provide for development standards that provide for an increase in building height, specific parking requirements, minimum architectural requirements, appropriate signage standards, and some relief from some of the landscaping and screening requirements that also ensure adequate tree plantings and screening of parking areas and solar panel systems from the streets.

Development Controls:

The property will use the base zoning of "LI" Light Industrial. PD-29 also provides for regulations wherein the case of a conflicting provision between the Zoning Ordinance and the PD or between the conceptual plans and the written regulations, the written regulations of the PD shall control.

The PD regulations require all development to undergo site plan review and approval to ensure compliance with the regulations of PD-29 and the base zoning requirements, as applicable.

Lot, Area, Yard, Lot Coverage, and Height Restrictions:

For lot, area, yard, and lot coverage requirements, PD-29 will adhere to the regulations for the "LI" Light Industrial District, as stated in the Zoning Ordinance. The maximum height allowed for all structures in PD-29 is 80 feet, which is an increase from the typical 30 feet.

Permitted Uses:

The primary permitted uses include a cold storage facility, distribution center, scientific or research laboratory, light manufacturing and assembly processes, low risk industrial manufacturing wholly enclosed within a building, office showroom/warehouse, general business and professional offices, and storage or wholesale warehouse.

The permitted accessory uses include a commercial accessory building, outside storage of equipment or materials (fully screened from public view), seasonal and temporary uses (with approval of a Temporary Use Permit), temporary field or construction yard/office (with approval of a Temporary Use Permit), and solar panel system.

While the intended primary use is a cold storage warehouse with a solar panel system as an accessory use, the list of permitted uses allow for future flexibility for similar uses while prohibiting industrial uses that might be incompatible with the surrounding area.

Off-Street Parking, Loading, and Access:

The off-street parking and loading requirements shall generally follow the regulations stated in Section 35 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- Parking requirement based on use: 1 space per every 1 employee during peak operating shift
- Screening of truck docks adjacent to residential districts: Screening is not required on the north side of the truck docks since the adjacent property is already zoned or expected to be rezoned for commercial/industrial uses. Screening is not required on the east side of the truck docks since adequate distance and a future thoroughfare will buffer the truck docks from the residential-zoned school property.

Landscaping:

The landscaping requirements shall generally follow the regulations stated in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- Landscape Area Percentage: The full requirements, as stated in the Zoning Ordinance, shall only apply to the front yard located between the building and the right-of-way line of SH 34. Outside this area, only grass or turf shall be required, along with the Required Trees as stated in the Zoning Ordinance.
- Required Shrubs: This requirement shall only apply to the front yard between the building and the right-of-way of SH 34.
- Parking Lots and Vehicular Use Area Landscaping: The requirement to screen parking and vehicular use areas from all abutting properties and rights-of-way shall only apply to such areas facing SH 34.
- Solar Panel System Screening: For areas containing the solar panel system within 100' of a public right-of-way, a buffer area shall be placed adjacent to the roadway which shall include a minimum 3'-tall solid shrub hedge, berm, or combination of these, but not to exceed 5' in height. In no case, shall the slope of a berm exceed a ratio of 3:1 unless it is being retained on the private property side of the berm.

Screening:

Given the development's adjacency to commercial/industrial uses to the north, the planned shrub screening along SH 34, the planned solar panel system screening, and the building's distance from Rand Road and the future thoroughfare to the east, no perimeter fencing or screening shall be required.

The property owner may install decorative black, metal, open-style fencing to provide for security. In addition, the property owner may install additional solid screening around the truck dock area

(in the form of a masonry or concrete wall that matches the building). The final location and design specifications for all optional fencing is subject to approval by the Director of Development Services or their designee.

Architectural Design Standards:

- The building shall include primarily concrete tilt-wall and insulated metal panel construction. Masonry, metal, and cementitious fiber may be used as accent materials.
- Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the Site Plan review process.
- Horizontal banding (change in color) shall be provided across the top of the building.
- Vertical banding (change in color) shall be provided at minimum 100' intervals.
- Screening of roof-mounted equipment shall be required for the office portion of the building only.

Signage:

The signage requirements shall generally follow the regulations stated in Section 44 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- Pole/pylon signs are prohibited.
- In lieu of pole/pylon signs being prohibited, monument signs may be allowed to go up to 15' in height and up to 150 sq. ft. in area. Monument signs shall not encroach any easement.

Lighting, Ground-Mounted Equipment, and Trash Enclosures:

- Lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- All ground equipment shall be screened by walls that match the building or dense evergreen shrubs. For clarity, this requirement shall not apply to the Solar Panel Systems, since addressed in the landscaping regulations of the PD.
- All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

Concept Plan:

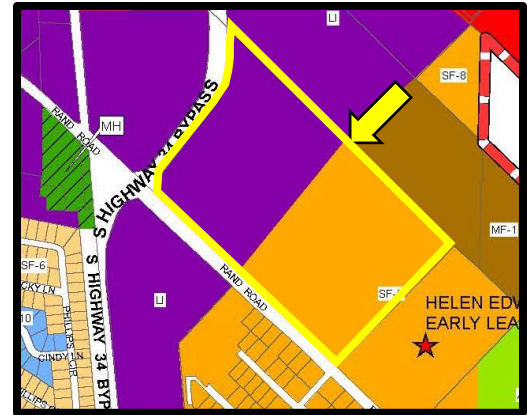
A concept plan has been provided, which shows the general intended location of the building on the west-central portion of the property, with the parking area on the west side of the building (facing SH 34), the truck docks on the north side of the building, and full driveway access around the building, with access points on SH 34 and Rand Road. The future potential expansion of the building, future secondary parking lot, and the relocation of driveways is also shown. In addition, the solar panel system is generally shown to be along the southern portion of the property along Rand Road. A detention pond and right-of-way dedication for a future north-south collector to connect Rand Road and SH 243 are shown on the eastern portion of the property.

Concept Elevations:

Concept elevations have been provided, which show the general intended design of the building, including a mix of concrete tilt-wall and insulated metal panels, articulation, and the banding and planned color scheme. Numerous windows are shown around the office area and there are several overhead doors along the truck dock elevation.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	LI & MF-1	Vacant land
West:	LI (across SH 34)	Vacant land
South:	LI & SF-8	Mica Steel Works & single-family residences
East:	SF-8	Helen Edwards School



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as mostly Future Multi-Family (Low-Density), with some area of Commercial along SH 34. While the requested light industrial zoning is not in conformance with the Future Land Use Plan, it is consistent with the existing zoning on the western portion of the property and the land uses to the north (Trinity Valley Electric) and south (Mica Steel Works). The requested PD-29 zoning also limits the light industrial uses to cleaner and less-intensive uses that would not adversely impact surrounding properties.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a minimum right-of-way width of 120 feet. Rand Road (FM 1836) is designated as a minor arterial (Type B; 3 – 4 lanes), with a minimum right-of-way width of 100 feet. The necessary right-of-way for SH 34 and Rand Road (FM 1836) already exists.

In addition, a Type C future north-south collector (with a minimum right-of-way width of 80 feet) to connect Rand Road and SH 243 is shown through the property. The future right-of-way for this collector is shown along the east property line, to be dedicated at the time of platting.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 23 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 2
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 21

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

Responses within 300':

Date: 8-2-24 RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 43.757-acre tract of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from Light Industrial District (LI) and Single-Family Residential-8 District (SF-8) to Planned Development-29 (PD-29) for light industrial uses, said property being generally located at the northeast corner of State Highway 34 and Rand Road. (Case No: Z-07-24)

Name: Carolyn Harrison

Address: 1589 Anthony

City & State: Kaufman, Tx 75142 ☐ I AM IN FAVOR ☒ I OBJECT

Phone #: 214-399-7573 Email Address: _____

COMMENTS: We don't need this in our area. Too much traffic already. We already loose electricity in a high wind that will be a tremendous load on our power system.

Carolyn Harrison NAME PRINTED SIGNATURE

Date: 8-2-24 RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 43.757-acre tract of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from Light Industrial District (LI) and Single-Family Residential-8 District (SF-8) to Planned Development-29 (PD-29) for light industrial uses, said property being generally located at the northeast corner of State Highway 34 and Rand Road. (Case No: Z-07-24)

Name: Leonard Campos

Address: 1587 Anthony St

City & State: Kaufman TX ☐ I AM IN FAVOR ☒ I OBJECT

Phone #: 2148618589 Email Address: camposleonard985mail.com

COMMENTS: THIS IS A BAD IDEA they need to go somewhere else where there is enough traffic with schools and people trying to get to work KAUFMAN DOES NOT NEED THIS LIKE CITY ALWAYS SAY LETS STAY SMALL

Leonard Campos NAME PRINTED SIGNATURE

Response outside 300':

Date: 8-2-24 RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 43.757-acre tract of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, from Light Industrial District (LI) and Single-Family Residential-8 District (SF-8) to Planned Development-29 (PD-29) for light industrial uses, said property being generally located at the northeast corner of State Highway 34 and Rand Road. (Case No: Z-07-24)

Name: Betty Jane Tallas

Address: 1604 Anthony

City & State: Kaufman, Tx 75142 ☐ I AM IN FAVOR ☒ I OBJECT

Phone #: 214-707-6057 Email Address: _____

COMMENTS: We have enough traffic in our area already with school and commuters.

Betty Jane Tallas NAME PRINTED SIGNATURE

RECOMMENDATION:

Staff recommends approval of Z-07-24, a request for a change of zoning from Light Industrial District (LI) and Single-Family Residential-8 District (SF-8) to Planned Development-29 (PD-29) for light industrial uses on approximately 43.757 acres out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of State Highway 34 and Rand Road (Property ID 16826).

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey
- Exhibit B – Planned Development Standards
- Exhibit C – Concept Plan
- Exhibit D – Concept Elevations

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

Location Map

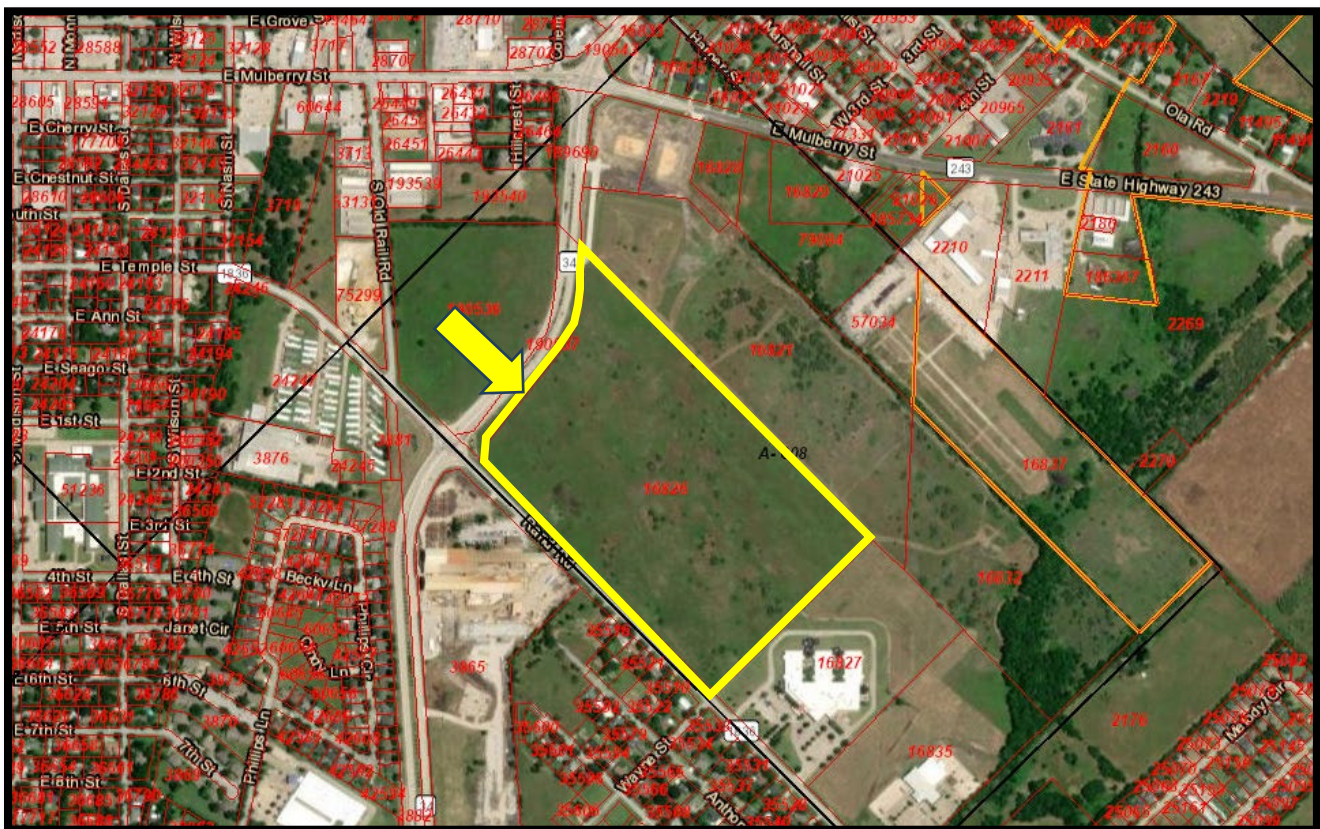


Exhibit A – Property Description/Survey

“Exhibit A”

Z-07-24

Planned Development-29 (PD-29)

LEGAL DESCRIPTION

BEING a 43.7570 acre (1,906,054 square foot) tract of land situated in the Levi York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said tract being part of that tract of land described in Special Warranty Deed to Robert W. Williams recorded in Instrument No. 2012-17776 of the Official Public Records of Kaufman County, Texas; said tract being more particularly described as follows:

BEGINNING at a brass disk stamped "TXDOT" found at the intersection of the southeast right-of-way line of State Highway No. 34 (a variable width right-of-way) and the northeast right-of-way line of Rand Road (a variable width right-of-way);

THENCE continuing along the said southeast right-of-way line of State Highway No. 34 the following three (3) calls:

North 42°42'07" East, a distance of 404.66 feet to a Brass disk stamped "TXDOT" found for corner; said point being the beginning of a tangent curve to the left;

In a northeasterly direction, with said tangent curve to the left, having a radius of 760.00 feet, a central angle of 39°01'01", and a chord bearing and distance of North 23°11'36" East, 507.60 feet and an arc distance of 517.54 feet to a brass disk stamped "TXDOT" found for corner;

North 03°41'06" East, a distance of 164.46 feet to a brass disk stamped "TXDOT" found for corner;

THENCE South 47°02'22" East, departing the said southeast right-of-way line of State Highway No. 34, a distance of 239.80 feet to a point for corner;

THENCE South 46°04'01" East, a distance of 1,776.27 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 44°23'06" West, a distance of 1,063.93 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the northeast right-of-way line of said Rand Road;

THENCE North 46°44'45" West, along the said northeast right-of-way line of Rand Road, a distance of 1,635.38 feet to a brass disk stamped "TXDOT" found for corner;

THENCE North 02°17'53" West, a distance of 107.57 feet to the **POINT OF BEGINNING** and containing 1,906,054 square feet or 43.7570 acres of land, more or less.

T:\Dev Services\Planning & Zoning\P&Z Reports\2024 PZ Reports\Z-07-24 PD-29 Agile Cold Storage 08-06-24\Z-07-24 PZR Agile Cold Storage PD-29.docx

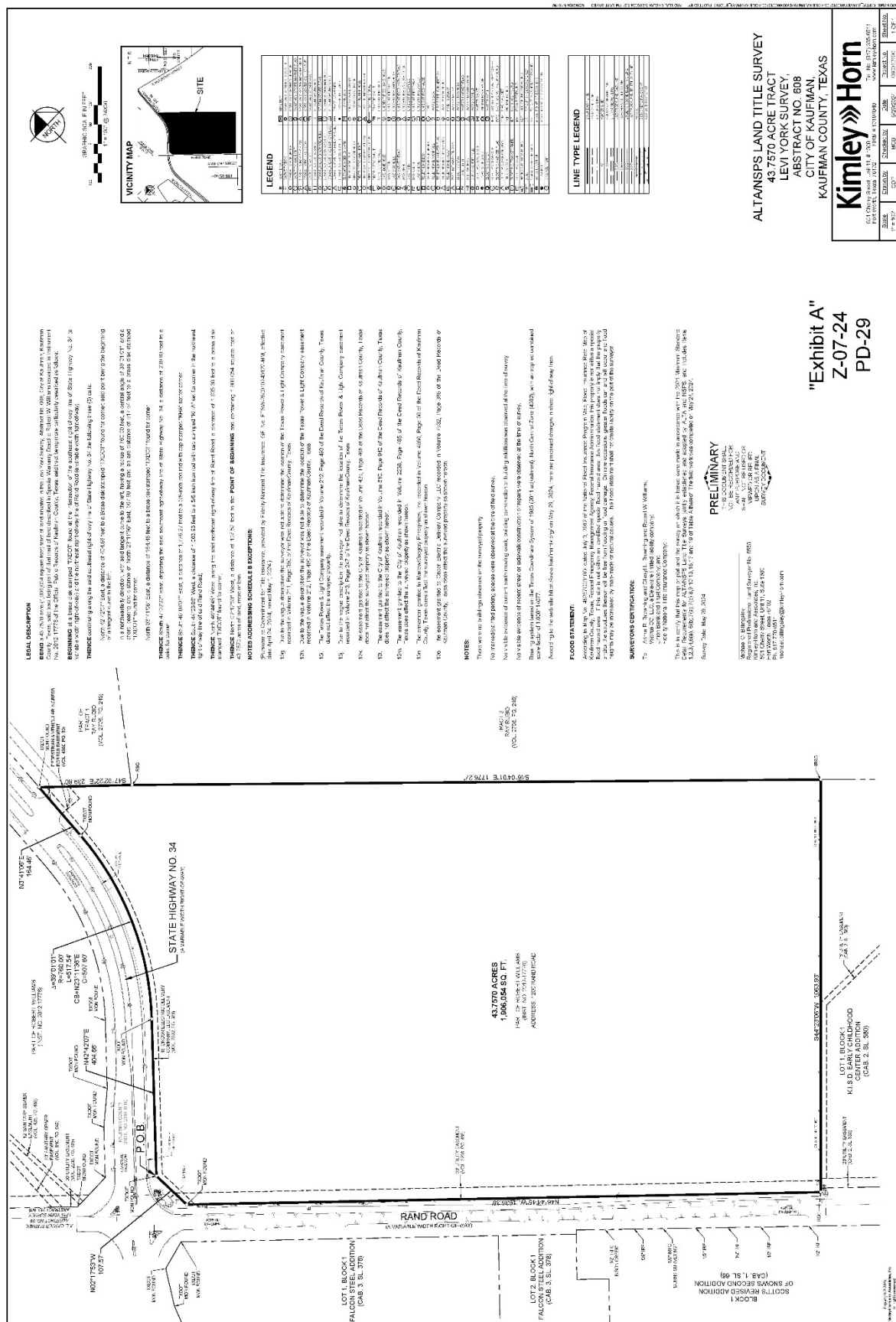


Exhibit B – Planned Development Standards

“Exhibit B” Development Standards Z-07-24 Planned Development-29 (PD-29)

1. Purpose

The purpose of this Planned Development-29 (PD-29) is to provide for a light industrial development, principally a cold storage facility with a ground-mounted solar panel system as an accessory use, while also allowing for other similar light industrial uses to ensure continuous use of the property should the intended use change in the future. These PD regulations will also allow for increased building height, some flexibility in landscaping and screening, and some assurance as it relates to building architecture, among other considerations.

2. Property Location and Size

The property consists of approximately 43.757 acres generally located at the northeast corner of State Highway 34 and Rand Rd. (FM 1836) as more particularly described in “**Exhibit A**” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-29 regulations (“Exhibit B”), the concept plan (“Exhibit C”), and the conceptual elevations (“Exhibit D”), the PD-29 regulations (“Exhibit B”) shall control.
- b. **Base Zoning:** For regulations not expressly identified in this PD-29, the base zoning of the property is “**LI**” **Light Industrial District** as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended. If there is a conflict between the regulations in this PD-29 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-29 shall control.
- c. The concept plan and conceptual elevations shall serve as a general guide for use and development of the property. The details concerning development of the property shall be governed by a Site Plan for the property, to be reviewed by City Staff and the Planning & Zoning Commission and approved by City Council.

4. Definitions and Interpretations

- a. **Cold Storage Facility** – A building with temperature-controlled environments for the storage and distribution of temperature-sensitive wholesale products, including food, beverages, pharmaceutical and medical products, and other consumables and goods. The facility may incorporate spaces for items that must be kept refrigerated or frozen, as well as spaces for items that do not need to be refrigerated or frozen. The facility may also include offices, general storage/warehousing areas, loading areas.
- b. **Solar Panel System** – A combination of equipment and/or controls, accessories, interconnection means, and terminal elements for the collection, storage, and distribution of solar energy. Solar panel systems may be ground-

Exhibit B – Planned Development Standards

mounted or roof-mounted. Solar panel systems do not include individually-powered outdoor solar lights such as garden lights, accent lights, security lights, or flood lights.

- c. **Other Definitions** – All other definitions shall be as defined in the City of Kaufman Zoning Ordinance.

5. Primary Uses Permitted

- a. Cold storage facility
- b. Distribution center
- c. Laboratory, scientific or research
- d. Light manufacturing and assembly processes
- e. Low risk industrial manufacturing wholly enclosed within a building
- f. Office showroom/warehouse
- g. Offices, general business and professional
- h. Storage or wholesale warehouse

6. Permitted Accessory Uses

- a. Accessory building – commercial (business or industry)
- b. Outside storage of equipment or materials (fully screened from public view)
- c. Seasonal and temporary uses (only with approval of a Temporary Use Permit)
- d. Temporary field office or construction yard or office (only with approval of a Temporary Use Permit)
- e. Solar panel system

7. Height Regulations

- a. Maximum Height for all structures: 80 feet

8. Area, Lot, Yard, and Lot Coverage Regulations

Area, lot, yard, and lot coverage requirements shall follow the regulations for the “LI” Light Industrial District as specified in Section 27 of the Zoning Ordinance.

9. Off Street Parking and Loading Regulations

Off-street parking and loading requirements shall follow the regulations in Section 35 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Parking Requirement based upon use:
 - i. Cold Storage Facility: 1 space per every 1 employee during peak operating shift.
- b. Screening of truck docks adjacent to residential districts: Screening is not required on the north side of the truck docks since the adjacent property is

Exhibit B – Planned Development Standards

already zoned or expected to be rezoned for commercial/industrial uses. Screening is not required on the east side of the truck docks since adequate distance and a future thoroughfare will buffer the truck docks from the residential-zoned school property.

10. Landscaping Requirements

Landscaping requirements shall follow the regulations in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. **Landscape Area Percentage:** The requirement as defined in the Zoning Ordinance shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow). For portions of the front yard located outside this area, only grass or turf shall be required, along with the Required Trees as stated in the Zoning Ordinance.
- b. **Required Shrubs:** The required shrub requirement shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow).

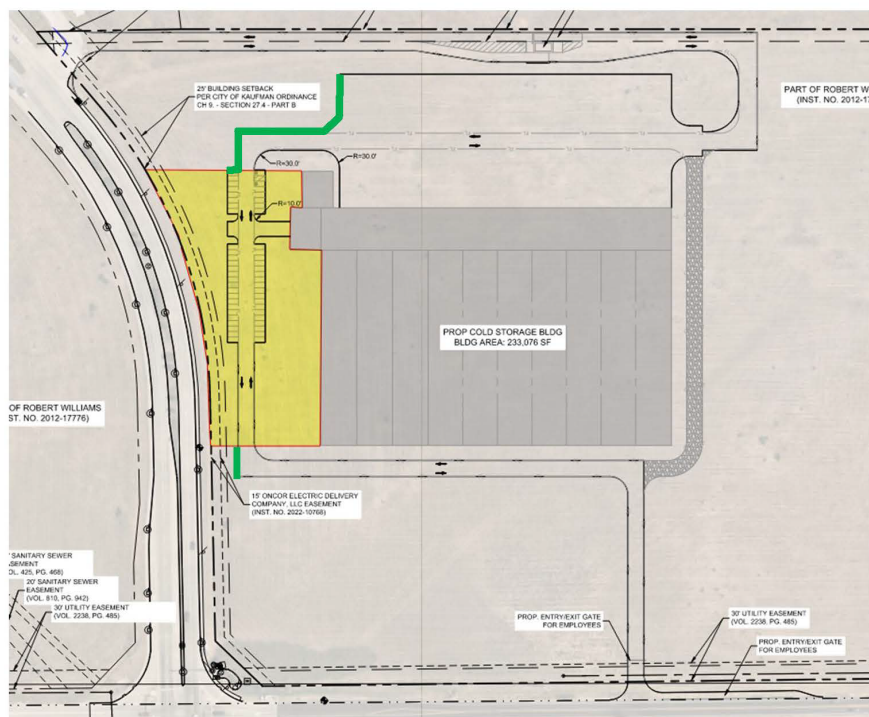


Figure 1

- c. Parking Lots and Vehicular Use Area Landscaping:
 - i. The requirement to screen parking and vehicular use areas from all abutting properties and rights-of-way shall only apply to the area shaded in yellow in Figure 1 above, as well as additional areas outlined in green in Figure 1 above.

Exhibit B – Planned Development Standards

- d. Solar Panel System Screening: For areas containing the Solar Panel System accessory use located within 100' of a public right-of-way, a buffer area shall be placed adjacent to the roadway which shall include a minimum three-foot-tall (3'-tall) solid shrub hedge, berm, or combination of these, but not to exceed five feet (5') in height. In no case, shall the slope of a berm exceed a ratio of 3:1 unless it is being retained on the private property side of the berm.

11. Fencing, Walls, and Screening Requirements

Given the development's adjacency to commercial and industrial uses to the north, the planned shrub screening along Highway 34, the planned solar panel system screening, and the building's distance from Rand Road and the future thoroughfare to the east, no perimeter fencing or screening shall be required. The property owner may install decorative black, metal, open-style fencing to provide for security, with the final location, design, and specifications to be approved by the Director of Development Services or their designee. In addition, the property owner may install additional solid screening around the truck dock area (in the form of a masonry or concrete wall that matches the building), with the final location and design specifications to be approved by the Director of Development Services. In no case, shall fencing exceed eight feet (8') in height without City Council approval.

12. Architectural Requirements

- a. The building shall include primarily concrete tilt-wall and insulated metal panel construction. Masonry, metal, and cementitious fiber may be used as accent materials.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the Site Plan review process.
- c. Horizontal banding (change in color) shall be provided across the top of the building.
- d. Vertical banding (change in color) shall be provided a minimum of every 100-feet.
- e. Screening of roof-top mounted equipment shall be required for the office portion of the building only.

13. Signage

Signage requirements shall follow the regulations in Section 44 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

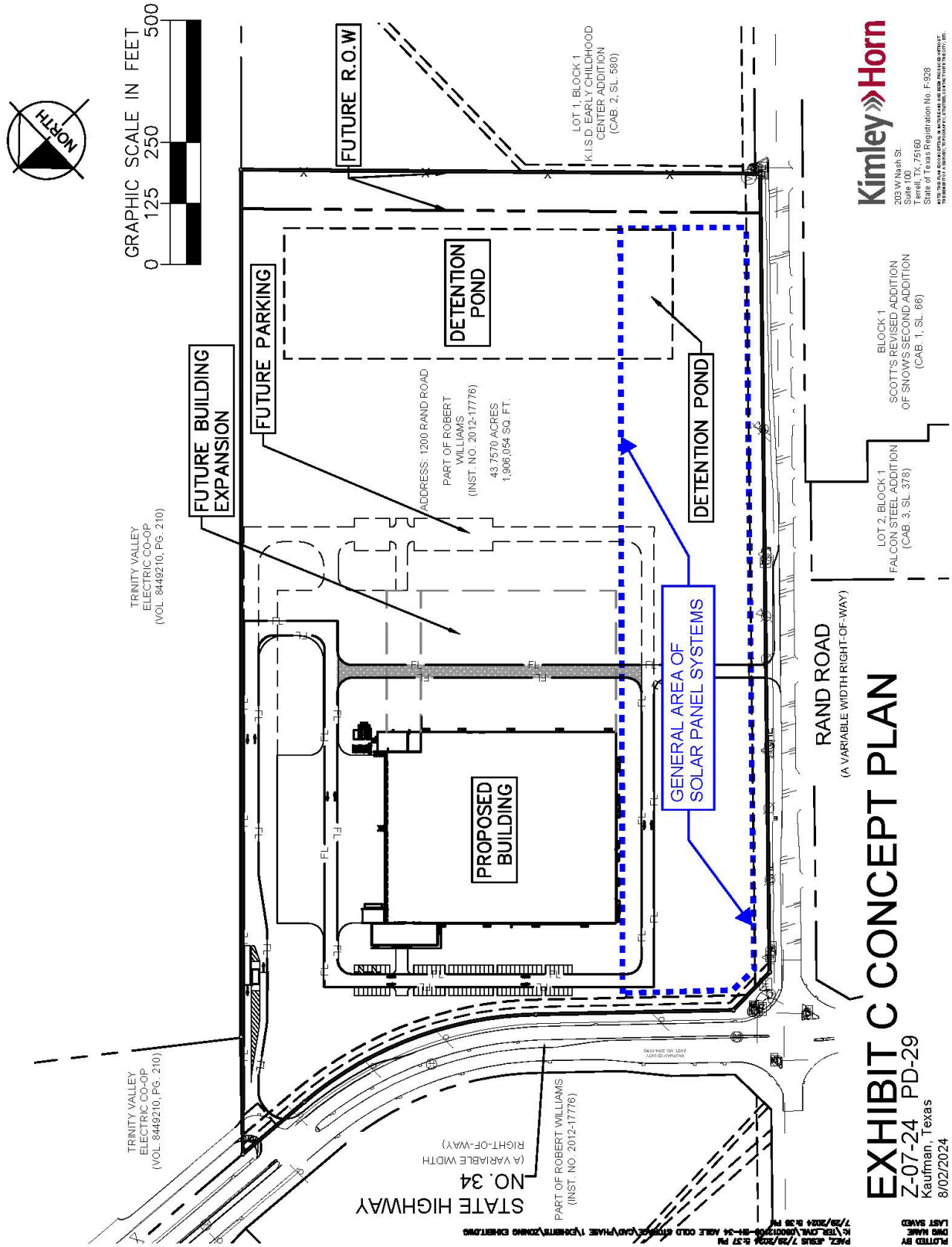
- a. Pole/Pylon Signs are prohibited.
- b. In lieu of pole/pylon signs being prohibited, monument signs may be allowed to go up to 15 feet in height and up to 150 square feet in area. Monument signs shall not encroach any easement.

14. Lighting, Ground-Mounted Equipment, and Trash Enclosures

Exhibit B – Planned Development Standards

- a. Lighting Requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- b. All ground equipment shall be screened by walls that match the building or dense evergreen shrubs. For clarity, this requirement shall not apply to the Solar Panel Systems since addressed by Section 10.d.
- c. All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

Exhibit C – Concept Plan



T:\Dev Services\Planning & Zoning\P&Z Reports\2024 PZ Reports\Z-07-24 PD-29 Agile Cold Storage 08-06-24\Z-07-24 PZR Agile Cold Storage PD-29.docx

Exhibit D – Concept Elevations

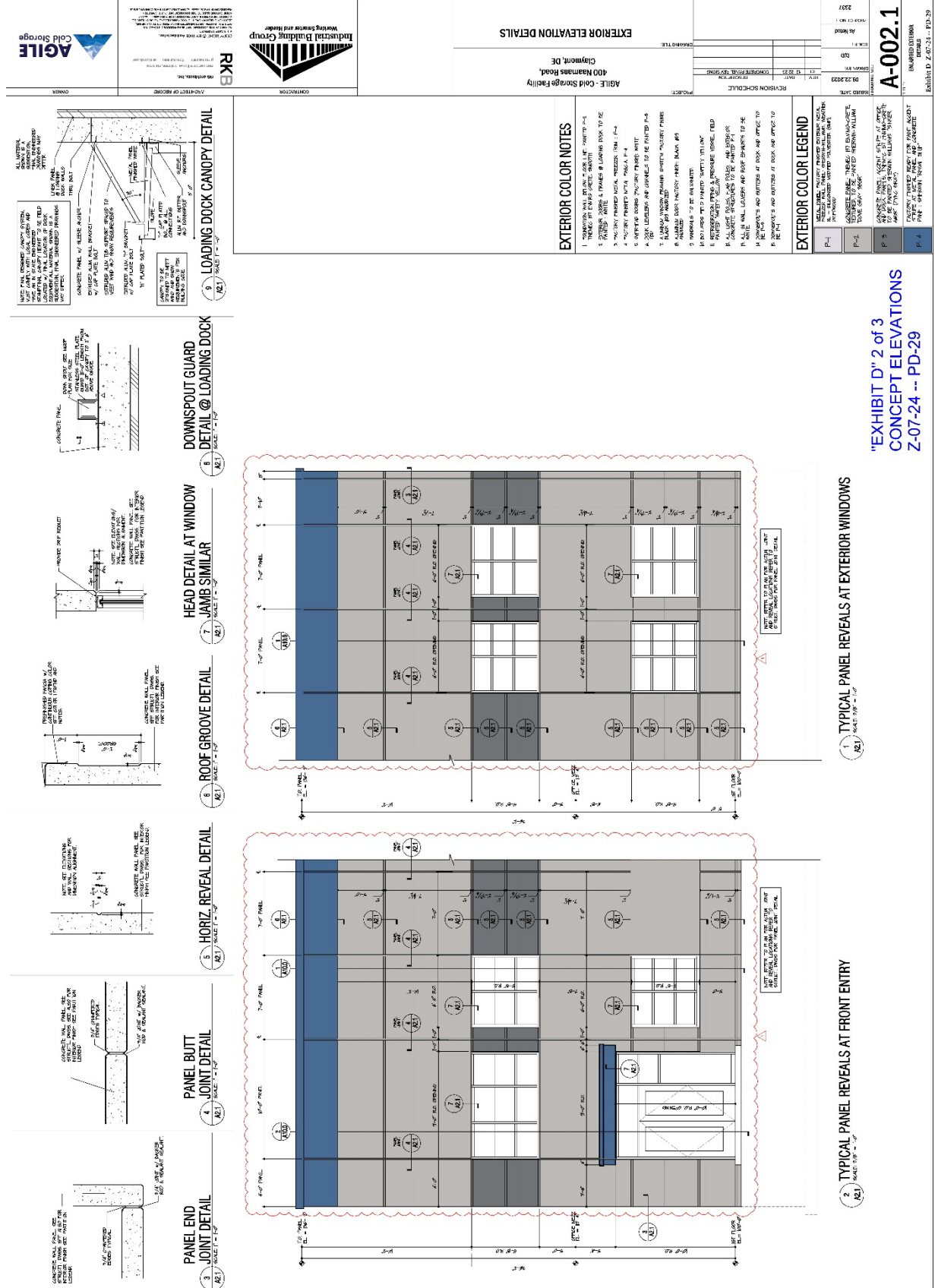
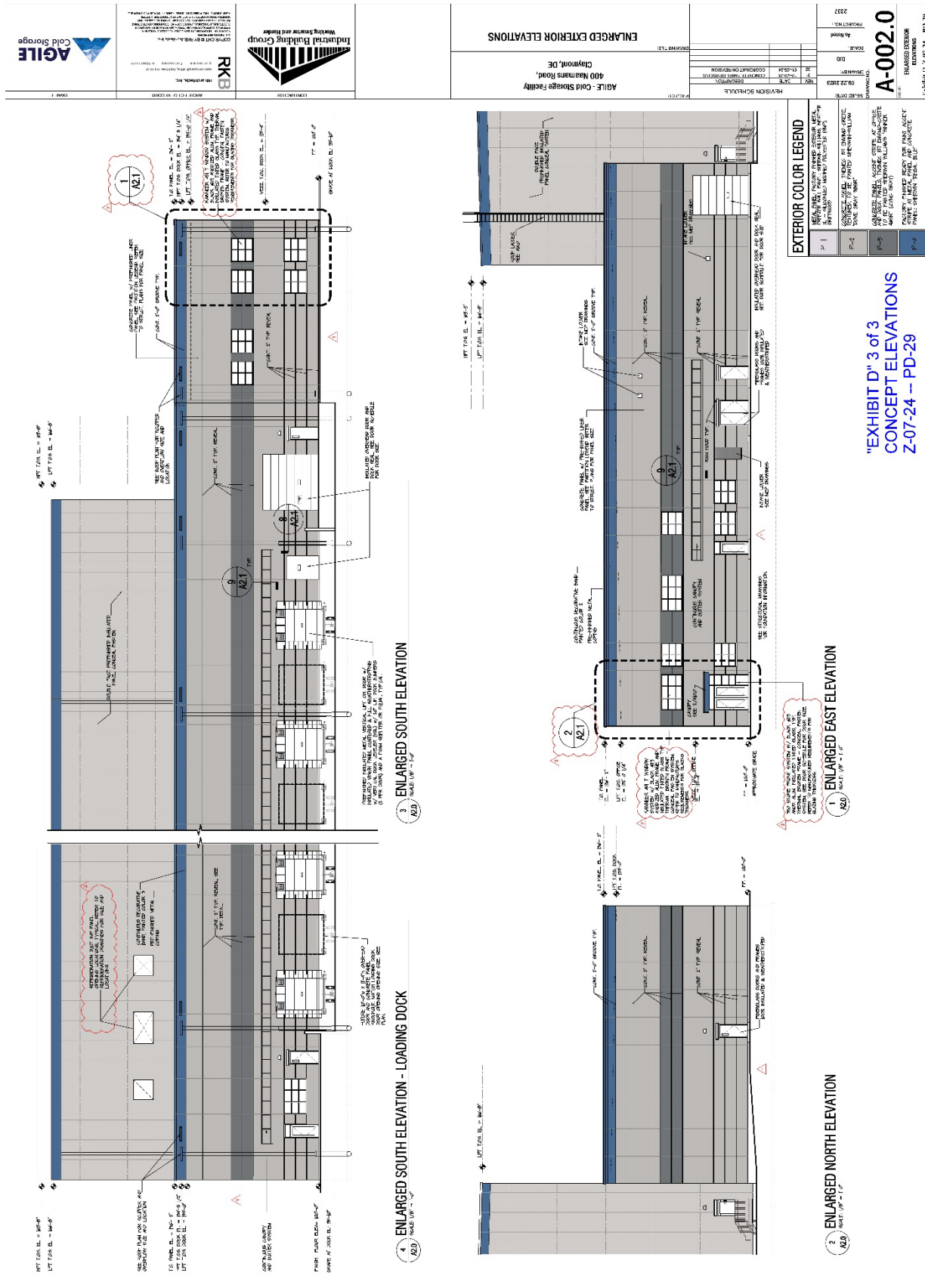


Exhibit D – Concept Elevations



ORDINANCE O-20-24

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07, AS AMENDED, AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, COLLECTIVELY "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 43.757 ACRE TRACT OF LAND (PROPERTY ID 16826) FROM LIGHT INDUSTRIAL ("LI") AND SINGLE-FAMILY RESIDENTIAL-8 ("SF-8") TO PLANNED DEVELOPMENT-29 ("PD-29") FOR LIGHT INDUSTRIAL USES, THE PROPERTY BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF STATE HIGHWAY 34 AND RAND ROAD, BEING A TRACT OF LAND SITUATED IN THE LEVI L. YORK SURVEY, ABSTRACT NO. 608, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 6th day of August, 2024, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 43.757 acre tract of land (Property ID 16826) from Light Industrial ("LI") and Single-Family Residential-8 ("SF-8") to Planned Development-29 ("PD-29") for light industrial uses, the property being generally located at the northeast corner of State Highway 34 and Rand Road, such tract being a part of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"); and

WHEREAS, Planned Development-29 includes specific Planned Development Standards, as depicted on **Exhibit "B"**; the Concept Plan as depicted on **Exhibit "C"**; and Concept Elevations as depicted on **"Exhibit D"**; each of which are attached hereto and incorporated herein, and reviewed as part of Case No. Z-07-24 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 26th day of August, 2024, the City Council held a public hearing for the proposed request to rezone the Property from Light Industrial ("LI") and Single-Family Residential-8 ("SF-8") to Planned Development-29 ("PD-29"); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-29 ("PD-29") zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

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

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

SECTION 2. AMENDMENT. That Ordinance No. O-02-07, as amended, and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, Texas, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", are hereby amended to reflect the change in zoning from Light Industrial ("LI") and Single-Family Residential-8 ("SF-8") to Planned Development-29 ("PD-29") for light industrial uses for an approximate 43.757 acre tract of land (Property ID 16826) generally located at the northeast corner of State Highway 34 and Rand Road, such tract being a part of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"). The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit "B"**, in accordance with the Concept Plan as depicted on **Exhibit "C"**, and in accordance with the Concept Elevations as depicted on **"Exhibit D"**. Each of the foregoing Exhibits are attached hereto and incorporated herein.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change of the zoning classification and establishment of the new zoning classification of the Property as Planned Development-29, ("PD-29"), thereon.

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

by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

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

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

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

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

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

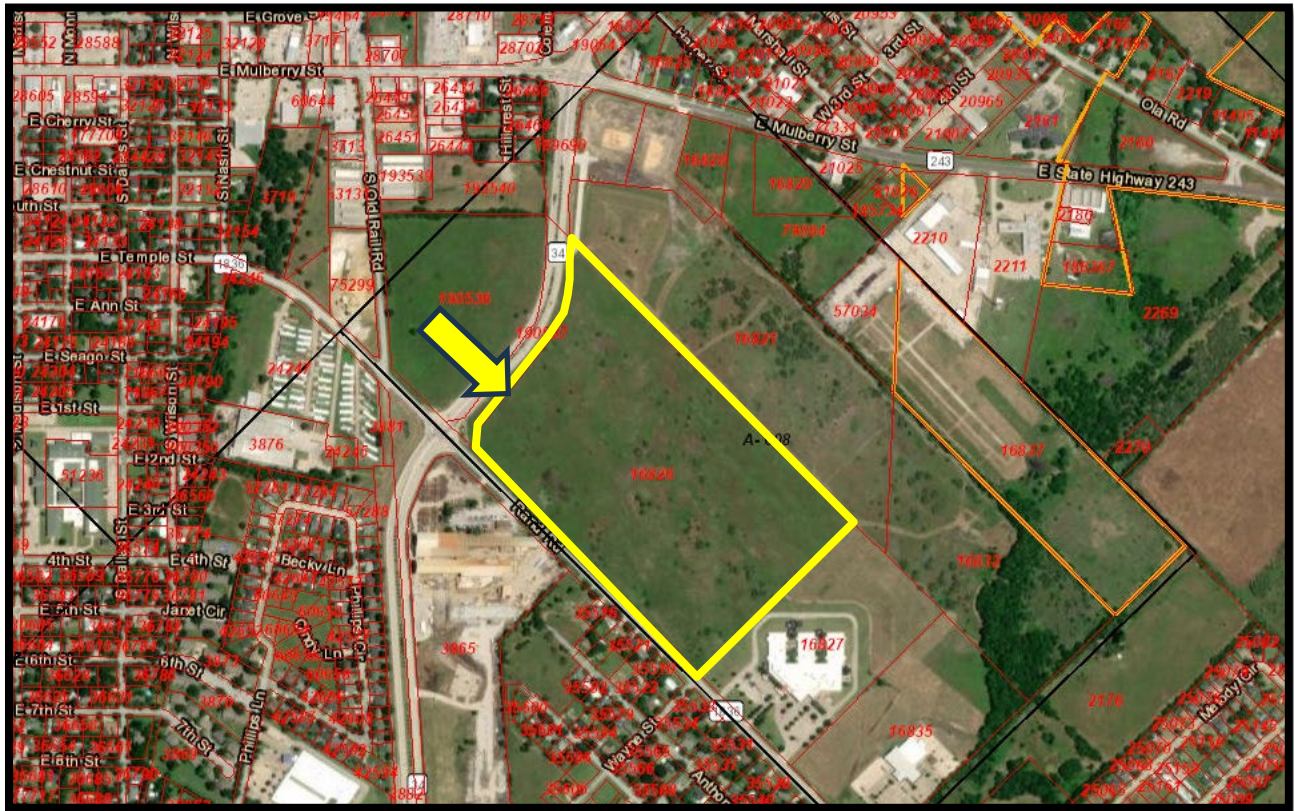
PATRICIA A. ADAMS
CITY ATTORNEY

“Exhibit A” Property Description

Z-07-24

Property ID 16826

Location Map



“Exhibit A” Property Description

Z-07-24

Property ID 16826 Property Description

“Exhibit A”

Z-07-24

Planned Development-29 (PD-29)

LEGAL DESCRIPTION

BEING a 43.7570 acre (1,906,054 square foot) tract of land situated in the Levi York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said tract being part of that tract of land described in Special Warranty Deed to Robert W. Williams recorded in Instrument No. 2012-17776 of the Official Public Records of Kaufman County, Texas; said tract being more particularly described as follows:

BEGINNING at a brass disk stamped "TXDOT" found at the intersection of the southeast right-of-way line of State Highway No. 34 (a variable width right-of-way) and the northeast right-of-way line of Rand Road (a variable width right-of-way);

THENCE continuing along the said southeast right-of-way line of State Highway No. 34 the following three (3) calls:

North 42°42'07" East, a distance of 404.66 feet to a Brass disk stamped "TXDOT" found for corner; said point being the beginning of a tangent curve to the left;

In a northeasterly direction, with said tangent curve to the left, having a radius of 760.00 feet, a central angle of 39°01'01", and a chord bearing and distance of North 23°11'36" East, 507.60 feet and an arc distance of 517.54 feet to a brass disk stamped "TXDOT" found for corner;

North 03°41'06" East, a distance of 164.46 feet to a brass disk stamped "TXDOT" found for corner;

THENCE South 47°02'22" East, departing the said southeast right-of-way line of State Highway No. 34, a distance of 239.80 feet to a point for corner;

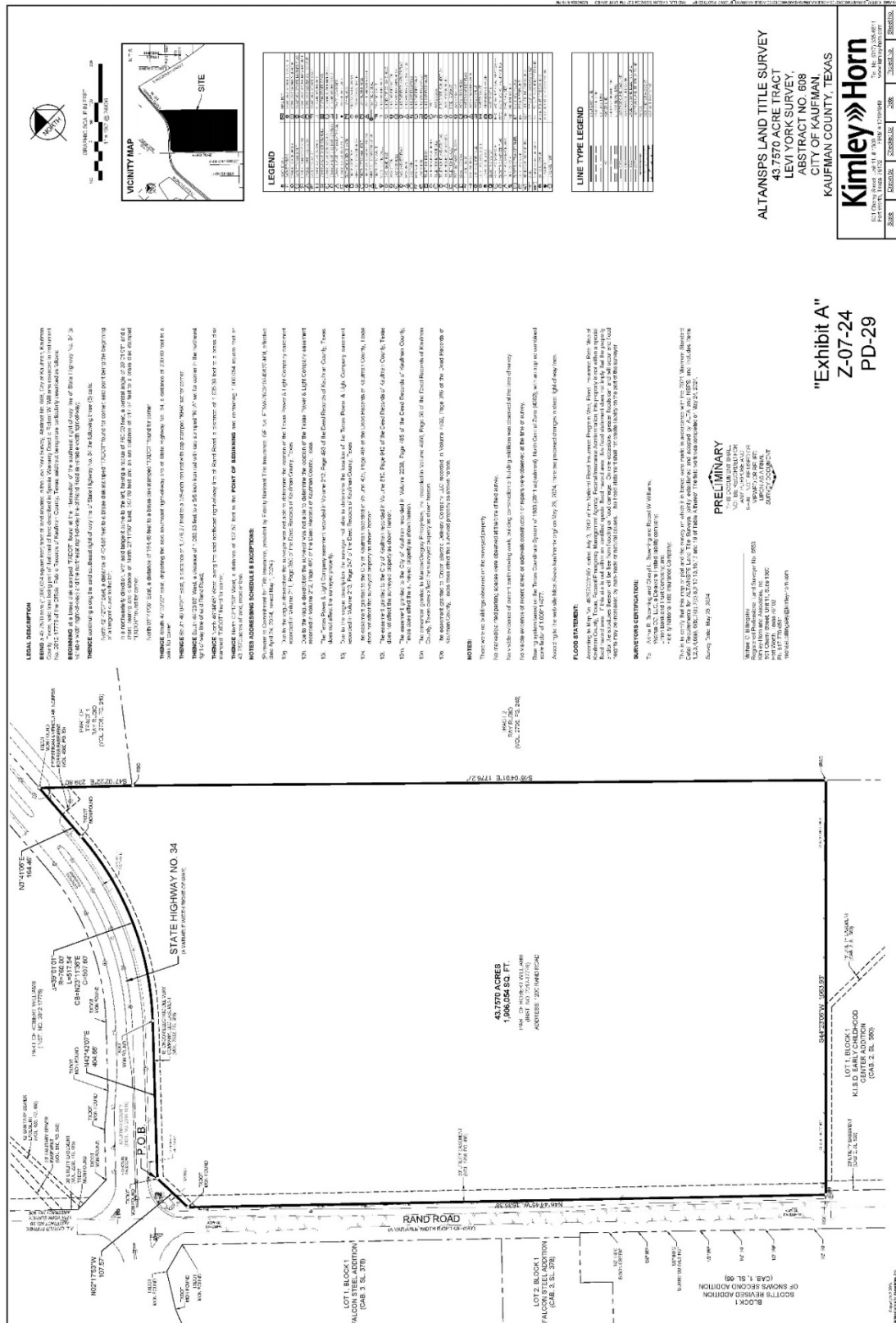
THENCE South 46°04'01" East, a distance of 1,776.27 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 44°23'06" West, a distance of 1,063.93 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the northeast right-of-way line of said Rand Road;

THENCE North 46°44'45" West, along the said northeast right-of-way line of Rand Road, a distance of 1,635.38 feet to a brass disk stamped "TXDOT" found for corner;

THENCE North 02°17'53" West, a distance of 107.57 feet to the **POINT OF BEGINNING** and containing 1,906,054 square feet or 43.7570 acres of land, more or less.

Z-07-24
Property ID 16826
Survey



“Exhibit B” Planned Development Standards

“Exhibit B” Development Standards Z-07-24 Planned Development-29 (PD-29)

1. Purpose

The purpose of this Planned Development-29 (PD-29) is to provide for a light industrial development, principally a cold storage facility with a ground-mounted solar panel system as an accessory use, while also allowing for other similar light industrial uses to ensure continuous use of the property should the intended use change in the future. These PD regulations will also allow for increased building height, some flexibility in landscaping and screening, and some assurance as it relates to building architecture, among other considerations.

2. Property Location and Size

The property consists of approximately 43.757 acres generally located at the northeast corner of State Highway 34 and Rand Rd. (FM 1836) as more particularly described in “**Exhibit A**” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-29 regulations (“Exhibit B”), the concept plan (“Exhibit C”), and the conceptual elevations (“Exhibit D”), the PD-29 regulations (“Exhibit B”) shall control.
- b. **Base Zoning**: For regulations not expressly identified in this PD-29, the base zoning of the property is “**LI**” **Light Industrial District** as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended. If there is a conflict between the regulations in this PD-29 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-29 shall control.
- c. The concept plan and conceptual elevations shall serve as a general guide for use and development of the property. The details concerning development of the property shall be governed by a Site Plan for the property, to be reviewed by City Staff and the Planning & Zoning Commission and approved by City Council.

4. Definitions and Interpretations

- a. **Cold Storage Facility** – A building with temperature-controlled environments for the storage and distribution of temperature-sensitive wholesale products, including food, beverages, pharmaceutical and medical products, and other consumables and goods. The facility may incorporate spaces for items that must be kept refrigerated or frozen, as well as spaces for items that do not need to be refrigerated or frozen. The facility may also include offices, general storage/warehousing areas, loading areas.
- b. **Solar Panel System** – A combination of equipment and/or controls, accessories, interconnection means, and terminal elements for the collection, storage, and distribution of solar energy. Solar panel systems may be ground-

“Exhibit B” Planned Development Standards

mounted or roof-mounted. Solar panel systems do not include individually-powered outdoor solar lights such as garden lights, accent lights, security lights, or flood lights.

- c. **Other Definitions** – All other definitions shall be as defined in the City of Kaufman Zoning Ordinance.

5. Primary Uses Permitted

- a. Cold storage facility
- b. Distribution center
- c. Laboratory, scientific or research
- d. Light manufacturing and assembly processes
- e. Low risk industrial manufacturing wholly enclosed within a building
- f. Office showroom/warehouse
- g. Offices, general business and professional
- h. Storage or wholesale warehouse

6. Permitted Accessory Uses

- a. Accessory building – commercial (business or industry)
- b. Outside storage of equipment or materials (fully screened from public view)
- c. Seasonal and temporary uses (only with approval of a Temporary Use Permit)
- d. Temporary field office or construction yard or office (only with approval of a Temporary Use Permit)
- e. Solar panel system

7. Height Regulations

- a. Maximum Height for all structures: 80 feet

8. Area, Lot, Yard, and Lot Coverage Regulations

Area, lot, yard, and lot coverage requirements shall follow the regulations for the “LI” Light Industrial District as specified in Section 27 of the Zoning Ordinance.

9. Off Street Parking and Loading Regulations

Off-street parking and loading requirements shall follow the regulations in Section 35 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Parking Requirement based upon use:
 - i. Cold Storage Facility: 1 space per every 1 employee during peak operating shift.
- b. Screening of truck docks adjacent to residential districts: Screening is not required on the north side of the truck docks since the adjacent property is

“Exhibit B” Planned Development Standards

already zoned or expected to be rezoned for commercial/industrial uses. Screening is not required on the east side of the truck docks since adequate distance and a future thoroughfare will buffer the truck docks from the residential-zoned school property.

10. Landscaping Requirements

Landscaping requirements shall follow the regulations in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. **Landscape Area Percentage:** The requirement as defined in the Zoning Ordinance shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow). For portions of the front yard located outside this area, only grass or turf shall be required, along with the Required Trees as stated in the Zoning Ordinance.
- b. **Required Shrubs:** The required shrub requirement shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow).

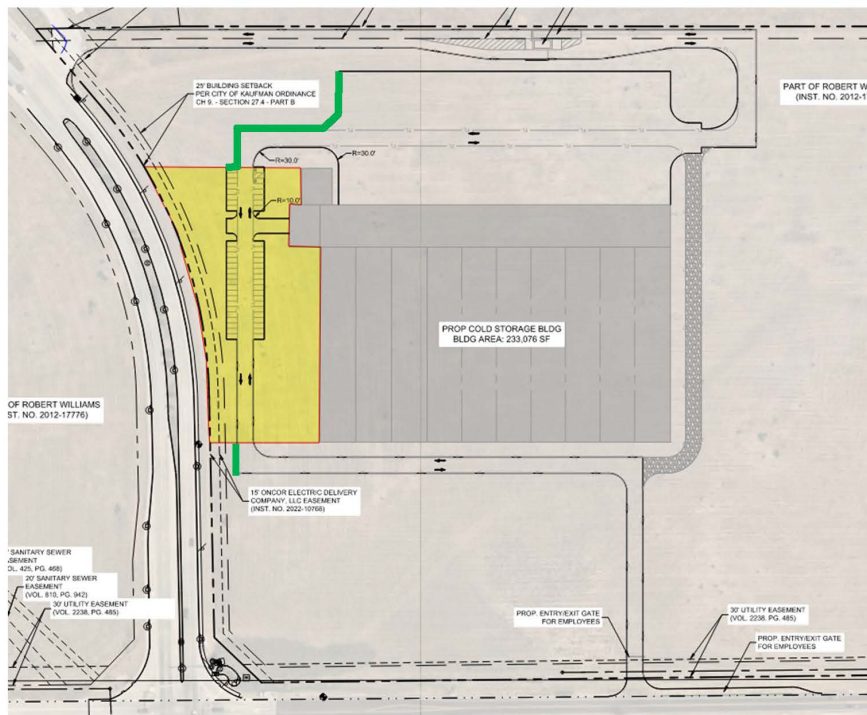


Figure 1

- c. **Parking Lots and Vehicular Use Area Landscaping:**
 - i. The requirement to screen parking and vehicular use areas from all abutting properties and rights-of-way shall only apply to the area shaded in yellow in Figure 1 above, as well as additional areas outlined in green in Figure 1 above.

“Exhibit B” Planned Development Standards

- d. Solar Panel System Screening: For areas containing the Solar Panel System accessory use located within 100' of a public right-of-way, a buffer area shall be placed adjacent to the roadway which shall include a minimum three-foot-tall (3'-tall) solid shrub hedge, berm, or combination of these, but not to exceed five feet (5') in height. In no case, shall the slope of a berm exceed a ratio of 3:1 unless it is being retained on the private property side of the berm.

11. Fencing, Walls, and Screening Requirements

Given the development's adjacency to commercial and industrial uses to the north, the planned shrub screening along Highway 34, the planned solar panel system screening, and the building's distance from Rand Road and the future thoroughfare to the east, no perimeter fencing or screening shall be required. The property owner may install decorative black, metal, open-style fencing to provide for security, with the final location, design, and specifications to be approved by the Director of Development Services or their designee. In addition, the property owner may install additional solid screening around the truck dock area (in the form of a masonry or concrete wall that matches the building), with the final location and design specifications to be approved by the Director of Development Services. In no case, shall fencing exceed eight feet (8') in height without City Council approval.

12. Architectural Requirements

- a. The building shall include primarily concrete tilt-wall and insulated metal panel construction. Masonry, metal, and cementitious fiber may be used as accent materials.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the Site Plan review process.
- c. Horizontal banding (change in color) shall be provided across the top of the building.
- d. Vertical banding (change in color) shall be provided a minimum of every 100-feet.
- e. Screening of roof-top mounted equipment shall be required for the office portion of the building only.

13. Signage

Signage requirements shall follow the regulations in Section 44 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Pole/Pylon Signs are prohibited.
- b. In lieu of pole/pylon signs being prohibited, monument signs may be allowed to go up to 15 feet in height and up to 150 square feet in area. Monument signs shall not encroach any easement.

14. Lighting, Ground-Mounted Equipment, and Trash Enclosures

“Exhibit B” Planned Development Standards

- a. Lighting Requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- b. All ground equipment shall be screened by walls that match the building or dense evergreen shrubs. For clarity, this requirement shall not apply to the Solar Panel Systems since addressed by Section 10.d.
- c. All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

EXHIBIT C CONCEPT PLAN

Z-07-24 PD-29
Kaufman, Texas
8/02/2024

Kimley»Horn
203 W. Nash St.
Terrell, TX, 75160
State of Texas Registration No. F-528

STATE HIGHWAY NO. 34
(A VARIABLE WIDTH RIGHT-OF-WAY)
PART OF ROBERT WILLIAMS
(INST. NO. 2012-17776)

RAND ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

PROPOSED BUILDING

GENERAL AREA OF SOLAR PANEL SYSTEMS

DETENTION POND

DETENTION POND

FUTURE PARKING

FUTURE BUILDING EXPANSION

FUTURE R.O.W.

ADDRESS: 1200 RAND ROAD
PART OF ROBERT WILLIAMS
(INST. NO. 2012-17776)
43.7570 ACRES
1,906,054 SQ. FT.

LOT 1, BLOCK 1
K.I.S.D. EARLY CHILDHOOD
CENTER ADDITION
(CAB. 2, SL. 580)

LOT 2, BLOCK 1
SCOTT'S REVISED ADDITION
OF SNOWS SECOND ADDITION
(CAB. 1, SL. 66)

LOT 2, BLOCK 1
FALCON STEEL ADDITION
(CAB. 3, SL. 378)

TRINITY VALLEY ELECTRIC CO-OP
(VOL. 8449210, PG. 210)

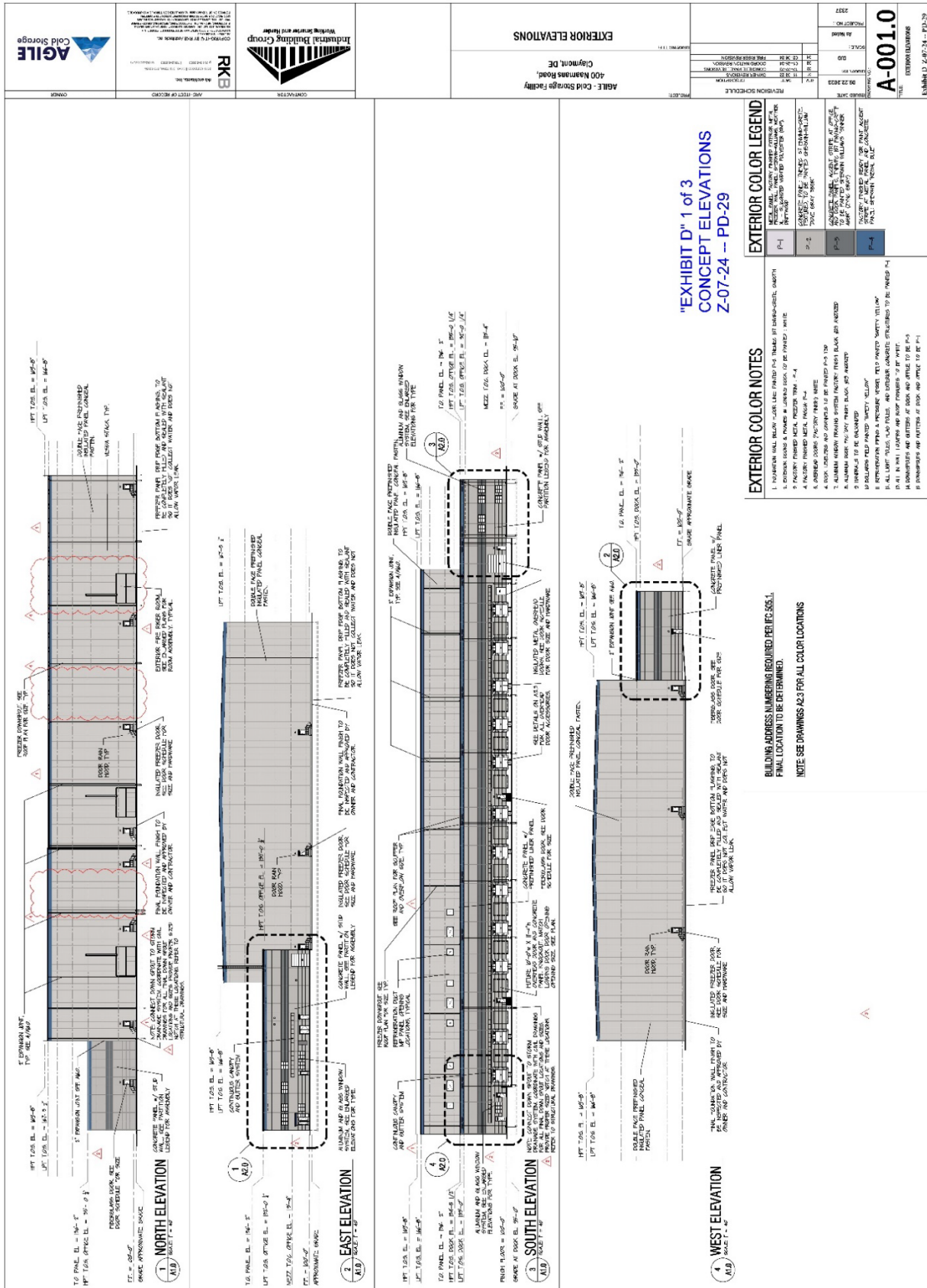
TRINITY VALLEY ELECTRIC CO-OP
(VOL. 8449210, PG. 210)

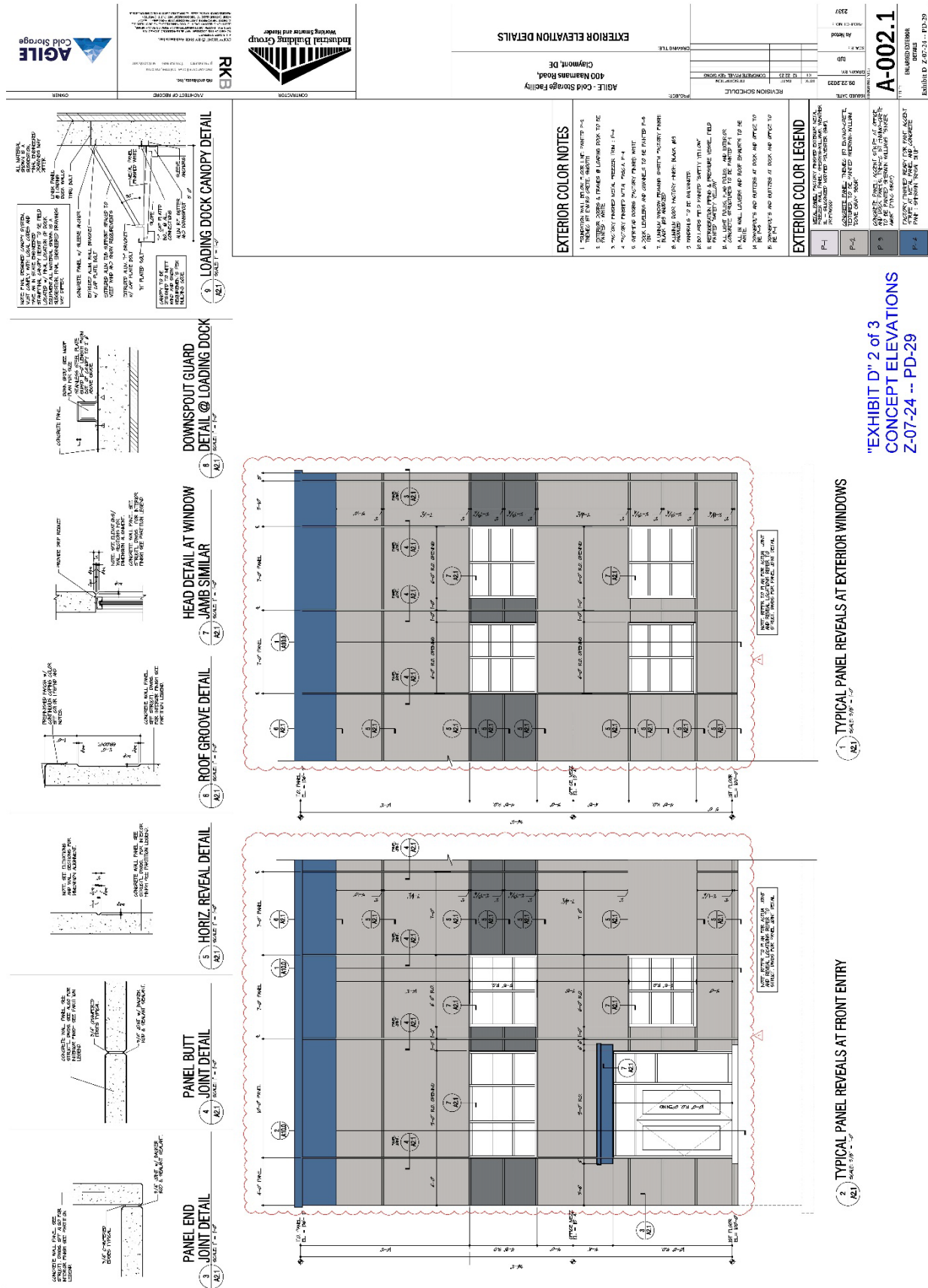
GRAPHIC SCALE IN FEET
0 125 250 500

NORTH

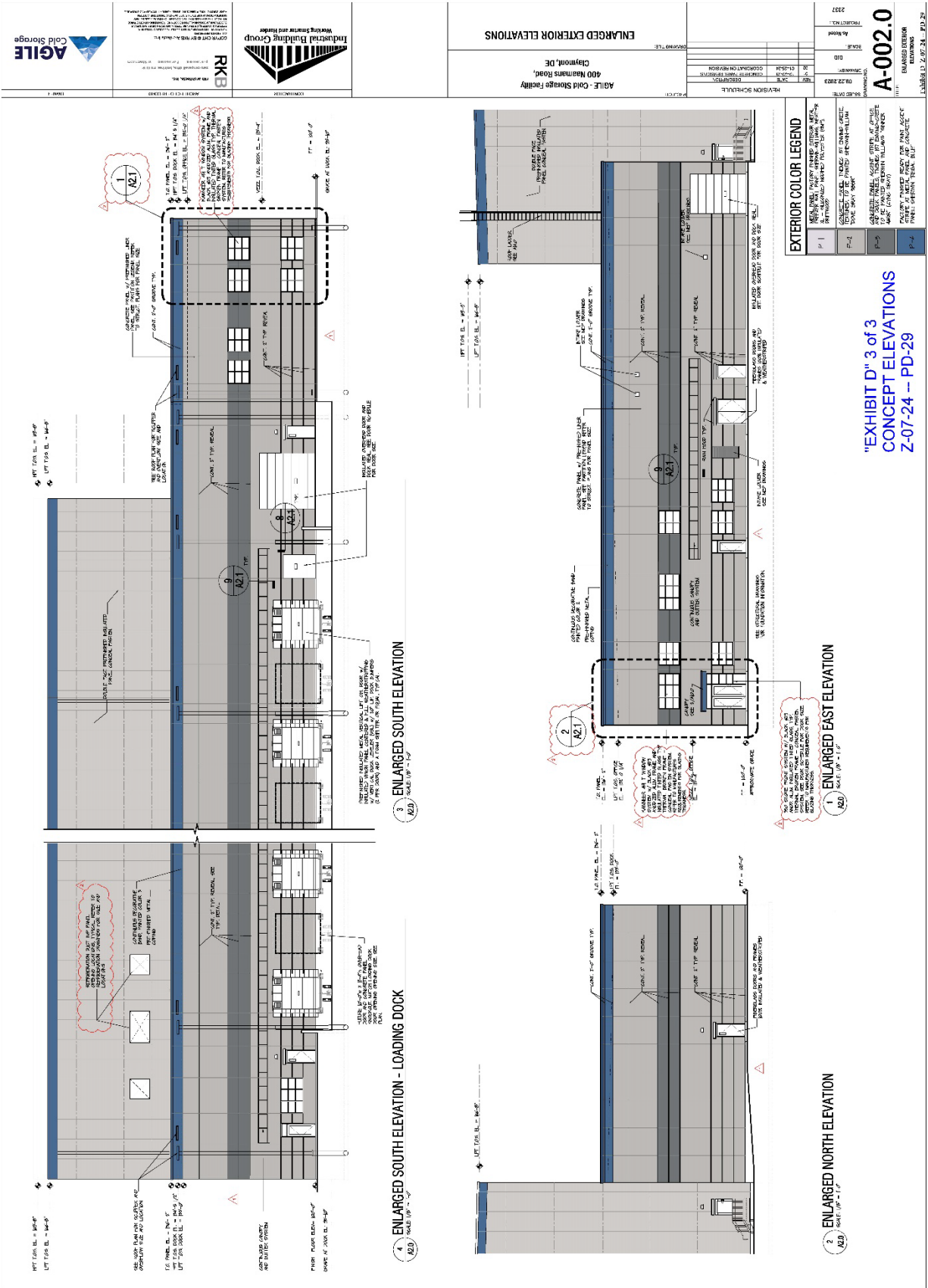
8/02/2024

“EXHIBIT D” Concept Elevations





“EXHIBIT D” Concept Elevations





Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 14.

Dept.: Finance

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-18-24, an ordinance of the City Council of the City of Kaufman, Texas, making appropriations for the support of the City; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; approving and adopting the annual budget of the City of Kaufman, Texas for the 2024-2025 Fiscal Year, including the Budget for the City of Kaufman Economic Development Corporation; providing for emergency expenditures and expenditures as otherwise allowed by law; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.

BACKGROUND:

The FY25 Budget was filed on August 1, 2024, with the City Secretary's Office, in accordance with the City Charter. A public hearing was held on August 26, 2024, in accordance with State Law and the City Charter. The total FY25 Budget is \$23,125,195.00, excluding Grant and CIP Funds, and is balanced for all funds. A budget is balanced when ongoing revenues cover ongoing expenditures, and where the use of surplus funds is limited to one-time capital costs.

FINANCIAL CONSIDERATIONS:

Adoption of the annual budget constitutes the proposed revenues and expenditures as approved by the governing body for the fiscal year. This budget will raise more total property taxes than last year's budget by \$577,227.32, 10.16%, and of that amount, \$213,647.14 is tax revenue to be raised from new property added to the tax roll this year. The FY25 General Fund budget includes a Maintenance and Operations (M&O) tax rate of \$0.5204742, which is a decrease of \$0.0224590 from the FY24 M&O tax rate. The Debt Service Fund budget includes an Interest and Sinking fund (I&S) tax rate of \$0.2390258, which is a decrease of \$0.0229590 from the FY24 I&S tax rate. The total tax rate for FY25 is \$0.7595000, which is a decrease of \$0.0005000 from the FY24 total tax rate of \$0.7600000.

KEDC FINANCIALS

The proposed annual budget for the Kaufman Economic Development Corporation was presented to the Board of Directors of the KEDC and approved on August 13, 2024.

The FY25 KEDC Budget reflects approximately 5% increase in sales tax over current FY projections. The budget includes \$150,000 in dedicated incentives for the Galleher Industries expansion and the Hampton Inn project. These incentives will come from KEDC's fund balance. While the total budgeted expenses number \$731,696, the portion coming out of the year's sales tax revenues is \$581,696. This leaves approximately \$35,000 in unbudgeted expenditures to account for future needs that may arise. It includes several major initiatives as highlighted below:

- Total Revenues: \$616,750 (approximate 5% projected increase in sales tax revenues)
- Shared marketing employee with the City of Kaufman (\$30,000 + initial shared startup costs)
- Updated City Administrative Services Contract Expenses (includes shared position)

- Updated Chamber Services Contract (\$7,800)
- TXDOT SH 34 Debt Service (\$100,000)
- Matching Grants – Downtown Destination & Site Enhancement (\$100,000)
- Potential Debt Service (\$50,000) – KEDC is working to acquire land in Kaufman for future industry needs. This is reflective of projected year-one debt service expenditures.
- Real Estate Closing Costs (\$17,000) – this is reflective of the potential land acquisition KEDC is working on.
- Fund Balance Incentives (\$150,000 – Galleher Expansion & Hampton Inn)

Author:
Mary Wennerstrom, Finance Director

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-18-24 adopting the FY25 budget for the City of Kaufman.

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

ORDINANCE O-18-24

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY AND APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; APPROVING AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF KAUFMAN, TEXAS, FOR THE 2024-2025 FISCAL YEAR; PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS OTHERWISE ALLOWED BY LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR THE FILING OF THE BUDGET IN THE OFFICE OF THE CITY SECRETARY; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (FY 25) has been duly created by the City Manager of the City of Kaufman, Texas, in accordance with Sections 102.002 and 102.003 of the Texas Local Government Code; and

WHEREAS, the City Manager submitted the budget to the City Council in accordance with Section 7.02 of the City Home-Rule Charter and such was filed in the office of the City Secretary and open to public inspection in accordance with Section 7.04 of the City Home-Rule Charter; and

WHEREAS, the proposed budget was made available for public inspection by the taxpayers in accordance with Section 102.005(b) of the Texas Local Government Code; and

WHEREAS, pursuant to Section 7.05 of the City Home-Rule Charter and Section 102.006 of the Texas Local Government Code, a public hearing on the proposed budget was properly noticed and a public hearing was held on September 12, 2024, providing an opportunity for all interested citizens and parties of interest to express opinions and give reasons for an increase or decrease to any items of expense provided for in the proposed 2024-2025 (FY25) fiscal year budget; and

WHEREAS, the proposed FY 25 budget is attached as **Exhibit A**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, and was duly presented to the City Council by the City Manager; and

WHEREAS, a public hearing was held by the Kaufman City Council on August 26, 2024, in accordance with Section 102.006 of the Texas Local Government Code and Section 7.05 of the City Home-Rule Charter at which time all citizens and parties of interest were given the opportunity to be heard regarding the proposed 2024-2025 (FY 25) fiscal year budget; and

WHEREAS, the City Council, upon full consideration of the matter, is of the opinion that the FY25 budget hereinafter set forth is proper and should be approved and adopted; and

WHEREAS, the adoption of the FY 25 budget will require raising more revenue from property taxes than in the previous year, and the City Council has ratified (or will ratify), by separate vote, the property tax increase reflected in the adopted budget; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures and publishing requirements for the adoption of the budget have been performed or completed in the manner and form set forth by law.

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

Section 1: That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2: That the FY 25 budget of the revenues of the City of Kaufman and the expenses of conducting the affairs thereof for the ensuing Fiscal Year beginning October 1, 2024, and ending September 30, 2025, as modified by the City Council, be, and the same is, in all things, adopted and approved as the said City of Kaufman budget for the Fiscal Year beginning the first day of October 2024, and ending the thirtieth day of September 2025, attached hereto and incorporated as if set forth fully herein as ***Exhibit A***.

Section 3: That the FY 25 budget, as shown in words and figures in ***Exhibit A***, is hereby approved in all respects and the budget is adopted at the departmental level as the City's budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

Section 4: That there is appropriated the amount shown in such budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt.

Section 5: Expenditures during the 2024-2025 fiscal year shall be made in accordance with this budget and this Ordinance, unless otherwise authorized by an ordinance duly enacted in accordance with law. Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable state law; provided, however, that in case of grave public necessity emergency expenditures to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original budget. Pursuant to state law, the Council may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby.

Section 6: All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 7: Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Kaufman hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 8: A true and correct copy of the approved FY 25 budget shall be filed in the office of the City Secretary.

Section 9: That this Ordinance shall take effect and be enforced from and after its passage by a record vote.

PASSED, APPROVED AND ADOPTED on this 26th day of August, 2024.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA ADAMS
CITY ATTORNEY**

EXHIBIT A
2024- 2025 Budget

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-4101-000-000000	Property Taxes-Curre	3,723,540.00-	3,613,830.52-	4,289,590.00-
01-4102-000-000000	Property Taxes-Delin	40,500.00-	37,542.43-	40,500.00-
01-4103-000-000000	Property Taxes-Curre	10,560.00-	15,389.74-	10,560.00-
01-4104-000-000000	Property Taxes-Delin	11,745.00-	10,575.79-	11,745.00-
01-4105-000-000000	General Sales & Use	3,650,000.00-	3,437,691.62-	3,840,370.00-
01-4106-000-000000	Mixed Beverage Tax	29,000.00-	34,152.46-	38,000.00-
01-4120-000-000000	Franchise Tax-Electr	320,000.00-	267,221.87-	320,000.00-
01-4121-000-000000	Franchise Tax-Phone	16,000.00-	24,111.21-	17,000.00-
01-4122-000-000000	Franchise Tax-Cable	14,000.00-	6,641.77-	14,000.00-
01-4123-000-000000	Franchise Tax-Natura	80,000.00-	71,865.27-	80,000.00-
01-4124-000-000000	Franchise Tax-Refuse	127,000.00-	102,283.69-	127,000.00-
01-4126-000-000000	Franchise Tax-Utilit	61,315.00-		136,355.00-
Subtotal:		8,083,660.00-	7,621,306.37-	8,925,120.00-
01-4201-000-000000	Liquor Permit	9,000.00-	5,910.84-	9,000.00-
01-4202-000-000000	Vendor Permit	650.00-	600.00-	650.00-
01-4203-000-000000	Amusement Permit	100.00-	60.00-	100.00-
01-4204-000-000000	Food Service Permit	38,000.00-	38,917.55-	38,000.00-
01-4205-000-000000	Mechanical Permit	14,000.00-	9,612.59-	15,650.00-
01-4221-000-000000	Building Permits	479,000.00-	389,447.57-	530,000.00-
01-4222-000-000000	Electric Permit	14,000.00-	19,248.71-	16,000.00-
01-4223-000-000000	Fishing Permits	1,500.00-	780.00-	1,500.00-
01-4224-000-000000	Pet Registrations	100.00-	110.00-	100.00-
01-4226-000-000000	Plumbing Permit	14,000.00-	14,952.68-	15,750.00-
01-4229-000-000000	Planning & Zoning Fe	27,000.00-	13,424.30-	41,330.00-
01-4230-000-000000	Engineering-3% Fee	450,000.00-	166,516.45-	350,000.00-
01-4232-000-000000	Park Dedication Fee	270,000.00-		29,500.00-
Subtotal:		1,317,350.00-	659,580.69-	1,047,580.00-
01-4301-000-000000	Fines	120,000.00-	107,111.87-	120,000.00-
01-4302-000-000000	OmniBase - Local		64.00-	
01-4303-000-000000	Child Safety		50.00-	
01-4304-000-000000	Arrest Fees	3,500.00-	3,828.91-	3,500.00-
01-4305-000-000000	Moving Violation Fee		.04-	
01-4306-000-000000	TFC(Other Court Cost	260.00-	424.64-	260.00-
01-4307-000-000000	Judicial Support Fee		14.86-	
01-4308-000-000000	Time Payment Fees	1,500.00-	820.00-	1,500.00-
01-4309-000-000000	Muni Ct Report Timel	3,500.00-	4,410.73-	3,500.00-
01-4311-000-000000	Warrant Fees	3,500.00-	3,220.50-	3,500.00-
01-4312-000-000000	Court Administrative	1,000.00-	920.83-	1,000.00-
01-4314-000-000000	Local Municipal Jury		74.13-	

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
Subtotal:		133,260.00-	120,940.51-	133,260.00-
01-4401-000-000000	Liens Collected	7,000.00-	6,500.66-	7,000.00-
01-4404-000-000000	Accident and Other R	1,000.00-	1,238.00-	1,000.00-
01-4412-000-000000	Park-10% Concession	2,500.00-	3,953.92-	3,000.00-
01-4430-000-000000	Credit Card Convenie	18,500.00-	12,167.67-	14,000.00-
Subtotal:		29,000.00-	23,860.25-	25,000.00-
01-4500-000-000000	Street Cut	5,000.00-	8,350.00-	5,000.00-
01-4502-000-000000	Convenience Sta Char	16,600.00-	17,340.00-	18,000.00-
01-4503-000-000000	Safety Inspection Ch	16,000.00-	14,635.00-	16,000.00-
01-4504-000-000000	Convenience Sta Char	105,000.00-	78,039.48-	105,000.00-
01-4505-000-000000	Refuse Collection Ch	330,000.00-	291,867.75-	380,000.00-
01-4506-000-000000	Recyclops Collection	1,250.00-	1,956.00-	
01-4510-000-000000	Park Use-Electricity	100.00-	100.00-	
01-4511-000-000000	Park Use Charges	1,000.00-	1,015.00-	1,000.00-
01-4511-000-RECFEE	Park Use Charges	15,000.00-	20,335.00-	20,000.00-
01-4512-000-000000	Sign/Ad Space Rental		300.00-	
01-4514-000-000000	Civic Center Use Cha	45,000.00-	48,345.00-	50,000.00-
Subtotal:		534,950.00-	482,283.23-	595,000.00-
01-4602-000-VPCONT	Donations & Contribu	850.00-	54,952.60-	850.00-
01-4603-000-000000	Cash (Over)Short		175.43	
01-4604-000-000000	Interest Income	26,000.00-	34,306.79-	26,000.00-
01-4605-000-000000	Transfer In	3,000.00-	157,956.17-	3,000.00-
01-4606-000-000000	Miscellaneous Revenu	10,000.00-	114,384.02-	10,000.00-
01-4609-000-000000	Rents and Leases	4,800.00-	4,000.00-	4,800.00-
01-4612-000-000000	Intergovernmental Re	997,510.00-	1,202,677.39-	1,019,385.00-
01-4614-000-000000	Write-off Recovery		20.84-	
01-4615-000-000000	July 4th Revenue	40,000.00-	29,299.55-	35,000.00-
01-4617-000-000000	Homeserve USA Corp -	1,000.00-		
01-4622-000-000000	HARVEST FEST Revenue	25,000.00-	13,900.00-	20,000.00-
01-4624-000-000000	Christmas on the Squ	5,000.00-	9,740.00-	5,000.00-
Subtotal:		1,113,160.00-	1,621,061.93-	1,124,035.00-
Program number:		11,211,380.00-	10,529,032.98-	11,849,995.00-
Department number: Non departmental		11,211,380.00-	10,529,032.98-	11,849,995.00-
Revenue	Subtotal -----	11,211,380.00-	10,529,032.98-	11,849,995.00-

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-110-000000	Salaries & Wages	346,685.00	239,687.93	391,720.00
01-5102-110-000000	Overtime		225.12	
01-5140-110-000000	Texas Municipal Reti	54,270.00	40,368.55	63,060.00
01-5150-110-000000	Social Security	27,465.00	19,067.05	30,910.00
01-5152-110-000000	Worker's Compensatio	1,000.00	431.02	1,055.00
01-5160-110-000000	Health Insurance	33,935.00	17,427.78	38,180.00
01-5174-110-000000	Auto Allowance	10,200.00	8,500.00	10,200.00
01-5176-110-000000	Phone Allowance	2,100.00	1,750.38	2,100.00
Subtotal:		475,655.00	327,457.83	537,225.00
01-5203-110-000000	Operating Supplies	1,500.00	354.81	1,750.00
01-5205-110-000000	Contributions, Gratui	47,160.00	18,776.54	46,500.00
01-5206-110-000000	Supplies-Community E	550.00		550.00
Subtotal:		49,210.00	19,131.35	48,800.00
01-5303-110-000000	Advertising	13,500.00	10,479.54	13,500.00
01-5305-110-000000	Licenses, Dues & Sub	8,835.00	9,314.26	10,000.00
01-5310-110-000000	Trash Collection	260,000.00	206,837.30	300,000.00
01-5315-110-000000	Recyclops Collection	4,500.00	2,166.00	
01-5322-110-000000	Tuition & Education	2,000.00	235.00	2,000.00
01-5323-110-000000	Meals & Lodging	4,500.00	4,417.56	4,500.00
01-5330-110-000000	Travel	2,500.00	212.31	2,500.00
01-5331-110-000000	Credit Card Merchant	9,000.00	5,622.12	9,000.00
01-5361-110-000000	Professional Svcs-En	90,000.00		90,000.00
01-5362-110-000000	Professional Svcs-Ad			18,000.00
Subtotal:		394,835.00	239,284.09	449,500.00
01-5420-110-000000	Capital-Equipment	7,075.00	7,062.30	
Subtotal:		7,075.00	7,062.30	
01-5530-110-000000	Intergovernmental Ex	3,000.00	2,830.09	3,000.00
01-5560-110-000000	Transfer Out	1,218,345.00		1,253,345.00
01-5561-110-000000	City Manager's Conti	95,830.00	25,179.27	75,000.00
01-5591-110-000000	Budgetary Reserve	123,485.00		52,440.00
01-5592-110-PDFAFB	Budgetary Reserve -	270,000.00		29,500.00
Subtotal:		1,710,660.00	28,009.36	1,413,285.00
01-5614-110-KLLMPT	Developer Agreement	159,765.00	159,763.20	170,000.00
01-5615-110-BSTRMB	380 Agreement	20,915.00	6,064.79	12,500.00

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-120-000000	Salaries & Wages	50,480.00	41,851.44	54,555.00
01-5103-120-000000	Certification Pay	600.00	500.00	600.00
01-5140-120-000000	Texas Municipal Reti	7,325.00	6,410.11	8,035.00
01-5150-120-000000	Social Security	4,080.00	3,507.37	4,390.00
01-5152-120-000000	Worker's Compensatio	150.00	212.49	150.00
01-5160-120-000000	Health Insurance	2,850.00	1,454.75	4,245.00
01-5174-120-000000	Auto Allowance	1,800.00	1,500.00	1,800.00
01-5176-120-000000	Phone Allowance	450.00	375.19	450.00
Subtotal:		67,735.00	55,811.35	74,225.00
01-5203-120-000000	Operating Supplies	1,500.00	1,292.81	1,500.00
01-5208-120-000000	Election	4,000.00	163.81	3,800.00
Subtotal:		5,500.00	1,456.62	5,300.00
01-5305-120-000000	Licenses, Dues & Sub	2,500.00	1,112.12	1,500.00
01-5309-120-000000	Insurance & Bonds	46,950.00	47,018.56	46,950.00
01-5322-120-000000	Tuition & Education	1,500.00	1,380.00	1,500.00
01-5323-120-000000	Meals & Lodging	1,500.00	1,817.94	2,000.00
01-5330-120-000000	Travel	1,000.00	383.60	1,000.00
01-5360-120-000000	Professional Svcs-Le	100,000.00	57,894.10	100,000.00
01-5360-120-WINPNT	Professional Svcs-Le		3,059.50	
01-5363-120-000000	Professional Svcs-Te	2,500.00		2,500.00
Subtotal:		155,950.00	112,665.82	155,450.00
Program number:		229,185.00	169,933.79	234,975.00
Department number: City Secretary		229,185.00	169,933.79	234,975.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-122-000000	Salaries & Wages	30,065.00	25,642.21	33,005.00
01-5102-122-000000	Overtime	250.00	1,784.10	250.00
01-5140-122-000000	Texas Municipal Reti	4,165.00	3,780.32	4,655.00
01-5150-122-000000	Social Security	2,320.00	1,972.90	2,545.00
01-5152-122-000000	Worker's Compensatio	90.00	277.30	90.00
01-5160-122-000000	Health Insurance	4,245.00	3,705.44	4,245.00
01-5177-122-000000	Retention Pay	32,825.00	31,762.40	19,685.00
Subtotal:		73,960.00	68,924.67	64,475.00
01-5203-122-000000	Operating Supplies	500.00	459.13	1,700.00
01-5205-122-000000	Contributions, Gratui	13,275.00	9,695.36	12,950.00
Subtotal:		13,775.00	10,154.49	14,650.00
01-5305-122-000000	Licenses, Dues & Sub	250.00	394.40	505.00
01-5322-122-000000	Tuition & Education	16,350.00	3,859.06	15,900.00
01-5323-122-000000	Meals & Lodging	1,500.00	726.95	3,300.00
01-5330-122-000000	Travel	800.00	100.50	800.00
01-5362-122-000000	Professional Svcs-Ad	3,000.00	310.00	2,000.00
01-5363-122-000000	Professional Svcs-Te	4,000.00	4,476.12	4,000.00
Subtotal:		25,900.00	9,867.03	26,505.00
Program number:		113,635.00	88,946.19	105,630.00
Department number: Human Resources		113,635.00	88,946.19	105,630.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-130-000000	Salaries & Wages	101,500.00	75,975.21	105,990.00
01-5102-130-000000	Overtime	700.00	234.63	700.00
01-5103-130-000000	Certification Pay	600.00	50.00	600.00
01-5140-130-000000	Texas Municipal Reti	11,045.00	8,040.03	11,890.00
01-5150-130-000000	Social Security	7,865.00	5,776.04	8,210.00
01-5152-130-000000	Worker's Compensatio	300.00	574.00	300.00
01-5160-130-000000	Health Insurance	16,970.00	10,992.86	16,970.00
Subtotal:		138,980.00	101,642.77	144,660.00
01-5203-130-000000	Operating Supplies	1,600.00	1,958.23	2,500.00
Subtotal:		1,600.00	1,958.23	2,500.00
01-5322-130-000000	Tuition & Education	800.00	700.00	1,050.00
01-5323-130-000000	Meals & Lodging	1,050.00	520.00	1,050.00
01-5330-130-000000	Travel	800.00	753.92	800.00
01-5331-130-000000	Credit Card Merchant	2,500.00	1,942.79	2,500.00
01-5360-130-000000	Professional Svcs-Le	25,000.00	16,960.50	25,000.00
Subtotal:		30,150.00	20,877.21	30,400.00
Program number:		170,730.00	124,478.21	177,560.00
Department number: Municipal Court		170,730.00	124,478.21	177,560.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5202-140-000000	Janitorial Supplies			2,000.00
01-5203-140-000000	Operating Supplies	4,000.00	5,691.29	5,000.00
Subtotal:		4,000.00	5,691.29	7,000.00
01-5302-140-000000	Postage & Delivery	3,500.00	2,326.67	3,500.00
01-5306-140-ELECTR	Utilities-Electric/W	18,000.00	15,933.78	22,000.00
01-5313-140-000000	Rent/Lease	2,700.00	2,776.03	3,000.00
01-5341-140-000000	Janitorial	27,000.00	22,496.36	34,170.00
01-5350-140-000000	Maintenance-Faciliti	19,100.00	10,975.87	20,000.00
01-5362-140-000000	Professional Svcs-Ad	700.00		700.00
Subtotal:		71,000.00	54,508.71	83,370.00
Program number:		75,000.00	60,200.00	90,370.00
Department number: Facilities Management		75,000.00	60,200.00	90,370.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-150-000000	Salaries & Wages	129,740.00	107,215.14	144,720.00
01-5102-150-000000	Overtime	4,000.00	895.28	2,500.00
01-5103-150-000000	Certification Pay	600.00	575.00	2,075.00
01-5140-150-000000	Texas Municipal Reti	18,755.00	15,189.68	21,210.00
01-5150-150-000000	Social Security	10,450.00	8,241.37	11,595.00
01-5152-150-000000	Worker's Compensatio	390.00	425.46	400.00
01-5160-150-000000	Health Insurance	16,970.00	13,660.96	16,970.00
01-5174-150-000000	Auto Allowance	1,800.00	1,500.00	1,800.00
01-5176-150-000000	Phone Allowance	450.00	375.19	450.00
Subtotal:		183,155.00	148,078.08	201,720.00
01-5203-150-000000	Operating Supplies	2,500.00	1,559.82	2,500.00
Subtotal:		2,500.00	1,559.82	2,500.00
01-5304-150-000000	Printing & Reproduct	1,500.00	63.09	1,500.00
01-5305-150-000000	Licenses, Dues & Sub	650.00	404.83	650.00
01-5322-150-000000	Tuition & Education	4,525.00	2,045.00	4,525.00
01-5323-150-000000	Meals & Lodging	3,440.00	1,120.98	3,440.00
01-5330-150-000000	Travel	2,520.00	627.34	2,520.00
01-5362-150-000000	Professional Svcs-Ad	63,600.00	54,090.82	74,500.00
01-5363-150-000000	Professional Svcs-Te	30,300.00	29,460.00	47,300.00
Subtotal:		106,535.00	87,812.06	134,435.00
Program number:		292,190.00	237,449.96	338,655.00
Department number: Finance		292,190.00	237,449.96	338,655.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-161-000000	Salaries & Wages	45,670.00	37,646.08	50,755.00
01-5102-161-000000	Overtime	800.00	577.23	800.00
01-5140-161-000000	Texas Municipal Reti	6,380.00	5,247.55	7,215.00
01-5150-161-000000	Social Security	3,555.00	2,848.87	3,945.00
01-5152-161-000000	Worker's Compensatio	2,090.00	1,993.60	2,160.00
01-5160-161-000000	Health Insurance	8,485.00	7,059.23	8,485.00
Subtotal:		66,980.00	55,372.56	73,360.00
01-5203-161-000000	Operating Supplies	1,000.00	255.58	1,000.00
01-5210-161-000000	Uniforms	350.00	306.35	350.00
01-5230-161-000000	Motor Fuel & Oil	5,750.00	4,263.89	5,750.00
Subtotal:		7,100.00	4,825.82	7,100.00
01-5305-161-000000	Licenses, Dues & Sub	150.00	50.00	150.00
01-5322-161-000000	Tuition & Education	500.00	325.00	500.00
01-5323-161-000000	Meals & Lodging	600.00	60.23	600.00
01-5354-161-000000	Maintenance-Automoti	2,000.00	1,381.62	2,000.00
01-5371-161-000000	Animal Disposal Serv	60,275.00	45,926.00	60,275.00
Subtotal:		63,525.00	47,742.85	63,525.00
01-5593-161-000000	Capital Lease Princi	7,115.00	5,927.10	7,115.00
01-5594-161-000000	Capital Lease Intere	900.00	676.70	900.00
Subtotal:		8,015.00	6,603.80	8,015.00
Program number:		145,620.00	114,545.03	152,000.00
Department number: Animal Control		145,620.00	114,545.03	152,000.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-163-000000	Salaries & Wages	216,665.00	175,216.52	238,695.00
01-5102-163-000000	Overtime	12,430.00	16,488.04	10,000.00
01-5103-163-000000	Certification Pay	600.00	550.00	2,100.00
01-5140-163-000000	Texas Municipal Reti	30,850.00	26,390.43	34,960.00
01-5150-163-000000	Social Security	17,190.00	14,238.39	19,110.00
01-5152-163-000000	Worker's Compensatio	8,430.00	7,468.24	8,735.00
01-5160-163-000000	Health Insurance	25,455.00	16,301.72	25,455.00
Subtotal:		311,620.00	256,653.34	339,055.00
01-5203-163-000000	Operating Supplies	4,000.00	2,186.26	4,000.00
01-5210-163-000000	Uniforms	1,800.00	1,522.27	1,800.00
01-5220-163-000000	Minor Tools & Equipm	100.00		100.00
01-5230-163-000000	Motor Fuel & Oil	6,500.00	5,093.25	6,500.00
Subtotal:		12,400.00	8,801.78	12,400.00
01-5305-163-000000	Licenses, Dues & Sub	3,370.00	1,648.52	1,530.00
01-5322-163-000000	Tuition & Education	2,400.00	138.00	2,400.00
01-5323-163-000000	Meals & Lodging	2,500.00	1,142.50	2,500.00
01-5354-163-000000	Maintenance-Automoti	3,500.00	4,268.46-	3,500.00
01-5370-163-000000	Investigation Expens	20,000.00	20,887.42	20,000.00
Subtotal:		31,770.00	19,547.98	29,930.00
Program number:		355,790.00	285,003.10	381,385.00
Department number: Criminal Investigations		355,790.00	285,003.10	381,385.00

Fund: 1 GENERAL FUND

Period Ending: 8/2024

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-164-000000	Salaries & Wages	1,176,580.00	825,636.58	1,246,610.00
01-5102-164-000000	Overtime	60,000.00	58,452.67	67,500.00
01-5103-164-000000	Certification Pay	1,800.00	1,725.00	2,100.00
01-5140-164-000000	Texas Municipal Reti	169,120.00	123,002.91	183,700.00
01-5150-164-000000	Social Security	94,230.00	66,242.23	100,415.00
01-5152-164-000000	Worker's Compensatio	46,220.00	37,302.19	45,895.00
01-5160-164-000000	Health Insurance	161,200.00	114,301.11	161,200.00
Subtotal:		1,709,150.00	1,226,662.69	1,807,420.00
01-5203-164-000000	Operating Supplies	7,200.00	6,822.67	7,200.00
01-5205-164-000000	Contributions, Gratui	250.00	159.50	250.00
01-5210-164-000000	Uniforms	16,400.00	9,664.24	19,600.00
01-5220-164-000000	Minor Tools & Equipm	25,060.00	23,547.74	1,000.00
01-5230-164-000000	Motor Fuel & Oil	34,500.00	29,902.60	34,500.00
01-5260-164-000000	Weapons & Ammunition	9,710.00	899.50	11,555.00
Subtotal:		93,120.00	70,996.25	74,105.00
01-5302-164-000000	Postage & Delivery	200.00		200.00
01-5304-164-000000	Printing & Reproduct	750.00	314.44	750.00
01-5305-164-000000	Licenses, Dues & Sub	2,100.00	900.99	2,100.00
01-5322-164-000000	Tuition & Education	9,530.00	6,474.05	14,635.00
01-5323-164-000000	Meals & Lodging	5,300.00	4,249.25	5,300.00
01-5330-164-000000	Travel	1,500.00	570.15	1,500.00
01-5354-164-000000	Maintenance-Automoti	25,000.00	29,241.78	30,000.00
01-5355-164-000000	Maintenance-Equipmen	1,000.00	47.00	1,000.00
Subtotal:		45,380.00	41,797.66	55,485.00
01-5530-164-000000	Intergovernmental Ex	110,000.00	110,000.00	110,000.00
01-5593-164-000000	Capital Lease Princi	82,405.00	63,933.60	91,775.00
01-5594-164-000000	Capital Lease Intere	15,645.00	12,448.30	15,645.00
Subtotal:		208,050.00	186,381.90	217,420.00
Program number:		2,055,700.00	1,525,838.50	2,154,430.00
Department number: Patrol		2,055,700.00	1,525,838.50	2,154,430.00

Fund: 1 GENERAL FUND

Period Ending: 8/2024

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-170-000000	Salaries & Wages	659,685.00	551,247.50	771,155.00
01-5102-170-000000	Overtime	31,775.00	62,134.48	40,850.00
01-5103-170-000000	Certification Pay	1,500.00	1,625.00	2,500.00
01-5140-170-000000	Texas Municipal Reti	93,210.00	78,764.22	111,960.00
01-5150-170-000000	Social Security	53,080.00	45,873.72	62,350.00
01-5152-170-000000	Worker's Compensatio	29,370.00	28,075.31	32,150.00
01-5160-170-000000	Health Insurance	80,600.00	65,960.28	89,085.00
01-5176-170-000000	Phone Allowance	900.00	750.00	900.00
Subtotal:		950,120.00	834,430.51	1,110,950.00
01-5202-170-000000	Janitorial Supplies	1,500.00	995.98	1,500.00
01-5203-170-000000	Operating Supplies	4,500.00	2,476.98	4,500.00
01-5210-170-000000	Uniforms	6,200.00	3,668.46	31,690.00
01-5211-170-000000	Protective Clothing	15,600.00	3,164.06	30,025.00
01-5220-170-000000	Minor Tools & Equipm	7,500.00	7,395.58	27,000.00
01-5230-170-000000	Motor Fuel & Oil	30,000.00	17,597.48	30,000.00
01-5240-170-000000	Botanical & Agricult	125.00		500.00
Subtotal:		65,425.00	35,298.54	125,215.00
01-5305-170-000000	Licenses, Dues & Sub	3,360.00	4,201.30	3,905.00
01-5306-170-ELECTR	Utilities-Electric/W	7,000.00	6,358.68	8,000.00
01-5307-170-000000	Natural Gas	3,000.00	3,162.98	3,500.00
01-5309-170-000000	Insurance & Bonds	1,620.00		
01-5322-170-000000	Tuition & Education	3,000.00	174.34	6,000.00
01-5323-170-000000	Meals & Lodging	2,500.00		5,000.00
01-5330-170-000000	Travel	2,500.00	87.10	2,500.00
01-5350-170-000000	Maintenance-Faciliti	8,600.00	9,711.24	7,800.00
01-5354-170-000000	Maintenance-Automoti	4,000.00	1,252.57	4,000.00
Subtotal:		35,580.00	24,948.21	40,705.00
01-5420-170-000000	Capital-Equipment			20,800.00
Subtotal:				20,800.00
01-5593-170-000000	Capital Lease Princi	79,385.00	77,079.74	77,880.00
01-5594-170-000000	Capital Lease Intere	9,830.00	9,536.36	11,500.00
Subtotal:		89,215.00	86,616.10	89,380.00
Program number:		1,140,340.00	981,293.36	1,387,050.00

Fund: 1 GENERAL FUND

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5203-181-000000	Operating Supplies	900.00	303.59	900.00
01-5204-181-000000	Chemical, Medical &	50.00		50.00
Subtotal:		950.00	303.59	950.00
01-5304-181-000000	Printing & Reproduct	500.00	229.84	500.00
01-5350-181-000000	Maintenance-Faciliti	1,000.00	146.31	1,000.00
01-5362-181-000000	Professional Svcs-Ad	132,000.00	82,526.83	132,000.00
Subtotal:		133,500.00	82,902.98	133,500.00
Program number:		134,450.00	83,206.57	134,450.00
Department number: Convenience Station		134,450.00	83,206.57	134,450.00

Fund: 1 GENERAL FUND

Period Ending: 8/2024

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-182-000000	Salaries & Wages	480,590.00	339,311.50	517,475.00
01-5102-182-000000	Overtime	6,505.00	8,884.00	10,000.00
01-5103-182-000000	Certification Pay	300.00	250.00	300.00
01-5140-182-000000	Texas Municipal Reti	66,390.00	48,372.40	72,835.00
01-5150-182-000000	Social Security	37,480.00	26,468.29	40,305.00
01-5152-182-000000	Worker's Compensatio	22,005.00	16,885.01	22,035.00
01-5160-182-000000	Health Insurance	93,325.00	65,950.04	93,325.00
01-5174-182-000000	Auto Allowance	2,100.00	2,000.00	2,100.00
01-5176-182-000000	Phone Allowance	450.00	393.87	450.00
Subtotal:		709,145.00	508,515.11	758,825.00
01-5202-182-000000	Janitorial Supplies	2,050.00	1,719.30	1,000.00
01-5203-182-000000	Operating Supplies	4,800.00	3,868.67	5,100.00
01-5204-182-000000	Chemical, Medical &	300.00		
01-5210-182-000000	Uniforms	4,700.00	4,698.31	6,150.00
01-5220-182-000000	Minor Tools & Equipm	9,000.00	7,443.06	6,000.00
01-5230-182-000000	Motor Fuel & Oil	15,500.00	14,691.76	15,500.00
01-5240-182-000000	Botanical & Agricult	500.00		500.00
Subtotal:		36,850.00	32,421.10	34,250.00
01-5305-182-000000	Licenses, Dues & Sub		76.94	520.00
01-5306-182-ELECTR	Utilities-Electric/W	102,000.00	75,348.85	102,000.00
01-5307-182-000000	Natural Gas	1,000.00	926.16	1,000.00
01-5313-182-000000	Rent/Lease			3,600.00
01-5322-182-000000	Tuition & Education	650.00	1,302.00	1,825.00
01-5323-182-000000	Meals & Lodging	300.00	400.17	800.00
01-5330-182-000000	Travel		397.98	800.00
01-5350-182-000000	Maintenance-Faciliti	2,500.00	533.63	2,500.00
01-5351-182-000000	Maintenance-Improvem	15,000.00	646.00	15,000.00
01-5353-182-000000	Maintenance-Streets	92,000.00	54,199.63	137,000.00
01-5354-182-000000	Maintenance-Automoti	12,400.00	7,425.30	12,400.00
01-5355-182-000000	Maintenance-Equipmen	20,000.00	9,519.76	20,000.00
01-5362-182-000000	Professional Svcs-Ad	394,500.00	62,089.25	368,000.00
Subtotal:		640,350.00	212,865.67	665,445.00
01-5410-182-000000	Capital-Automobiles/		57,079.30	
01-5420-182-000000	Capital Equipment	8,100.00		
Subtotal:		8,100.00	57,079.30	
01-5593-182-000000	Capital Lease Princi	48,490.00	40,142.51	66,085.00

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5003-185-000000	Festival Expenses-Pa	4,000.00	3,545.99	4,000.00
Subtotal:		4,000.00	3,545.99	4,000.00
01-5101-185-000000	Salaries & Wages	336,205.00	271,463.33	385,245.00
01-5102-185-000000	Overtime	11,550.00	15,690.26	15,000.00
01-5140-185-000000	Texas Municipal Reti	47,750.00	39,260.64	54,865.00
01-5150-185-000000	Social Security	26,605.00	21,846.24	30,480.00
01-5152-185-000000	Worker's Compensatio	8,815.00	7,543.14	9,410.00
01-5160-185-000000	Health Insurance	76,355.00	52,992.32	76,355.00
Subtotal:		507,280.00	408,795.93	571,355.00
01-5202-185-000000	Janitorial Supplies	9,000.00	6,601.67	6,000.00
01-5203-185-000000	Operating Supplies	6,000.00	4,309.38	7,000.00
01-5206-185-000000	Supplies-Community E	3,000.00		3,000.00
01-5210-185-000000	Uniforms	4,900.00	4,269.47	7,490.00
01-5220-185-000000	Minor Tools & Equipm	9,775.00	7,951.90	9,775.00
01-5230-185-000000	Motor Fuel & Oil	18,500.00	15,504.00	18,500.00
01-5240-185-000000	Botanical & Agricult	6,000.00	3,189.46	6,000.00
Subtotal:		57,175.00	41,825.88	57,765.00
01-5306-185-ELECTR	Utilities-Electric/W	45,000.00	37,329.65	50,000.00
01-5322-185-000000	Tuition & Education	1,000.00	401.25-	1,500.00
01-5323-185-000000	Meals & Lodging	300.00	40.00	500.00
01-5330-185-000000	Travel		46.41	500.00
01-5350-185-000000	Maintenance-Faciliti	10,000.00	6,394.02	10,000.00
01-5351-185-000000	Maintenance-Improvem	35,000.00	20,795.26	35,000.00
01-5354-185-000000	Maintenance-Automoti	7,045.00	4,326.19	7,500.00
01-5355-185-000000	Maintenance-Equipmen	12,500.00	7,804.27	12,500.00
01-5362-185-000000	Professional Svcs-Ad	91,000.00	66,150.00	91,000.00
Subtotal:		201,845.00	142,484.55	208,500.00
01-5410-185-000000	Capital-Automobiles/		100,876.87	
01-5420-185-000000	Capital Equipment	11,000.00	11,000.00	60,000.00
Subtotal:		11,000.00	111,876.87	60,000.00
01-5530-185-000000	Intergovernmental Ex	15,000.00	15,000.00	15,000.00
01-5593-185-000000	Capital Lease Princi	22,485.00	13,380.30	22,485.00
01-5594-185-000000	Capital Lease Intere	6,785.00	2,926.26	6,785.00

Fund: 1 GENERAL FUND

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-189-000000	Salaries & Wages	25,895.00	14,115.95	37,765.00
01-5102-189-000000	Overtime	1,500.00	540.20	1,500.00
01-5140-189-000000	Texas Municipal Reti	3,835.00	1,828.24	4,000.00
01-5150-189-000000	Social Security	2,135.00	1,127.95	3,045.00
01-5152-189-000000	Worker's Compensatio	80.00	127.64	105.00
01-5160-189-000000	Health Insurance	5,090.00	2,157.06	5,090.00
01-5176-189-000000	Phone Allowance	540.00	202.50	540.00
Subtotal:		39,075.00	20,099.54	52,045.00
01-5202-189-000000	Janitorial Supplies			5,090.00
01-5203-189-000000	Operating Supplies	2,500.00	1,773.56	2,500.00
01-5220-189-000000	Minor Tools & Equipm	4,700.00	4,699.00	4,995.00
Subtotal:		7,200.00	6,472.56	12,585.00
01-5306-189-ELECTR	Utilities-Electric/W	10,000.00	11,893.66	16,500.00
01-5307-189-000000	Natural Gas	5,500.00	3,751.45	4,500.00
01-5331-189-000000	Credit Card Merchant	500.00	330.11	750.00
01-5341-189-000000	Janitorial	20,000.00	18,653.82	7,000.00
01-5350-189-000000	Maintenance-Faciliti	15,000.00	11,560.59	15,000.00
Subtotal:		51,000.00	46,189.63	43,750.00
01-5420-189-000000	Capital-Equipment	9,000.00	5,740.00	
Subtotal:		9,000.00	5,740.00	
Program number:		106,275.00	78,501.73	108,380.00
Department number: Civic Center		106,275.00	78,501.73	108,380.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-191-000000	Salaries & Wages	109,640.00	40,111.37	157,265.00
01-5140-191-000000	Texas Municipal Reti	15,055.00	5,487.65	22,010.00
01-5150-191-000000	Social Security	8,390.00	3,050.02	12,030.00
01-5152-191-000000	Worker's Compensatio	670.00	300.73	900.00
01-5160-191-000000	Health Insurance	12,725.00	3,555.94	16,970.00
Subtotal:		146,480.00	52,505.71	209,175.00
01-5203-191-000000	Operating Supplies	1,100.00	847.53	1,100.00
01-5210-191-000000	Uniforms	1,000.00	631.06	1,000.00
01-5220-191-000000	Minor Tools & Equipm	600.00		600.00
01-5230-191-000000	Motor Fuel & Oil	1,250.00	599.19	1,250.00
Subtotal:		3,950.00	2,077.78	3,950.00
01-5304-191-000000	Printing & Reproduct	600.00	283.19	2,000.00
01-5305-191-000000	Licenses, Dues & Sub	1,555.00	105.00	1,000.00
01-5322-191-000000	Tuition & Education	3,200.00	270.00	3,200.00
01-5323-191-000000	Meals & Lodging	1,060.00	80.00	1,060.00
01-5330-191-000000	Travel	400.00	178.02	600.00
01-5354-191-000000	Maintenance-Automoti	500.00	35.00	500.00
01-5362-191-000000	Professional Svcs-Ad	6,000.00	30,667.69	6,000.00
Subtotal:		13,315.00	31,618.90	14,360.00
01-5593-191-000000	Capital Lease Princi	4,505.00		4,505.00
01-5594-191-000000	Capital Lease Intere	890.00		890.00
Subtotal:		5,395.00		5,395.00
Program number:		169,140.00	86,202.39	232,880.00
Department number: Inspections		169,140.00	86,202.39	232,880.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-192-000000	Salaries & Wages	198,380.00	192,751.45	228,335.00
01-5102-192-000000	Overtime	2,500.00	5,354.71	2,500.00
01-5140-192-000000	Texas Municipal Reti	28,200.00	27,738.11	32,935.00
01-5150-192-000000	Social Security	15,710.00	15,314.36	18,005.00
01-5152-192-000000	Worker's Compensatio	580.00	638.18	620.00
01-5160-192-000000	Health Insurance	25,455.00	19,625.39	25,455.00
01-5174-192-000000	Auto Allowance	3,600.00	3,000.00	3,600.00
01-5176-192-000000	Phone Allowance	900.00	750.00	900.00
Subtotal:		275,325.00	265,172.20	312,350.00
01-5203-192-000000	Operating Supplies	1,500.00	540.49	1,500.00
01-5220-192-000000	Minor Tools & Equipm	2,150.00	2,140.20	
Subtotal:		3,650.00	2,680.69	1,500.00
01-5304-192-000000	Printing & Reproduct	1,350.00	117.61	1,100.00
01-5305-192-000000	Licenses, Dues & Sub	1,150.00	749.00	1,250.00
01-5308-192-000000	Liens Filed	1,500.00	453.41	1,000.00
01-5322-192-000000	Tuition & Education	1,500.00	1,765.00	2,100.00
01-5323-192-000000	Meals & Lodging	1,135.00	1,136.20	1,100.00
01-5330-192-000000	Travel	1,190.00	1,189.28	600.00
01-5331-192-000000	Credit Card Merchant	15,000.00	6,229.36	12,000.00
01-5361-192-000000	Professional Svcs-En	100,000.00	163,340.89	200,000.00
01-5362-192-000000	Professional Svcs-Ad	5,000.00	9,645.00	5,000.00
01-5363-192-000000	Professional Svcs-Te	30,000.00		35,000.00
Subtotal:		157,825.00	184,625.75	259,150.00
Program number:		436,800.00	452,478.64	573,000.00
Department number: Planning		436,800.00	452,478.64	573,000.00

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Fund: 1 GENERAL FUND

Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
01-5101-194-000000	Salaries & Wages	36,835.00	30,556.66	39,375.00
01-5102-194-000000	Overtime	800.00	168.48	800.00
01-5140-194-000000	Texas Municipal Reti	5,170.00	4,218.02	5,625.00
01-5150-194-000000	Social Security	2,880.00	2,267.14	3,075.00
01-5152-194-000000	Worker's Compensatio	230.00	2,333.72	230.00
01-5160-194-000000	Health Insurance	8,485.00	7,059.23	8,485.00
Subtotal:		54,400.00	46,603.25	57,590.00
01-5203-194-000000	Operating Supplies	1,800.00	877.46	1,800.00
01-5210-194-000000	Uniforms	350.00	96.00-	350.00
01-5230-194-000000	Motor Fuel & Oil	3,500.00	875.84	3,500.00
Subtotal:		5,650.00	1,657.30	5,650.00
01-5304-194-000000	Printing & Reproduct	850.00	345.00	850.00
01-5305-194-000000	Licenses, Dues & Sub	300.00	25.00	300.00
01-5308-194-000000	Liens Filed	1,800.00	1,013.93	1,800.00
01-5322-194-000000	Tuition & Education	1,120.00	1,120.00	1,200.00
01-5323-194-000000	Meals & Lodging	80.00	80.00	
01-5330-194-000000	Travel			150.00
01-5354-194-000000	Maintenance-Automoti	2,000.00	608.70	2,000.00
01-5362-194-000000	Professional Svcs-Ad	5,000.00	4,745.00	8,000.00
Subtotal:		11,150.00	7,937.63	14,300.00
01-5593-194-000000	Capital Lease Princi	5,825.00	3,670.50	5,825.00
01-5594-194-000000	Capital Lease Intere	990.00	718.70	990.00
Subtotal:		6,815.00	4,389.20	6,815.00
Program number:		78,015.00	60,587.38	84,355.00
Department number: Code Enforcement		78,015.00	60,587.38	84,355.00
Expenditure Subtotal -----		11,211,380.00	7,158,798.98	11,849,995.00
Fund number: 1 GENERAL FUND			3,370,234.00-	

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
02-4101-000-000000	Property Taxes-Curre	1,958,795.00-	1,901,363.27-	1,969,975.00-
02-4102-000-000000	Property Taxes-Delin		22,283.13-	
02-4103-000-000000	Property Taxes-Curre		8,127.34-	
02-4104-000-000000	Property Taxes-Delin		5,804.64-	
Subtotal:		1,958,795.00-	1,937,578.38-	1,969,975.00-
02-4605-000-000000	Transfer In	1,100,355.00-		1,097,820.00-
02-4633-000-000000	Other Fin. Source-Ca		157,956.17-	
Subtotal:		1,100,355.00-	157,956.17-	1,097,820.00-
Program number:		3,059,150.00-	2,095,534.55-	3,067,795.00-
Department number: Non departmental		3,059,150.00-	2,095,534.55-	3,067,795.00-
Revenue	Subtotal -----	3,059,150.00-	2,095,534.55-	3,067,795.00-

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
02-5560-000-000000	Transfer Out	186,480.00	157,956.17	204,610.00
Subtotal:		186,480.00	157,956.17	204,610.00
02-5602-000-000000	Bond Principal	1,484,345.00	1,484,348.62	1,522,580.00
02-5603-000-000000	Bond Interest	1,108,415.00	1,110,475.29	1,059,680.00
02-5604-000-000000	Bond Paying Agent Fe	6,640.00	3,878.50	7,655.00
02-5606-000-000000	Kaufman County SH34	273,270.00	367,622.21	273,270.00
Subtotal:		2,872,670.00	2,966,324.62	2,863,185.00
Program number:		3,059,150.00	3,124,280.79	3,067,795.00
Department number: Non departmental		3,059,150.00	3,124,280.79	3,067,795.00
Expenditure Subtotal -----		3,059,150.00	3,124,280.79	3,067,795.00
Fund number: 2 DEBT SERVICE			1,028,746.24	

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
03-4010-000-000000	Hotel/Motel Tax	58,000.00-	39,745.47-	58,000.00-
Subtotal:		58,000.00-	39,745.47-	58,000.00-
Program number:		58,000.00-	39,745.47-	58,000.00-
Department number: Non departmental		58,000.00-	39,745.47-	58,000.00-
Revenue	Subtotal -----	58,000.00-	39,745.47-	58,000.00-

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
03-5002-000-000000	Festival Expense	31,690.00	31,690.00	23,055.00
Subtotal:		31,690.00	31,690.00	23,055.00
03-5101-000-000000	Salaries & Wages	17,265.00	9,410.63	25,175.00
03-5102-000-000000	Overtime	1,000.00	360.14	1,000.00
03-5140-000-000000	Texas Municipal Reti	2,560.00	1,218.83	2,665.00
03-5150-000-000000	Social Security	1,425.00	752.03	2,030.00
03-5152-000-000000	Worker's Compensatio	55.00	85.09	70.00
03-5160-000-000000	Health Insurance	3,395.00	1,434.05	3,395.00
03-5176-000-000000	Phone Allowance	360.00	135.00	360.00
Subtotal:		26,060.00	13,395.77	34,695.00
03-5331-000-000000	Credit Card Merchant	250.00	366.92	250.00
Subtotal:		250.00	366.92	250.00
Program number:		58,000.00	45,452.69	58,000.00
Department number: Non departmental		58,000.00	45,452.69	58,000.00
Expenditure Subtotal -----		58,000.00	45,452.69	58,000.00
Fund number: 3 HOTEL/MOTEL			5,707.22	

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
04-4240-000-000000	Judgments or Forfeit	6,500.00-	3,467.10-	6,500.00-
04-4245-000-000000	Sale of Forfeited It	7,000.00-		7,000.00-
Subtotal:		13,500.00-	3,467.10-	13,500.00-
Program number:		13,500.00-	3,467.10-	13,500.00-
Department number: Non departmental		13,500.00-	3,467.10-	13,500.00-
Revenue	Subtotal -----	13,500.00-	3,467.10-	13,500.00-

Fund: 4 SEIZURE / LAW ENFORCEMENT
Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
04-5220-000-000000	Minor Tools & Equipm		22,813.19	
Subtotal:			22,813.19	
04-5322-000-000000	Tuition & Education	500.00		500.00
04-5362-000-000000	Professional Svcs-Ad	2,300.00	3,677.83	2,300.00
04-5370-000-000000	Investigative Expens		100.00	
Subtotal:		2,800.00	3,777.83	2,800.00
Program number:		2,800.00	26,591.02	2,800.00
Department number: Non departmental		2,800.00	26,591.02	2,800.00
Expenditure	Subtotal -----	2,800.00	26,591.02	2,800.00
Fund number:	4 SEIZURE / LAW ENFORCEMENT	10,700.00-	23,123.92	10,700.00-

25 Proposed Budget
Non departmental

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
05-4605-000-000000	Transfer In	435,000.00-		450,000.00-
05-4612-000-000000	Intergovernmental Re	150,000.00-	141,228.49-	150,000.00-
Subtotal:		585,000.00-	141,228.49-	600,000.00-
Program number:		585,000.00-	141,228.49-	600,000.00-
Department number: Non departmental		585,000.00-	141,228.49-	600,000.00-
Revenue	Subtotal -----	585,000.00-	141,228.49-	600,000.00-

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Non departmental

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Period Ending: 8/2024

Dept :

25 Proposed Budget
Non departmental

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
06-5362-000-PID001	Professional Svcs-Ad		1,315.00	
06-5362-000-PID002	Professional Svcs-Ad		16,052.50	
06-5362-000-PID003	Professional Svcs-Ad		851.00	
06-5362-000-PID004	Professional Svcs-Ad		26.25	
Subtotal:			18,244.75	
06-5609-000-PID001	PID1 TIRZ1-1A CRXFR		148,466.07	
Subtotal:			148,466.07	
Program number:			166,710.82	
Department number: Non departmental			166,710.82	
Expenditure	Subtotal -----		166,710.82	
Fund number: 6	PID		86,131.40	

[illegible]

Fund: 8 CT SECURITY

Period Ending: 8/2024

Dept :

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
08-4316-000-000000	Court Bldg Security	3,000.00-	3,708.02-	3,000.00-
Subtotal:		3,000.00-	3,708.02-	3,000.00-
Program number:		3,000.00-	3,708.02-	3,000.00-
Department number: Non departmental		3,000.00-	3,708.02-	3,000.00-
Revenue	Subtotal -----	3,000.00-	3,708.02-	3,000.00-

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
08-5560-000-000000	Transfer Out	3,000.00		3,000.00
Subtotal:		3,000.00		3,000.00
Program number:		3,000.00		3,000.00
Department number: Non departmental		3,000.00		3,000.00
Expenditure	Subtotal -----	3,000.00		3,000.00
Fund number:	8 CT SECURITY		3,708.02-	

Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
09-4012-000-000000	Grant Revenue	6,196,330.00-	3,373.19-	302,670.00-
09-4012-000-CDBGWT	Grant Revenue		106,832.50-	
09-4012-000-EG3601	Grant Revenue		30,456.48-	
09-4012-000-OPIOID	Grant Revenue		1,686.02-	
09-4012-000-SRT802	Grant Revenue		22,325.00-	
Subtotal:		6,196,330.00-	164,673.19-	302,670.00-
09-4604-000-000000	Interest Income	200.00-	.03-	200.00-
Subtotal:		200.00-	.03-	200.00-
Program number:		6,196,530.00-	164,673.22-	302,870.00-
Department number: Non departmental		6,196,530.00-	164,673.22-	302,870.00-
Revenue	Subtotal -----	6,196,530.00-	164,673.22-	302,870.00-

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
10-4200-000-000000	Auction Proceeds		6,000.00-	
Subtotal:			6,000.00-	
10-4604-000-000000	Interest Income	450.00-	1,169.13-	450.00-
10-4605-000-000000	Transfer In			20,000.00-
Subtotal:		450.00-	1,169.13-	20,450.00-
Program number:		450.00-	7,169.13-	20,450.00-
Department number: Non departmental		450.00-	7,169.13-	20,450.00-
Revenue	Subtotal -----	450.00-	7,169.13-	20,450.00-

Fund: 10 EQ REPLACEMENT

Period Ending: 8/2024

Dept :

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
10-5220-000-000000	Minor Tools & Equipm		20,081.00	
Subtotal:			20,081.00	
10-5362-000-000000	Professional Svcs-Ad		625.00	
Subtotal:			625.00	
Program number:			20,706.00	
Department number: Non departmental			20,706.00	
Expenditure	Subtotal -----		20,706.00	
Fund number: 10 EQ REPLACEMENT		450.00-	13,536.87	20,450.00-

Fund: 11 CAPITAL CONSTRUCTION FUND
Period Ending: 8/2024

Dept :

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
11-4604-000-000000	Interest Income		30.59-	
	Subtotal:		30.59-	
	Program number:		30.59-	
	Department number: Non departmental		30.59-	
Revenue	Subtotal -----		30.59-	

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
11-5220-000-000000	Minor Tools & Equipm		4,900.00	
Subtotal:			4,900.00	
11-5350-000-000000	Maintenance-Faciliti		6,572.46	
Subtotal:			6,572.46	
11-5402-000-P00001	Capital - Paving	812,500.00	92,540.00	812,500.00
11-5402-000-P00005	Capital - Paving	881,000.00	92,540.00	881,000.00
11-5419-000-000000	Improvements-Other		8,736.00	
11-5419-000-CLPIMP	Improvements-Other	700,000.00	42,171.00	700,000.00
11-5419-000-HBTPH1	Improvements-Other	500,000.00		500,000.00
11-5419-000-KFPPRK	Improvements-Other	500,000.00	35,117.43	500,000.00
11-5419-000-KSQL01	Improvements-Other		40,875.00	
11-5419-000-SCSHAD	Improvements-Other		49,200.00	
11-5420-000-000000	Capital Equipment		35,620.00	
Subtotal:		3,393,500.00	396,799.43	3,393,500.00
Program number:		3,393,500.00	408,271.89	3,393,500.00
Department number: Non departmental		3,393,500.00	408,271.89	3,393,500.00
Expenditure Subtotal -----		3,393,500.00	408,271.89	3,393,500.00
Fund number: 11 CAPITAL CONSTRUCTION FUND		3,393,500.00	408,241.30	3,393,500.00

Fund: 12 IMPACT FEE-Streets
Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
12-4003-000-000000	Street Impact Fees	793,400.00-	326,882.54-	793,400.00-
12-4006-000-RSIFGT	Street Impact Fees	81,600.00-	17,115.48-	81,600.00-
Subtotal:		875,000.00-	343,998.02-	875,000.00-
12-4604-000-000000	Interest Income	400.00-	7,848.38-	400.00-
Subtotal:		400.00-	7,848.38-	400.00-
Program number:		875,400.00-	351,846.40-	875,400.00-
Department number: Non departmental		875,400.00-	351,846.40-	875,400.00-
Revenue	Subtotal -----	875,400.00-	351,846.40-	875,400.00-

Fund: 12 IMPACT FEE-Streets
Period Ending: 8/2024

Dept: Non departmental Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
12-5016-000-RSIFFF	RMB Impact Fees	100,000.00		100,000.00
12-5016-000-RSIFGT	RMB Impact Fees	81,600.00		81,600.00
Subtotal:		181,600.00		181,600.00
Program number:		181,600.00		181,600.00
Department number: Non departmental		181,600.00		181,600.00
Expenditure	Subtotal -----	181,600.00		181,600.00
Fund number:	12 IMPACT FEE-Streets	693,800.00-	351,846.40-	693,800.00-

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
14-4105-000-000000	General Sales & Use	606,500.00-	572,948.58-	640,000.00-
Subtotal:		606,500.00-	572,948.58-	640,000.00-
14-4604-000-000000	Interest Income		53,841.66-	
Subtotal:			53,841.66-	
Program number:		606,500.00-	626,790.24-	640,000.00-
Department number: Non departmental		606,500.00-	626,790.24-	640,000.00-
Revenue	Subtotal -----	606,500.00-	626,790.24-	640,000.00-

Fund: 14 STREET MAINTENANCE FUND
Period Ending: 8/2024

Dept: Non departmental Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
14-5353-000-000000	Maintenance-Streets	289,490.00		325,525.00
Subtotal:		289,490.00		325,525.00
14-5560-000-000000	Transfer Out	317,010.00		314,475.00
Subtotal:		317,010.00		314,475.00
14-5650-000-000000	Bond Issuance Costs		2,415.55-	
Subtotal:			2,415.55-	
Program number:		606,500.00	2,415.55-	640,000.00
Department number: Non departmental		606,500.00	2,415.55-	640,000.00
Expenditure Subtotal -----		606,500.00	2,415.55-	640,000.00
Fund number: 14 STREET MAINTENANCE FUND			629,205.79-	

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
20-4001-000-000000	Water Sales	3,515,000.00-	3,052,407.06-	3,725,405.00-
20-4009-000-000000	Water Tap Fees	50,500.00-	29,650.00-	50,500.00-
20-4013-000-000000	Sewer Sales	2,195,000.00-	1,986,353.21-	2,456,390.00-
20-4014-000-000000	Water Surcharge	1,500.00-	595.15-	1,500.00-
20-4015-000-000000	Sewer Tap Fees	45,000.00-	33,127.00-	45,000.00-
Subtotal:		5,807,000.00-	5,102,132.42-	6,278,795.00-
20-4107-000-000000	Penalties & Late Fee	85,000.00-	70,665.00-	90,000.00-
20-4108-000-000000	Service Disconnectio	38,000.00-	27,580.00-	38,000.00-
20-4111-000-000000	Connection Fees	15,000.00-	12,600.00-	15,000.00-
20-4113-000-000000	Water-Outside City A	41,000.00-	39,427.50-	47,000.00-
Subtotal:		179,000.00-	150,272.50-	190,000.00-
20-4424-000-000000	Returned Check Fees	1,100.00-	1,335.00-	1,100.00-
20-4426-000-000000	Water Tower Lease Fe	26,000.00-	23,833.48-	26,000.00-
20-4430-000-000000	Credit Card Convenie	50,000.00-	46,102.27-	52,000.00-
Subtotal:		77,100.00-	71,270.75-	79,100.00-
20-4603-000-000000	Cash (Over)Short		71.43	
20-4604-000-000000	Interest Income	19,450.00-	13,592.63-	15,000.00-
20-4606-000-000000	Miscellaneous Revenu	7,000.00-	3,228.42-	7,000.00-
20-4614-000-000000	Write-off Recovery	1,000.00-	238.59-	1,000.00-
20-4633-000-000000	Other Fin. Source-Ca		82,161.70-	
Subtotal:		27,450.00-	99,149.91-	23,000.00-
Program number:		6,090,550.00-	5,422,825.58-	6,570,895.00-
Department number: Non departmental		6,090,550.00-	5,422,825.58-	6,570,895.00-
Revenue Subtotal -----		6,090,550.00-	5,422,825.58-	6,570,895.00-

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
20-5101-110-000000	Salaries & Wages	325,205.00	254,637.86	349,170.00
20-5102-110-000000	Overtime	625.00	2,147.59	625.00
20-5103-110-000000	Certification Pay	600.00	500.00	600.00
20-5140-110-000000	Texas Municipal Reti	52,630.00	42,441.77	57,320.00
20-5150-110-000000	Social Security	25,935.00	19,773.36	27,770.00
20-5152-110-000000	Worker's Compensatio	945.00	425.46	945.00
20-5160-110-000000	Health Insurance	29,695.00	19,456.06	29,695.00
20-5174-110-000000	Auto Allowance	10,500.00	9,000.00	10,500.00
20-5176-110-000000	Phone Allowance	2,100.00	1,768.06	2,100.00
Subtotal:		448,235.00	350,150.16	478,725.00
20-5202-110-000000	Janitorial Supplies			1,000.00
20-5203-110-000000	Operating Supplies	4,000.00	1,167.19	4,000.00
20-5220-110-000000	Minor Tools & Equipm	3,000.00	724.12	3,000.00
Subtotal:		7,000.00	1,891.31	8,000.00
20-5302-110-000000	Postage & Delivery	3,500.00	2,326.67	3,500.00
20-5304-110-000000	Printing & Reproduct	5,500.00	5,382.40	5,500.00
20-5305-110-000000	Licenses, Dues & Sub	500.00	278.80	500.00
20-5306-110-ELECTR	Utilities-Electric/W	15,500.00	15,933.74	15,500.00
20-5307-110-000000	Natural Gas	850.00	768.33	850.00
20-5309-110-000000	Insurance & Bonds	46,950.00	46,948.00	45,000.00
20-5313-110-000000	Rent/Lease	15,600.00	12,375.97	15,600.00
20-5322-110-000000	Tuition & Education	1,400.00	27.68	1,400.00
20-5323-110-000000	Meals & Lodging	800.00	382.68	500.00
20-5330-110-000000	Travel	900.00	178.23	900.00
20-5341-110-000000	Janitorial	4,200.00	4,605.04	5,005.00
20-5350-110-000000	Maintenance-Faciliti	3,500.00	2,256.75	3,500.00
20-5361-110-000000	Professional Svcs-En	30,000.00		30,000.00
20-5362-110-000000	Professional Svcs-Ad	25,000.00		18,000.00
Subtotal:		154,200.00	91,464.29	145,755.00
20-5560-110-000000	Transfer Out			105,000.00
20-5561-110-000000	City Manager's Conti	28,050.00	1,238.87	30,000.00
20-5591-110-000000	Budgetary Reserve			55,000.00
Subtotal:		28,050.00	1,238.87	190,000.00
20-5600-110-000000	Developer Agr-Princi	15,000.00	15,000.00	15,000.00
Subtotal:		15,000.00	15,000.00	15,000.00

[illegible]

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
20-5101-171-000000	Salaries & Wages	99,795.00	82,708.53	108,245.00
20-5102-171-000000	Overtime	4,500.00	5,855.06	5,500.00
20-5103-171-000000	Certification Pay	540.00	450.00	540.00
20-5140-171-000000	Texas Municipal Reti	14,395.00	12,221.34	15,855.00
20-5150-171-000000	Social Security	8,020.00	6,710.09	8,665.00
20-5152-171-000000	Worker's Compensatio	3,405.00	3,462.54	3,345.00
20-5160-171-000000	Health Insurance	16,970.00	14,128.06	16,970.00
Subtotal:		147,625.00	125,535.62	159,120.00
20-5203-171-000000	Operating Supplies	2,600.00	2,182.40	2,600.00
20-5204-171-000000	Chemical, Medical &	55,050.00	15,899.97	46,230.00
20-5209-171-000000	Lab Supplies	4,000.00	620.77	4,000.00
20-5210-171-000000	Uniforms	1,050.00	535.24	1,050.00
20-5220-171-000000	Minor Tools & Equipm	2,500.00	773.81	2,500.00
20-5230-171-000000	Motor Fuel & Oil	3,500.00	2,459.25	3,500.00
20-5240-171-000000	Botanical & Agricult	500.00	37.79	500.00
20-5290-171-000000	Analysis-Lab Fees	25,000.00	19,577.00	25,000.00
Subtotal:		94,200.00	42,086.23	85,380.00
20-5305-171-000000	Licenses, Dues & Sub	150.00	251.00	150.00
20-5306-171-ELECTR	Utilities-Electric/W	50,000.00	40,107.38	52,000.00
20-5322-171-000000	Tuition & Education	1,200.00	148.75	1,200.00
20-5350-171-000000	Maintenance-Faciliti	130,000.00	46,803.89	130,000.00
20-5354-171-000000	Maintenance-Automoti	300.00	54.75	300.00
20-5355-171-000000	Maintenance-Equipmen	1,750.00	33.98	1,750.00
20-5362-171-000000	Professional Svcs-Ad	75,000.00	22,135.00	60,000.00
20-5363-171-000000	Professional Svcs-Te	10,100.00	9,807.07	10,100.00
Subtotal:		268,500.00	119,341.82	255,500.00
20-5420-171-000000	Capital Equipment	10,560.00	18,421.62	35,000.00
Subtotal:		10,560.00	18,421.62	35,000.00
Program number:		520,885.00	305,385.29	535,000.00
Department number: Operations		520,885.00	305,385.29	535,000.00

Fund: 20 WS UTILITY FUND

Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
20-5101-201-000000	Salaries & Wages	415,125.00	334,072.45	479,715.00
20-5102-201-000000	Overtime	28,000.00	45,973.89	40,000.00
20-5103-201-000000	Certification Pay	1,200.00	1,000.00	1,200.00
20-5104-201-000000	On-Call Pay	5,850.00	4,100.00	6,500.00
20-5140-201-000000	Texas Municipal Reti	62,055.00	52,791.75	72,875.00
20-5150-201-000000	Social Security	34,575.00	28,133.55	39,835.00
20-5152-201-000000	Worker's Compensatio	14,610.00	13,378.98	15,320.00
20-5160-201-000000	Health Insurance	84,840.00	64,325.67	93,325.00
20-5176-201-000000	Phone Allowance	1,800.00	1,500.00	1,800.00
Subtotal:		648,055.00	545,276.29	750,570.00
20-5203-201-000000	Operating Supplies	7,000.00	6,280.05	8,000.00
20-5210-201-000000	Uniforms	4,990.00	4,135.68	4,990.00
20-5220-201-000000	Minor Tools & Equipm	4,500.00	5,232.15	4,500.00
20-5230-201-000000	Motor Fuel & Oil	25,000.00	30,777.00	37,000.00
Subtotal:		41,490.00	46,424.88	54,490.00
20-5305-201-000000	Licenses, Dues & Sub	595.00	240.00	595.00
20-5306-201-ELECTR	Utilities-Electric/W	27,000.00	25,685.50	27,000.00
20-5312-201-000000	Water Purchases-NTMW	1,820,050.00	1,449,384.82	1,813,670.00
20-5314-201-WATSWR	Franchise Fee-WSWR/S	49,210.00		123,800.00
20-5322-201-000000	Tuition & Education	4,800.00	2,571.75	4,800.00
20-5323-201-000000	Meals & Lodging		229.31	
20-5330-201-000000	Travel	555.00	393.66	555.00
20-5350-201-000000	Maintenance-Faciliti	24,000.00	9,815.41	24,000.00
20-5351-201-000000	Maintenance-Improvem	90,000.00	34,929.40	90,000.00
20-5353-201-000000	Maintenance-Streets	30,000.00	17,203.68	30,000.00
20-5354-201-000000	Maintenance-Automoti	17,160.00	13,589.84	17,160.00
20-5355-201-000000	Maintenance-Equipmen	10,405.00	10,445.17	10,500.00
20-5363-201-000000	Professional Svcs-Te	10,300.00	10,731.62	8,300.00
Subtotal:		2,084,075.00	1,575,220.16	2,150,380.00
20-5410-201-000000	Capital-Automobiles/		82,161.70	
20-5420-201-000000	Capital Equipment	17,000.00	6,000.00	
20-5460-201-000000	Capital - Infrastruc	37,000.00	10,650.00	57,000.00
Subtotal:		54,000.00	98,811.70	57,000.00
20-5593-201-000000	Capital Lease Princi	26,065.00	33,314.79	47,350.00
20-5594-201-000000	Capital Lease Intere	7,520.00	7,865.64	7,520.00

Period Ending: 8/2024

Prog:

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Prog:

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Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
20-5203-212-000000	Operating Supplies	5,000.00	2,115.08	5,000.00
20-5220-212-000000	Minor Tools & Equipm	4,700.00	5,013.42	5,000.00
Subtotal:		9,700.00	7,128.50	10,000.00
20-5306-212-ELECTR	Utilities-Electric/W	20,000.00	17,569.05	20,000.00
20-5311-212-000000	Lease Equipment	800.00		800.00
20-5350-212-000000	Maintenance-Faciliti	40,000.00	4,324.46	40,000.00
20-5351-212-000000	Maintenance-Improvem	40,000.00	22,100.95	40,000.00
20-5353-212-000000	Maintenance-Streets	12,000.00	3,319.23	12,000.00
20-5355-212-000000	Maintenance-Equipmen	8,065.00	8,074.71	6,800.00
Subtotal:		120,865.00	55,388.40	119,600.00
20-5420-212-000000	Capital Equipment	75,000.00	32,390.00	75,000.00
20-5460-212-000000	Capital - Infrastruc			30,000.00
Subtotal:		75,000.00	32,390.00	105,000.00
Program number:		205,565.00	94,906.90	234,600.00
Department number: WW Collection		205,565.00	94,906.90	234,600.00

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
20-5101-220-000000	Salaries & Wages	215,050.00	176,906.02	235,585.00
20-5102-220-000000	Overtime	4,000.00	3,068.66	2,500.00
20-5103-220-000000	Certification Pay	600.00	575.00	2,075.00
20-5140-220-000000	Texas Municipal Reti	30,465.00	26,455.51	33,925.00
20-5150-220-000000	Social Security	16,975.00	14,092.92	18,545.00
20-5152-220-000000	Worker's Compensatio	635.00	851.06	645.00
20-5160-220-000000	Health Insurance	33,940.00	25,204.59	33,940.00
20-5174-220-000000	Auto Allowance	1,800.00	1,500.00	1,800.00
20-5176-220-000000	Phone Allowance	450.00	374.81	450.00
Subtotal:		303,915.00	249,028.57	329,465.00
20-5203-220-000000	Operating Supplies	2,800.00	2,174.55	2,800.00
Subtotal:		2,800.00	2,174.55	2,800.00
20-5302-220-000000	Postage & Delivery	15,000.00	13,131.13	15,000.00
20-5304-220-000000	Printing & Reproduct	17,500.00	4,673.27	7,500.00
20-5305-220-000000	Licenses, Dues & Sub	650.00	404.83	650.00
20-5322-220-000000	Tuition & Education	4,025.00	2,045.00	4,025.00
20-5323-220-000000	Meals & Lodging	3,840.00	1,147.68	3,840.00
20-5330-220-000000	Travel	2,600.00	627.33	2,600.00
20-5331-220-000000	Credit Card Merchant	22,000.00	20,972.91	25,600.00
20-5362-220-000000	Professional Svcs-Ad	12,500.00	9,233.62	12,500.00
20-5363-220-000000	Professional Svcs-Te	22,000.00	28,500.00	45,000.00
Subtotal:		100,115.00	80,735.77	116,715.00
Program number:		406,830.00	331,938.89	448,980.00
Department number: Customer Service		406,830.00	331,938.89	448,980.00

Fund: 20 WS UTILITY FUND

Period Ending: 8/2024

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
20-5380-230-000000	Bad Debt Expense	16,000.00	72.90-	16,000.00
Subtotal:		16,000.00	72.90-	16,000.00
20-5602-230-000000	Bond Principal	683,650.00	575,000.00	701,310.00
20-5603-230-000000	Bond Interest	331,675.00	273,172.93	314,370.00
20-5604-230-000000	Bond Paying Agent Fe	5,250.00	2,442.00	3,515.00
20-5610-230-000000	Cont.Oblig.-GTUA/TWD	90,000.00	90,000.00	90,000.00
20-5611-230-000000	Cont.Oblig.-GTUA/TWD	3,895.00	3,894.50	3,895.00
20-5612-230-000000	Cont.Oblig.-GTUA/TWD	22,950.00		22,950.00
20-5613-230-000000	Cont.Oblig.-GTUA/TWD	18,690.00	17,134.37	18,690.00
Subtotal:		1,156,110.00	961,643.80	1,154,730.00
Program number:		1,172,110.00	961,570.90	1,170,730.00
Department number: Utility Fund Debt Service		1,172,110.00	961,570.90	1,170,730.00
Expenditure Subtotal -----		6,090,550.00	4,604,730.04	6,570,895.00
Fund number: 20 WS UTILITY FUND			818,095.54-	

Fund: 21 CAPITAL IMPROVEMENTS-WS
Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
21-4600-000-000000	Developer Contributi		170,156.91-	
21-4604-000-000000	Interest Income	1,000.00-	39,455.85-	1,000.00-
21-4605-000-000000	Transfer In	1,827,115.00-		
Subtotal:		1,828,115.00-	209,612.76-	1,000.00-
Program number:		1,828,115.00-	209,612.76-	1,000.00-
Department number: Non departmental		1,828,115.00-	209,612.76-	1,000.00-
Revenue	Subtotal -----	1,828,115.00-	209,612.76-	1,000.00-

Fund: 21 CAPITAL IMPROVEMENTS-WS
Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
21-5346-000-000000	Maintenance-Emergenc		116,129.48	
21-5361-000-NEUUTL	Professional Svcs-En		54,200.00	
Subtotal:			170,329.48	
21-5403-000-P00001	Capital - Sewer	268,000.00	28,040.00	268,000.00
21-5403-000-P00005	Capital - Sewer	292,500.00	28,040.00	292,500.00
21-5404-000-NEUWAT	Capital - Water		446,324.00	
21-5404-000-P00001	Capital - Water	268,000.00	28,040.00	268,000.00
21-5404-000-P00005	Capital - Water	292,500.00	28,040.00	292,500.00
21-5404-000-WT0003	Capital - Water	594,000.00	321,657.20	
21-5419-000-WWTP04	Improvements-Other		2,170.00	
21-5460-000-FEMALG	Capital - Infrastruc	361,975.00		
21-5484-000-NEUUTL	Kaufman NE Utilities	400,000.00	227,717.57	
Subtotal:		2,476,975.00	1,110,028.77	1,121,000.00
21-5650-000-000000	Bond Issuance Costs		1,538.11-	
Subtotal:			1,538.11-	
Program number:		2,476,975.00	1,278,820.14	1,121,000.00
Department number: Non departmental		2,476,975.00	1,278,820.14	1,121,000.00
Expenditure Subtotal -----		2,476,975.00	1,278,820.14	1,121,000.00
Fund number: 21 CAPITAL IMPROVEMENTS-WS		648,860.00	1,069,207.38	1,120,000.00

Fund: 22 WS IMPACT FEE FUND
Period Ending: 8/2024

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
22-4004-000-000000	Water Impact Fees	139,000.00-	65,467.40-	139,000.00-
22-4008-000-RWIFGT	Water Impact Fees	79,200.00-	16,716.96-	79,200.00-
Subtotal:		218,200.00-	82,184.36-	218,200.00-
Program number:		218,200.00-	82,184.36-	218,200.00-
Department number: Non departmental		218,200.00-	82,184.36-	218,200.00-
Revenue	Subtotal -----	218,200.00-	82,184.36-	218,200.00-

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
22-5016-000-RWIFFF	RMB Impact Fees	168,000.00		168,000.00
Subtotal:		168,000.00		168,000.00
Program number:		168,000.00		168,000.00
Department number: Non departmental		168,000.00		168,000.00
Expenditure Subtotal -----		168,000.00		168,000.00
Fund number:	22 WS IMPACT FEE FUND	50,200.00-	82,184.36-	50,200.00-

Prog:

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Dept: 230 Utility Fund Debt Service Prog:

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Fund: 26 CAPITAL IMPROVEMENTS-DRAINAGE
Period Ending: 8/2024

Dept :

Non departmental

Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
26-4604-000-000000	Interest Income		26,951.39-	
26-4605-000-000000	Transfer In	4,250,915.00-		
Subtotal:		4,250,915.00-	26,951.39-	
Program number:		4,250,915.00-	26,951.39-	
Department number: Non departmental		4,250,915.00-	26,951.39-	
Revenue	Subtotal -----	4,250,915.00-	26,951.39-	

Fund: 26 CAPITAL IMPROVEMENTS-DRAINAGE
Period Ending: 8/2024

Dept: Non departmental Prog:

Account	Description	FY 2024 Budget	FY 2024 Actual	FY 2025 Proposed Budget
26-5401-000-FEMASD	Capital - Drainage	2,361,620.00		
26-5401-000-P00001	Capital - Drainage	276,500.00	29,040.00	276,500.00
26-5401-000-P00005	Capital - Drainage	366,500.00	34,040.00	366,500.00
26-5401-000-PHILDR	Capital - Drainage	750,000.00	100,000.00	750,000.00
Subtotal:		3,754,620.00	163,080.00	1,393,000.00
26-5650-000-000000	Bond Issuance Costs		1,207.78-	
Subtotal:			1,207.78-	
Program number:		3,754,620.00	161,872.22	1,393,000.00
Department number: Non departmental		3,754,620.00	161,872.22	1,393,000.00
Expenditure Subtotal -----		3,754,620.00	161,872.22	1,393,000.00
Fund number: 26 CAPITAL IMPROVEMENTS-DRAINAGE		496,295.00-	134,920.83	1,393,000.00



Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 15.

Dept.: Finance

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-19-24, an ordinance of the City Council of the City of Kaufman, Texas, levying taxes and fixing and adopting the tax rate on all taxable property for the year 2024 within the corporate limits of the City of Kaufman, Texas as of January 1, 2025; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.

BACKGROUND:

Property taxes fund the debt service obligations of the City and account for approximately 36.2% of the General Fund revenue.

State law requires three record votes when the budget will raise more property tax revenue than was generated in the previous year. The first record vote adopts the budget, the second record vote sets the tax rate, and the third, additional, record vote ratifies the property tax revenue increase reflected in the budget.

The property tax rate must be approved and adopted by the governing body of the City by September 30, 2024. The Kaufman County Tax Office collects the property taxes for the City and has requested the adopted tax rate by September 15, 2024, in order to mail tax statements in October.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: The following is the motion that must be made to adopt the ordinance levying ad valorem taxes, followed by a record vote of the City Council:

“I move that the property tax rate be increased by the adoption of a tax rate of \$0.7595000, which is effectively a -4.83 percent increase in the tax rate. Approve Ordinance Number O-19-24 fixing and levying municipal ad valorem taxes for the fiscal year beginning October 1, 2024, and ending on September 30, 2025, and for each fiscal year thereafter until otherwise provided.”

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

ORDINANCE NO. O-19-24

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, LEVYING TAXES AND FIXING AND ADOPTING THE TAX RATE ON ALL TAXABLE PROPERTY FOR THE YEAR 2024 AT THE RATE OF \$0.7595000 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUE ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, TEXAS AS OF JANUARY 1, 2024; THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A DATE TAXES SHALL BECOME DUE AND A DATE SAME SHALL BECOME DELINQUENT IF NOT PAID, TOGETHER WITH PENALTIES AND INTEREST THEREON; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of Kaufman, Texas (the "City"), adopt a tax rate for the 2024-2025 fiscal year by September 30, 2024; and

WHEREAS, pursuant to Chapter 26 of the Texas Tax Code, the Tax Assessor-Collector for the City has calculated the tax rate for the 2024-2025 fiscal year which cannot be exceeded without requisite publication and a public hearing; and

WHEREAS, the City, in compliance with the State of Texas Truth-in-Taxation laws, has advertised the proposed tax rate and conducted a public hearing on the proposed tax rate, and all notices and hearings and other applicable steps required by law as a prerequisite to the passage, approval, and adoption of this Ordinance have been timely and properly given and held; and

WHEREAS, Section 26.05(a) of the Texas Tax Code provides that the tax rate consists of two components, one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year, and each of which must be approved separately; and

WHEREAS, the tax rate set forth herein consists of two components, as required, and they are approved separately; and

WHEREAS, upon full review and consideration of the matter, the City Council is of the opinion that the tax rate for the year 2024 set, fixed and adopted herein below is proper.

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Tax Levied. That there is hereby levied and ordered to be assessed and collected an ad valorem tax rate of \$0.7595000 on each One Hundred Dollars (\$100.00) of assessed valuation for all taxable property located in the City of Kaufman on the 1st day of January 2024, and not exempted from taxation by the constitution and laws of the State of Texas to provide for the expenses of the City of Kaufman for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025. The said tax is made up of components, as set forth in this Ordinance:

- a. For the maintenance and support of the General Government (General Fund) for the fiscal year 2024-2025, **\$0.5204742** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY -4.83 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$22.46.

- b. For debt services for the fiscal year 2024-2025, **\$0.2390258** on each \$100 valuation of property.

THIS TAX RATE WILL DECREASE TAXES FOR DEBT SERVICE WHEN COMPARED TO LAST YEAR'S TAX RATE.

THE TAX RATE WILL DECREASE TAXES PAID FOR DEBT SERVICE ON A \$100,000 HOME BY APPROXIMATELY \$ 22.96

Section 3. Due Date of Taxes. That taxes levied under this ordinance shall be due October 1, 2024, and if not paid on or before January 31, 2025, shall immediately become delinquent. The penalties and interest provided for herein shall accrue after January 31 of the year following the year in which the taxes are assessed. However, if the entire taxes due as provided herein are paid in full by January 31 of the year following the year in which the taxes are assessed, no penalty or interest shall be due.

Section 4. Penalties and Interest. A delinquent tax shall incur the maximum penalty and interest authorized by Section 33.01 of the Texas Property Tax Code, to-wit: a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.

Provided, however, a tax that is delinquent on July 1 of the year in which it becomes delinquent shall incur a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent. A

delinquent tax shall also accrue interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. All other penalties and collection remedies authorized by law are hereby adopted. Taxes that are and remain delinquent on July 1, 2025, incur an additional penalty not to exceed twenty percent (20%) of the amount of delinquent taxes, penalty, and interest collected; such additional penalty is to defray the costs of collection due to pursuant to the contract with the City's Attorney authorized by Section 6.30 of the Texas Tax Code, as amended.

Section 5. Internet Notice. That the City Manager or his designee shall put the following notice on the homepage of the City's Internet website:

There is hereby levied and there shall be collected for the use and support of the municipal government of the City of Kaufman for the 2024-2025 fiscal year, upon all property, real, personal, and mixed, within the corporate limits of said City subject to taxation, a tax of **\$0.7595000** on each \$100 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

- c. For the maintenance and support of the General Government (General Fund) for the fiscal year 2024-2025, **\$0.5204742** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY -4.83 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$22.46.

- d. For debt services for the fiscal year 2024-2025, **\$0.2390258** on each \$100 valuation of property.

THIS TAX RATE WILL DECREASE TAXES FOR DEBT SERVICE WHEN COMPARED TO LAST YEAR'S TAX RATE.

THE TAX RATE WILL DECREASE TAXES PAID FOR DEBT SERVICE ON A \$100,000 HOME BY APPROXIMATELY \$22.96.

Section 6. Place of Payment/Collection. Taxes are payable at the office of the Kaufman County Tax Assessor/Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

Section 7. Tax Roll. The tax roll, as presented to the City Council, together with any supplement thereto, is hereby accepted.

Section 8. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending

prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 9. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 10. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law after its passage by at least 60% of the Council by a record vote.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Kaufman, Texas, on this 26th day of August, 2024, with the following motion by _____: "I move that the property tax rate be decreased by the adoption of a tax rate of **\$0.7595000** per \$100 valuation, which is effectively a -4.83 percent decrease in the tax rate"; seconded by _____, the above and foregoing ordinance was passed and approved by roll call vote.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY



Meeting
Date: 8/26/2024

Date: 08/14/2024

Item #: 16.

Dept.: Finance

Action Item

SUBJECT:

Consider and take appropriate action on Resolution R-19-24, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2024-2025 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.

BACKGROUND:

City Council action to ratify the property tax revenue increase reflected in the FY25 budget is required in accordance with Texas Local Government Code Section 102.007(c). There must be a record vote on this item, just as there was on the adoption of the budget and the adoption of the tax rate, and this item must come after the vote on adopting the budget.

FINANCIAL CONSIDERATIONS:

This budget will raise more total property taxes than last year's budget by \$577,227.32 or 10.16%, and of that amount, \$213,647.14 is tax revenue to be raised from new property added to the tax roll this year.

The budget is adopted annually by the governing body of the City of Kaufman for revenues and expenditures of City funds. State law requires a separate vote by the City Council when the budget will raise more property tax revenue than was generated in the previous year. The vote required to ratify the property tax revenue increase reflected in the budget is in addition to and separate from the vote to adopt the budget or the vote to set the tax rate.

Adoption of the annual budget constitutes the proposed revenues and expenditures as approved by the governing body for the fiscal year.

Author:
Mary Wennerstrom, Finance Director

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Following is the motion that must be made to ratify the property tax revenue:

"I move to ratify the property tax increase reflected in the 2024-2025 (FY25) budget."

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

**CITY OF KAUFMAN, TEXAS
RESOLUTION NO. R-19-24**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACKNOWLEDGING AND RATIFYING THAT THE ADOPTION OF THE FISCAL YEAR 2024-2025 ANNUAL BUDGET WILL REQUIRE RAISING MORE REVENUE FROM PROPERTY TAXES THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City Council (the "Council") of the City of Kaufman wishes to comply with Section 102.007 of the Local Government Code; and

WHEREAS, Section 102.007 of the Local Government Code requires a separate vote of the Council if the budget will require raising more revenue from property taxes than the previous fiscal year; and

WHEREAS, this Resolution satisfies the aforementioned requirement.

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

Section 1. Recitals Incorporated. The facts and recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Acknowledgment and Ratification. The Fiscal Year 2024-2025 annual budget will raise more revenue from property taxes than the previous fiscal year's budget by \$577,227.32 or 10.16% and of that amount, \$213,647.14 is tax revenue to be raised from new property added to the tax roll this year.

Section 3. Effective Date. This Resolution shall take effect upon its passage as required by law.

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas on this 26th day of August 2024.

Therefore, _____ motioned to ratify the property tax increase reflected in the FY 2024-2025 Budget. Councilman _____ seconded the motion. The motion to ratify the property tax increase passed by a vote of _____ to _____, with _____ abstaining.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

R-19-24

Page 1 of 2

APPROVED AS TO LEGAL FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**



Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 17.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-21-24, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-22-23 and amending Section A8.002, "Water Rates", Section A8.003, "Sewer Rates", Section A8.004, "Water connection and transfer fees.", Section A8.010, "Tap fees; maintenance of water lines", Section A8.011, "Pavement cut and replacement charges", A8.012, "Household hazardous waste collection service fee", Section A8.013, "Recycling services fees.", Section A8.014, "Stormwater utility fee", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt increased rates for water and sewer services; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for enforcement; and providing for publication and an effective date.

BACKGROUND:

The City conducted a rate study to evaluate the water and sewer rates. Water utility rate studies provide transparency into what the utility fund can expect in the years ahead. It further helps ensure the City has the financial resources needed to meet the budget, maintain infrastructure, grow the distribution system, explore new technologies, and implement the capital improvement plan (CIP). The recommendation from the rate study determined a need to increase the water and sewer rates for residential, commercial, public schools, multi-unit residential, and multi-unit commercial accounts by 12% and a 10% increase to the senior citizens' rate.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-21-24 as presented.

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

**CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-21-24**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING APPENDIX A “FEE SCHEDULE” OF THE CITY OF KAUFMAN’S CODE OF ORDINANCE TO AMEND SECTIONS A8.002, A8.003, A8.004, A8.010, A8.011, A8.012, A8.013, AND A8.014 OF ARTICLE A8.000 “UTILITIES”; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR REPEAL AND ADOPTION; PROVIDING A PENALTY; PROVIDING A CUMULATIVE REPEALER AND SAVINGS CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kaufman, Texas, has the authority to adopt and amend fees; and

WHEREAS, the City Council finds that a consistent and ongoing review of the City’s fee schedule is necessary; and

WHEREAS, upon review of the City’s current fees and increased costs incurred by the City, the City Council determined it appropriate to amend building and development fees, park usage fees, and utility fees; and

WHEREAS, the City Council finds that the fees proposed herein are not excessive; rather, the fees are determined to be reasonable and necessary to fairly reimburse the City for costs incurred; and

WHEREAS, the City Council finds it to be in the best interest of the citizens of Kaufman to adopt this Ordinance.

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

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

Section 2. That Section A8.002, “Water Rates”, of Article A8.000, “Utilities”, of Appendix A, “Fee Schedule”, of the Code of Ordinances, City of Kaufman, Texas is hereby repealed and replaced to be and read as follows:

“A8.002 Water rates.

(a) Types of service

(1) Residential: Single-family dwellings.

- (2) Commercial: Nonresidential, business enterprises and churches.
- (3) Wholesale service: Water sold to a customer at one or more major points of delivery for resale to individual retail customers.
- (4) Public schools.
- (5) Multi-unit: One master meter serving more than one residential or commercial unit. Multi-unit residential is described as any one master meter serving more than one residential dwelling, including, but not limited to, duplexes, triplexes, apartments, and mobile home parks. Multi-unit commercial is described as one master meter serving more than one nonresidential unit, business enterprise, church or public school. Multi-unit billing will include one base fee for each unit served by a master meter. This base fee will be at a rate equivalent to 75 percent of the similar regular base fee. (Example: multi-unit family rate = residential rate $\times$ 75%; multi-unit commercial rate = commercial rate $\times$ 75%). A corresponding 1,000 gallons of water for each unit will be included in the minimum bill.

(b) Monthly rates. The monthly water rates, effective from the October 2024 billing, to be charged and collected by the city from all customers obtaining service from the city, or metered at the city limits, or other contractually agreed upon locations, shall be as follows:

Number of Gallons	Residential	Commercial	Wholesale	Public Schools	Multi-Unit	Senior Citizens
First 1,000, minimum	\$23.66	\$23.66	\$23.22	\$23.66	\$19.94	\$14.09
Over 1,000, per 1,000	\$10.50	\$10.50	\$10.30	\$10.50	\$10.50	\$9.39

(c) Rate reduction for senior citizens. Senior citizen residential utility customers (age 65 and above) who pay directly for service accounts in their name apply for a monthly rate reduction as outlined in subparagraph (f) of this section. A valid form of identification must be presented to determine eligibility, such as a picture I.D., social security document or birth certificate.

(d) Additional fee for meters outside city. A flat fee of \$23.66 shall also be assessed to each water meter situated outside the corporate limits of the city. This flat fee is assessed to cover city's additional cost and expense of installing, connecting, reading, maintaining and servicing water meters and appurtenances situated outside the corporate limits of the city."

Section 3. That Section A8.003, “Sewer Rates”, of Article A8.000, “Utilities”, of Appendix A, “Fee Schedule”, of the Code of Ordinances, City of Kaufman, Texas is hereby be repealed and replaced to be and read as follows:

“A8.003 Sewer rates.

(a) Types of service

- (1) Residential: Single-family dwellings.
- (2) Commercial: Nonresidential, business enterprises and churches.
- (3) Public schools.
- (4) Multi-unit: One master meter serving more than one residential or commercial unit. Multi-unit residential is described as any one master meter serving more than one residential dwelling, including, but not limited to, duplexes, triplexes, apartments, and mobile home parks. Multi-unit commercial is described as one master meter serving more than one nonresidential unit, business enterprise, church or public school. Multi-unit billing will include one base fee for each unit served by a master meter. This base fee will be at a rate equivalent to 75 percent of the similar regular sewer base fee.

(b) Monthly rates. The monthly sewer rates to be charged per month and collected by the City of Kaufman, Texas, from all customers obtaining service from the sewer system of the city, will be and are hereby fixed as set forth below:

Number of Gallons	Residential	Commercial	Public Schools	Multi-Unit Res.	Multi-Unit Comm.	Senior Citizens
First 1,000, minimum	\$23.24	\$53.37	\$53.37	\$18.34	\$40.95	\$21.17
Over 1,000, per 1,000	\$7.69	\$7.69	\$7.69	\$7.69	\$7.69	\$6.98

Section 4. That Section A8.004, “Water connection and transfer fees.”, of Article A8.000 “Utilities”, of Appendix A “Fee Schedule”, of the City’s Code of Ordinances is hereby repealed and replaced to be and read as follows:

“A8.004. Water connection and transfer fees.

(a) Connection fee. A nonrefundable connection fee in the amount of \$35.00 will be charged to all new customers requesting water service at a location where a previous account has been established and where temporary fire hydrant meters are installed by the city.

(b) Transfer fee. A nonrefundable transfer fee in the amount of \$35.00 will be charged when a current or existing customer moves to a

different residential or commercial establishment from a previous residential or commercial establishment.”

Section 5. That Section A8.010, “Tap fees; maintenance of water lines”, of Article A8.000 “Utilities”, of Appendix A “Fee Schedule”, of the City’s Code of Ordinances is hereby repealed and replaced to be and read as follows:

“A8.010. Tap fees; maintenance of water lines.

The amounts to be charged and collected by the city for connection to the water system and to the sanitary sewer system shall be as follows:

<i>DESCRIPTION</i>	TAP SIZE	FEE
SEWER:		
Residential Sewer tap with cleanout	4” inch	\$2,711
Commercial Sewer tap with cleanout	4” inch	\$3,700
Taps larger than 4” shall be installed by the property owner at their expense.		
WATER SERVICE IN CITY LIMITS:		
Install water tap with meter & box (Short services up to 15 linear ft.)	¾” inch	\$1,500
	1” inch	\$1,650
	1 ½ ” inch	\$2,900
	2” inch	\$2,760
Taps that exceed 30 linear ft.		Labor, Materials and Equipment
Taps, meters & vaults larger than 2 inch shall be installed by the property owner at their own expense.		
Install meter & box only	¾” inch	\$500
	1” inch	\$600
	1 ½” inch	\$1,985
	2” inch	\$1,985
Install meter only	¾” inch	\$350
	1” inch	\$500
	1 ½” inch	\$1,750
	2” inch	\$1,750
WATER/SEWER SERVICE OUTSIDE CITY LIMITS:		Add \$50 to service fees listed above.
Small Road Bore	2 inch and smaller	Cost of bore

Large Road Bore	Larger than 2 inch	Cost of bore
Temporary water service for existing residential/commercial plumbing inspection.		\$ 35 non-refundable

Section 6. That Section A8.011, “Pavement cut and replacement charges”, of Article A8.000 “Utilities”, of Appendix A “Fee Schedule”, of the City’s Code of Ordinances is hereby repealed and replaced to be and read as follows:

“A8.011. Pavement cut and replacement charges.

Where street pavement, sidewalks or any areas paved with concrete, asphaltic or hard-surfaced materials are cut and replaced by the city, to install a water or sewer service line or replace and/or install a water or sewer tap, the customer shall pay a fee of \$2,500 for up to 3 yards for concrete or asphalt. Over 3 yards will be based on labor, materials and equipment.”

Section 7. That Section A8.012, “Household hazardous waste collection service fee”, of Article A8.000 “Utilities”, of Appendix A “Fee Schedule”, of the City’s Code of Ordinances is hereby removed.

Section 8. That Section A8.013, “Recycling services fees.”, of Article A8.000 “Utilities”, of Appendix A “Fee Schedule”, of the City’s Code of Ordinances is hereby removed.

Section 9. That Section A8.014, “Stormwater utility fee”, of Article A8.000 “Utilities”, of Appendix A “Fee Schedule”, of the City’s Code of Ordinances is hereby repealed and replaced to be and read as follows:

“A8.014 Storm water utility fee

(a) The stormwater utility fee shall be established according to the following schedule and the fee shall be charge on a monthly basis:

MUNICIPAL STORMWATER UTILITY FEE SCHEDULE

Property Type	Stormwater Rate
Single-Family Residential	\$6.00
All Other Non-Exempt Property	\$6.00 Per ERU

*ERU (Equivalent Residential Unit) = 3500 square feet impervious area

(b) A minimum charge of 1 ERU shall be applied to each non-exempt developed property.”

Section 10. The City Secretary is hereby directed to include the new fees adopted by this Ordinance within Appendix A “Fee Schedule” of the City of Kaufman’s Code of Ordinances, to be on file in the Office of the City Secretary.

Section 11. Penalty. Any person who intentionally, knowingly, recklessly, or negligently violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a Class C Misdemeanor and shall be fined a sum not to exceed Five Hundred Dollars (\$500.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 12. Severability. It is hereby declared to be the intention of the City Council of Kaufman, Texas that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of any court of competent jurisdiction, such constitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance, since they would have been entered by the City Council without the incorporation of this Ordinance of unconstitutional or invalid sections, paragraphs, sentences, clauses or phrases.

Section 13. Cumulative Repealer/Savings. This Ordinance shall be cumulative of all other Ordinances, except as provided within, and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 14. If any section, subsection, clause, phrase, or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Section 15. Effective Date. This Ordinance shall become effective immediately upon its passage and publication of its caption as required by law and Charter.

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

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

ARTICLE A8.000 UTILITIES

§ A8.001. Returned checks.

Where payment for water, sewer and trash collection services rendered by the city is made by check and the check is returned through the unavailability of sufficient funds, an additional charge of \$30.00 will be made. In the event a subsequent check is returned through unavailability of funds or insufficient funds within a consecutive 12-month period, an additional charge of \$35.00 shall be made.

(Ordinance O-12-00, sec. 1(23-6), adopted 5/8/00; Ordinance O-15-10, sec. 1, adopted 9/13/10; Ordinance O-11-12, sec. 1, adopted 9/24/12; 2000 Code, sec. 106-12)

§ A8.002. Water rates.

(a) Types of service.

- (1) Residential: Single-family dwellings.
- (2) Commercial: Nonresidential, business enterprises and churches.
- (3) Wholesale service: Water sold to a customer at one or more major points of delivery for resale to individual retail customers.
- (4) Public schools.

~~(5) Multi-unit: One master meter serving more than one residential or commercial unit. Multi-unit residential is described as any one master meter serving more than one residential dwelling, including, but not limited to, duplexes, triplexes, apartments, and mobile home parks. Multi-unit commercial is described as one master meter serving more than one nonresidential unit, business enterprise, church or public school. Multi-unit billing will include one base fee for each unit served by a master meter. This base fee will be at a rate equivalent to 75 percent of the similar regular base fee. (Example: multi-unit family rate = residential rate × 75%; multi-unit commercial rate = commercial rate × 75%). A corresponding 1,000 gallons of water for each unit will be included in the minimum bill. (Example: If the regular base fee for residential water is \$7.50, the corresponding base fee for a multi-unit residential water will be: $\$7.50 \times 75\% = \5.63 . This base fee for water will apply to each unit on the master meter. An apartment complex with 25 apartments will pay $25 \times \$5.63 = \140.75 for their minimum water bill that will include 25,000 gallons of water.)~~

- (b) Monthly rates. The monthly water rates, effective from the October ~~2022~~ 2024 billing, to be charged and collected by the city from all customers obtaining service from the city, or metered at the city limits, or other contractually agreed-upon locations, shall be as follows:

Number of Gallons	Residential	Commercial	Wholesale	Public Schools	Multi-Unit	Senior Citizens
First 1,000, minimum	\$23.66 <u>\$22.53</u>	\$23.66 <u>\$22.53</u>	\$23.22 <u>\$22.11</u>	\$23.66 <u>\$22.53</u>	\$19.94 <u>\$18.99</u>	\$14.09 <u>\$13.42</u>
Over 1,000, per 1,000	\$10.50 <u>\$10.00</u>	\$10.50 <u>\$10.00</u>	\$10.30 <u>\$9.81</u>	\$10.50 <u>\$10.00</u>	\$10.50 <u>\$10.00</u>	\$9.39 <u>\$8.94</u>

- (c) Rate reduction for senior citizens. Senior citizen residential utility customers (age 65 and above) who pay directly for service accounts in their name apply for a monthly rate reduction as outlined in subparagraph (f) of this section. A valid form of identification must be presented to determine

eligibility, such as a picture I.D., social security document or birth certificate.

- (d) Additional fee for meters outside city. A flat fee of ~~\$19.42~~23.66 shall also be assessed to each water meter situated outside the corporate limits of the city. This flat fee is assessed to cover the city's additional cost and expense of installing, connecting, reading, maintaining and servicing water meters and appurtenances situated outside the corporate limits of the city.

(Ordinance O-12-00, sec. 1(23-2), adopted 5/8/00; Ordinance O-23-01, sec. 1, adopted 9/10/01; Ordinance O-20-2002, sec. 1, adopted 6/10/02; Ordinance O-16-03, sec. 1, adopted 8/11/03; Ordinance O-24-03, sec. 1, adopted 9/8/03; Ordinance O-01-04, sec. 1, adopted 2/9/04; Ordinance O-11-04, sec. 1, adopted 8/9/04; Ordinance 25-05, sec. 1, adopted 9/19/05; Ordinance O-26-07, sec. 1, adopted 10/15/07; Ordinance O-14-08, sec. 1, adopted 8/25/08; Ordinance O-16-09, sec. 1, adopted 8/31/09; Ordinance O-15-10, sec. 1, adopted 9/13/10; Ordinance O-12-11, sec. 1, adopted 9/26/11; Ordinance O-11-12, sec. 1, adopted 9/24/12; Ordinance O-14-13, sec. 1, adopted 8/26/13; Ordinance O-20-14, sec. 1, adopted 8/25/14; Ordinance O-17-15, sec. 1, adopted 9/28/15; 2000 Code, sec. 106-7; Ordinance O-15-16 adopted 9/12/16; Ordinance O-24-17 adopted 9/12/17; Ordinance O-18-18 adopted 8/27/18; Ordinance O-21-19 adopted 9/9/19; Ordinance O-40-21, sec. 2.01, adopted 8/23/21; Ordinance adopting 2022 Code; Ordinance O-22-22 adopted 8/23/2021; Ordinance O-35-22 adopted 9/26/2022)

§ A8.003. Sewer rates.

(a) Types of service.

- (1) Residential: Single-family dwellings.
- (2) Commercial: Nonresidential, business enterprises and churches.
- (3) Public schools.
- (4) Multi-unit: One master meter serving more than one residential or commercial unit. Multi-unit residential is described as any one master meter serving more than one residential dwelling, including, but not limited to, duplexes, triplexes, apartments, and mobile home parks. Multi-unit commercial is described as one master meter serving more than one nonresidential unit, business enterprise, church or public school. Multi-unit billing will include one base fee for each unit served by a master meter. This base fee will be at a rate equivalent to 75 percent of the similar regular sewer base fee. ~~(Example: If the regular base fee for residential sewer is \$11.00, the corresponding base fee for multi-unit residential sewer will be: $\$11.00 \times 75\% = \8.25 . This base fee for sewer will apply to each unit on the master meter. An apartment complex with 25 apartments will pay $25 \times \$8.25 = \206.25 for their minimum sewer bill.)~~

- (b) Monthly rates. The monthly sewer rates to be charged per month and collected by the city, from all customers obtaining service from the sewer system of the city, will be and are hereby fixed as set forth below:

Number of Gallons	Residential	Commercial	Public Schools	Multi-Unit Res.	Multi-Unit Comm.	Senior Citizens
First 1,000, minimum	\$23.24 \$22.13	\$53.37 \$50.83	\$53.37 \$50.83	\$18.34 \$17.47	\$40.95 \$39.00	\$21.17 \$20.16
Over 1,000, per 1,000	\$7.69 \$7.32	\$7.69 \$7.32	\$7.69 \$7.32	\$7.69 \$7.32	\$7.69 \$7.32	\$6.98 \$6.65

(Ordinance O-12-00, sec. 1(23-3), adopted 5/8/00; Ordinance O-24-03, sec. 2, adopted 9/8/03; Ordinance O-25-03, sec. 1, adopted 10/14/03; Ordinance O-01-04, sec. 1, adopted 2/9/04; Ordinance O-15-10, sec. 1, adopted 9/13/10; Ordinance O-11-12, sec. 1, adopted 9/24/12; Ordinance O-17-15, sec. 1, adopted 9/

28/15; 2000 Code, sec. 106-8; Ordinance O-24-17 adopted 9/12/17; Ordinance O-18-18 adopted 8/27/18; Ordinance O-21-19 adopted 9/9/19; Ordinance O-40-21, sec. 2.02, adopted 8/23/21; Ordinance O-22-22 adopted 8/23/2021; Ordinance O-35-22 adopted 9/26/2022)

§ A8.004. Water connection and transfer fees.

- (a) Connection fee. A nonrefundable connection fee in the amount of ~~\$30.00~~35.00 will be charged to all new customers requesting water service at a location where a previous account has been established and where temporary fire hydrant meters are installed by the city.
- (b) Transfer fee. A nonrefundable transfer fee in the amount of ~~\$30.00~~35.00 will be charged when a current or existing customer moves to a different residential or commercial establishment from a previous residential or commercial establishment.

(Ordinance O-12-00, sec. 1(23-4.1), adopted 5/8/00; Ordinance O-35-02, sec. 2, adopted 1/13/02; Ordinance O-11-12, sec. 1, adopted 9/24/12; 2000 Code, sec. 106-10)

§ A8.010. Tap fees; maintenance of water lines.

The amounts to be charged and collected by the city for connection to the water system and to the sanitary sewer system shall be as follows:

Description	Tap Size	Fee
Sewer:		
Residential sewer tap with cleanout	4 inch	\$2,711.00
Commercial sewer tap without cleanout	4 inch	\$3,700.00
Taps larger than 4" shall be installed by the property owner at their expense.		
Water service in city limits:		
Install water tap with meter and box (short services up to 15 linear feet)	3/4 inch	\$1,275.00 <u>1,500.00</u>
	1 inch	\$1,325.00 <u>1,650.00</u>
	1-1/2 inch	\$2,760.00 <u>2,900.00</u>
	2 inch	\$2,760.00
Taps that exceed 15 linear ft.		Labor, materials and equipment
Taps, meters and vaults larger than 2 inch shall be installed by the property owner at their expense.		
Install meter and meter box only	3/4 inch	\$500.00
	1 inch	\$550.00 <u>600.00</u>
	1-1/2 inch	\$1,985.00
	2 inch	\$1,985.00
Install meter only	3/4 inch	\$275.00 <u>350.00</u>

	1 inch	\$325.00 500
Description	Tap Size	Fee
	1-1/2 inch	\$1,5750.00 1,750.00
	2 inch	\$1,5750.00 1,750.00
Water/sewer service outside city limits		Add \$50.00 to service fees listed above
Wet tap		\$775.00
Small road bore	2 inch and smaller	<u>Cost of bore</u> \$500.00
Large road bore	Larger than 2 inch	Cost of bore
Temporary water service for existing residential/commercial plumbing inspection		\$35.00 nonrefundable

(Ordinance O-12-00, sec. 1(23-16), adopted 5/8/00; Ordinance O-35-02, sec. 4, adopted 1/13/02; Ordinance O-11-12, sec. 1, adopted 9/24/12; 2000 Code, sec. 106-26; Ordinance adopting 2022 Code; Ordinance O-11-22 adopted 5/18/2022; Ordinance O-35-22 adopted 9/26/2022)

§ A8.011. Pavement cut and replacement charges.

Where street pavement, sidewalks or any areas paved with concrete, asphaltic or hard-surfaced materials are cut and replaced by the city, to install a water or sewer service line or replace and/or install a water or sewer tap, the customer shall pay a fee of \$2,500 for up to 3 yards for concrete or asphalt. Over 3 yards will be based on labor, materials and equipment.

~~Where street pavement, sidewalks or any areas paved with concrete, asphaltic or hard-surfaced materials are cut and replaced by the city, to install a water or sewer service line or replace and/or install a water or sewer tap, the customer shall pay a minimum fee of \$250.00. If the estimated cost exceeds the minimum fee, customer shall pay total cost of labor, equipment and materials.~~

(Ordinance O-12-00, sec. 1(23-17), adopted 5/8/00; 2000 Code, sec. 106-27; Ordinance adopting 2022 Code)

~~§ A8.012. Household hazardous waste collection service fee.~~

~~(a) As used herein, "single family residential unit" is defined as any residential dwelling unit that is designed for, and inhabited by, a single person or family unit and that generates and accumulates household hazardous waste and that is located within the city's corporate limits and is billed by the city for water and sewer services.~~

~~(b) The household hazardous waste collection service fee is \$0.89 per month per single family residential unit.~~

~~(Ordinance O-09-18 adopted 6/25/18)~~

~~§ A8.013. Recycling services fees.~~

~~For those customers who opt-in to receive recycling services every other week, the following fees shall~~

§ A8.010

FEE SCHEDULE

§ A8.013

~~apply:~~

~~(1) Customer service initiation fee: \$10.00 due at the time that the customer initiates service through the city.~~

~~(2) Monthly service fee: The amount of the monthly service fee imposed shall be based upon the~~

~~following tiered rate which shall be dependent upon the total number of customers receiving recycling services:~~

0–200 residential/commercial accounts	\$12.00 per account
201–300 residential/commercial accounts	\$11.50 per account
301–400 residential/commercial accounts	\$11.00 per account
401–500 residential/commercial accounts	\$10.50 per account
500+ residential/commercial accounts	\$10.00 per account

~~(3) Additional recycling bag fee: \$10.00 for additional recycling bags in excess of the 104 annual recycling bag allotment.~~

~~(Ordinance O-26-19 adopted 9/23/19; Ordinance O-03-21 adopted 1/25/21)~~

§ A8.014. Stormwater utility fee.

- (a) The stormwater utility fee shall be established according to the following schedule and the fee shall be charged on a monthly basis:

MUNICIPAL STORMWATER UTILITY FEE SCHEDULE					
Property Type	2020 Rate	2022 Rate	2024 Rate	2026 Rate	2028 Stormwater Rate
Single-family residential	\$4.00	\$4.50	\$5.00	\$5.50	\$6.00
All other non-exempt property	\$4.50 per ERU	\$4.50 per ERU	\$5.00 per ERU	\$5.50 per ERU	\$6.00 per ERU

*ERU (Equivalent Residential Unit) = 3500 square feet impervious area

- (b) A minimum charge of 1 ERU shall be applied to each non-exempt developed property.
(Ordinance O-26-15, sec. 2, adopted 12/28/15; 2000 Code, sec. 106-256; Ordinance O-29-19 adopted 10/28/19; Ordinance O-17-20 adopted 7/27/20)



Meeting
Date: 8/26/2024

Date: 08/13/2024

Item #: 18.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-20-24, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 3; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Freeman Farm)

BACKGROUND:

This Preliminary Service and Assessment Plan (PSAP) for consideration is for Freeman Farm (Public Improvement District No. 3), as well as setting a public hearing for September 30, 2024 regarding the proposed levy of assessments. All stakeholders have had a chance to review/edit this document to ensure compliance with state statutes and the intent of the creation of this PID.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-20-24 as presented.

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

RESOLUTION NO. R-20-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 3; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO.

WHEREAS, the City of Kaufman, Texas (the "*City*"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "*Act*"), to create a public improvement district; and

WHEREAS, the City received a petition from the owner of approximately 25 acres of land within the corporate limits of the City (the "*Petitioner*"), submitted and filed with the City Secretary of the City a petition (the "*Petition*") requesting the establishment of a public improvement district pursuant to the Act, such district to include the property described by metes and bounds in Exhibit A (the "*Property*"), each attached hereto and incorporated herein for all purposes; and

WHEREAS, on December 20, 2021, the City Council accepted the Petition and called a public hearing for January 24, 2022, on the creation of Kaufman Public Improvement District No. 3 (the "*District*") and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City and notice was also mailed to the property owners within the PID in accordance with the in Act; and

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on January 24, 2022; and

WHEREAS, the City Council approved the creation of the District by Resolution No. R-03-22, approved on January 24, 2022 (the "Creation Resolution") and such Resolution was filed in the real property records of Kaufman County; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for certain public improvements (the "*Authorized Improvements*") within the District (the "*Preliminary Plan*"), such Preliminary Plan attached hereto as Exhibit B, covers a period of at least five years and defines the annual indebtedness and the projected costs of the Authorized Improvements within the District; and

WHEREAS, the Preliminary Plan also includes assessment plans that apportion the cost of an Authorized Improvement to be assessed against property within the District and such

apportionment is made on the basis of special benefits accruing to the assessed property within the District because of the Authorized Improvements; and

WHEREAS, the City Council also directed the preparation of an assessment roll for the District that states the assessment against each parcel of land within the District (the “Assessment Roll”) and such proposed Assessment Roll is attached to and a part of the Preliminary Plan; and

WHEREAS, after determining the total costs of the Authorized Improvements for the District, the City Council notes that the Preliminary Plan and proposed Assessment Roll may be changed as the City Council deems appropriate before such Preliminary Plan and proposed Assessment Roll are adopted as final by the City Council; and

WHEREAS, the City has determined to call a public hearing regarding the proposed levy of assessments pursuant to the Preliminary Plan and the proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to publish and mail notice of such public hearing in order to provide notice to all interested parties of the City's proposed levy of assessments against such property in the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to file the Preliminary Plan and Assessment Roll with the City Secretary such that they are available for public inspection pursuant to Section 372.016 of the Act.

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

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Calling Public Hearing. The City Council hereby calls a public hearing (the “Public Hearing”) for 6:30 p.m. on September 30, 2024 at the regular meeting place of the City, the City Council Chamber at Kaufman City Hall, 209 S. Washington, Kaufman, Texas 75142, to consider approving the Preliminary Plan, with such changes and amendments as the City Council deems necessary, and the proposed Assessment Roll with such amendments to the assessments on any parcel as the City Council deems necessary, as the final Service and Assessment Plan (the “Final Plan”) and final Assessment Roll (the “Final Roll”) for the District. After all objections made at such hearing have been heard, the City Council may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan, including the Final Roll; (ii) specify the method of payment of the assessments; and (iii) provide that assessments be paid in periodic installments. Notice of the Public Hearing setting out the matters required by Section 372.016 of the Act shall be given by publication at least eleven (11) days before the date of the hearing, in a newspaper of general circulation in the City. Notice of such hearing shall also be given by the City Secretary, by mailing a copy of the notice containing the information required by Section 372.016(b) of the Act to the last known address of each owner of property liable for an assessment in the proposed Final Roll as reflected on the tax rolls of the Kaufman County Appraisal District. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and contend for or

contest the Preliminary Plan and the Final Roll, and the proposed assessments and offer testimony pertinent to any issue presented on the amount of the assessments, purpose of the assessments, special benefit of the assessments, and the costs of collection and the penalties and interest on delinquent assessments. At or on the adjournment of the hearing conducted pursuant to Section 372.016 on the proposed assessments, the City Council must hear and pass on any objection to a proposed assessment. The City Council may amend a proposed assessment on any parcel in the District. The failure of a property owner to receive notice does not invalidate the proceeding.

Section 3. Publication of Notice. The City Council hereby directs the City Secretary to cause the publication and mailing of notice of the Public Hearing substantially in the form attached as Exhibit C. Such publication shall occur before the 10th day before the date of the Public Hearing.

Section 4. Conduct of Public Hearing. The City Council shall convene at the location and at the time specified in the notice described above for the Public Hearing and shall conduct the Public Hearing in connection with its consideration of the Final Plan, including the Final Roll, for the District and the levy of the proposed assessments, including costs of collection, penalties and interest on delinquent assessments. At the Public Hearing, the City Council will hear and pass on any objections to the Preliminary Service and Assessment Plan and the proposed Assessment Roll and the levy of the proposed assessments (which objections may be written or oral). At or on the adjournment of the Public Hearing, the City Council may amend a proposed assessment on any parcel in the District. After all objections, if any, have been heard and passed upon, the City may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan and Final Roll for the District, (ii) specify the method of payment of the assessments, and (iii) provide that the assessments be paid in periodic installments.

Section 5. Filing of Proposed Assessment Roll. The proposed Final Roll shall be filed in the office of the City Secretary and be made available to any member of the public who wishes to inspect the same.

Section 6. Further Action. The City Secretary is hereby authorized and directed to take such other actions as are required, including providing notice of the Public Hearing as required by the Texas Open Meetings Act and placing the Public Hearing on the agenda for the September 30, 2024 meeting of the City Council.

[Signature Page Follows]

DULY RESOLVED by the City Council of the City of Kaufman, Texas, on the 26th day of August, 2024.

Mayor

ATTEST:

APPROVED:

City Secretary

City Attorney

EXHIBIT A

CITY OF KAUFMAN NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Kaufman, Texas for 6:30 p.m. on September 30, 2024 at the regular meeting place of the City, the City Council Chamber at Kaufman City Hall, 209 S. Washington, Kaufman, Texas 75142. The public hearing will be held to consider proposed assessments to be levied against certain assessable property in the Kaufman Public Improvement District No. 3 (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

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.

The estimated cost to design, acquire and construct the Authorized Improvements within the District, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately \$4,000,000, plus the annual cost of supplemental services, if any, and operation and maintenance costs, if any. The City will pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the District. The remaining costs of the proposed improvements will be paid from sources other than those described above.

Approximately 25 acres of land within the City of Kaufman, Texas. Said property being generally located at the northern intersection of US 175 and Oakdale Drive. A metes and bounds description is available from the City Secretary at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142.

All written or oral objections relating to the levy of the proposed assessments will be considered at the public hearing.

A copy of the Preliminary Service and Assessment Plan, including the proposed Assessment Roll, for the District, which includes the assessments to be levied against each parcel in the District is available for public inspection at the office of the City Secretary, 209 South Washington, Kaufman, Texas 75142.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this ____ day of _____, 2024.

/s/ _____
City Secretary

EXHIBIT B

PROPERTY DESCRIPTION

Metes and Bounds Description

25.411 ACRE

WHEREAS, WILLIAMSBURG CONSTRUCTION SERVICES, LLC BEING THE OWNER OF A 25.402 ACRE TRACT OF LAND LOCATED IN THE LEVI YORK SURVEY, ABSTRACT NO. 609, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 25.411 ACRE TRACT CONVEYED TO WILLIAMSBURG CONSTRUCTION SERVICES, LLC BY LANDMARK CHURCH OF CHRIST ON JUNE 18, 2021, RECORDED IN VOLUME 7062, PAGE 431, DEED RECORDS, KAUFMAN COUNTY, TEXAS (DRKCT) AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED 25.411 ACRE TRACT, AT THE NORTH CORNER OF THE JERRY WYNN DILLARD, JR. CALLED 20.097 ACRE TRACT, RECORDED IN VOLUME 2786, PAGE 130, DRKCT, SAME BEING IN THE SOUTHWEST LINE OF LOT 10 OF ALTA VISTA ESTATES SUBDIVISION, RECORDED IN VOLUME 6, PAGE 20, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (PRKCT);

THENCE SOUTH 43 DEGREES 52 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID 20.097 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 1633.23 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 20.097 ACRE TRACT AND THE SOUTH CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE NORTHEAST RIGHT OF WAY LINE OF US HIGHWAY 175, A VARIABLE WIDTH RIGHT-OF-WAY AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5806.58 FEET WHOSE CHORD BEARS NORTH 39 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 367.50 FEET;

THENCE, NORTHWESTERLY, ALONG SAID US HIGHWAY 175 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 37 SECONDS, A DISTANCE OF 367.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF THE FRANCISCO GUERRERO 1.953 ACRE TRACT, RECORDED IN VOLUME 6120, PAGE 523, DRKCT, SAME BEING THE MOST SOUTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF THE LAST MENTION TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 43 DEGREES 11 MINUTES 31 SECONDS EAST, A DISTANCE OF 518.18 FEET TO A 3/8-INCH IRON ROD FOUND;
- 2) NORTH 42 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 165.28 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "5244" FOUND AT THE NORTH CORNER OF SAID 1.953 ACRE TRACT AND THE EAST CORNER OF THE

JOHN CROCKER AND JOHN H. CROCKER 2.034 ACRE TRACT, RECORDED IN VOLUME 6187, PAGE 500, DRKCT;

THENCE NORTH 42 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE NORTHERLY SOUTHWEST LINE OF SAID 25.411 ACRE TRACT AND THE NORTHEAST LINE OF SAID 2.034 ACRE TRACT, PASSING THE NORTH CORNER OF SAME AND CONTINUING ALONG THE NORTHEAST LINE OF THE STEVEN M. CHANEY AND CHARLOTTE A. CHANEY 0.360 ACRE TRACT, RECORDED IN VOL 6156, PAGE 576, DRKCT, A TOTAL DISTANCE OF 210.69 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "5244" FOUND AT THE EAST CORNER OF THE CHARLOTTE FREEMAN 0.323 ACRE TRACT, RECORDED IN VOL 1033, PAGE 496, DRKCT;

THENCE NORTH 42 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.323 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 103.83 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF 0.323 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE SOUTHEAST LINE OF LOT 15, FREEMAN PARK ESTATES, RECORDED IN CABINET 1, PAGE 716, PRKCT;

THENCE NORTH 43 DEGREES 32 MINUTES 47 SECONDS EAST, ALONG THE COMMON LINE OF SAID 25.411 ACRE TRACT AND SAID FREEMAN PARK ESTATES, A DISTANCE OF 1042.96 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 25.411 ACRE TRACT AND THE EAST CORNER OF LOT 10 OF SAID FREEMAN PARK ESTATES, SAME BEING IN THE SOUTHWEST LINE OF LOT 7 OF THE ABOVE MENTIONED ALTA VISTA ESTATES SUBDIVISION;

THENCE SOUTH 46 DEGREES 12 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID ALTA VISTA ESTATES AND SAID 25.411 ACRE TRACT, A DISTANCE OF 856.42 FEET TO THE POINT OF BEGINNING, CONTAINING 25.402 ACRES OF LAND, MORE OR LESS.

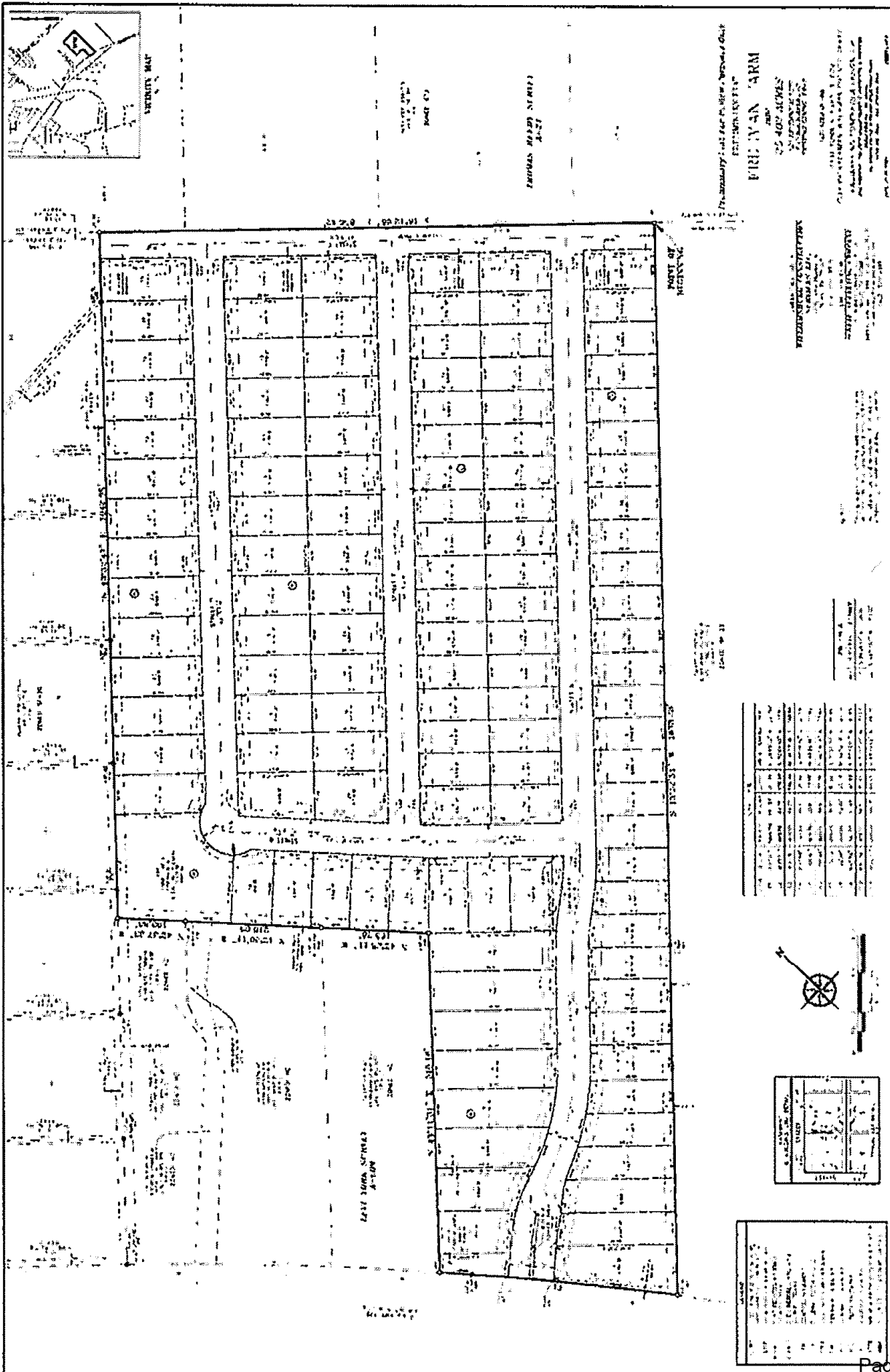


EXHIBIT C
PRELIMINARY SERVICE AND ASSESSMENT PLAN

R-20-24

Error! Unknown document property name.

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 3

CITY OF KAUFMAN, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

August 26, 2024

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 3

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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APPENDIX C - LEGAL DESCRIPTION

APPENDIX D - DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

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**APPENDIX F - ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX
RATE EQUIVALENTS**

APPENDIX G - PROPOSED ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On January 24, 2022, the City Council of the City of Kaufman, Texas passed and approved Resolution No. R-03-22 approving and authorizing the creation of Kaufman Public Improvement District No. 3 (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the City limits.

The property in the PID is proposed to be developed in one phase. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Kaufman Public Improvement District No. 3 Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code.” Additionally, the PID Act requires that “the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix F.

Section 372.014 of the PID Act requires that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that “the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district.” The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include: (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor and construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

“Additional Interest Component” means the amount collected by application of the Additional Interest.

“Administrative Expenses” means the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee’s reasonable fees and expenses relating to the Bonds, (ix) legal

counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Delinquency and Prepayment Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

“Assessment Ordinance” means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

“Assessment Revenues” mean the revenues actually received by or on behalf of the City from the collection of Assessments.

“Assessment Roll” means the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

“Bonds” mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

“Budgeted Cost(s)” means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

“City” means the City of Kaufman, Texas.

“City Council” means the duly elected governing body of the City.

“County” means Kaufman County, Texas.

“Delinquency and Prepayment Reserve” has the meaning set forth in Section V.F of this Service and Assessment Plan.

“Delinquent Collection Costs” mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means LCH Holdings, LLC, a Texas limited liability company.

“Development Agreement” means that certain development agreement by and between the City and Kaufman One WW, LLC., and related to the Property effective February 16, 2022, which was assigned to LCH Holdings on September 15, 2023, as the same may be amended from time to time.

“Equivalent Units” means, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix E attached hereto.

“Homeowner Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

“Homeowner Association Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner’s association.

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of the County.

“Lot Type” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as described in Appendix E and shown in Appendix G. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

“Maximum Assessment Per Unit” means an Assessment per unit for each applicable Lot Type as follows:

Lot Type 1 (60 Ft Lot)	\$34,077.71
Lot Type 2 (50 Ft Lot)	\$28,284.50

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.C.

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Kaufman Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

“PID” has the meaning set forth in Section I.A of this Service and Assessment Plan.

“PID Act” means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

“PID Bonds” mean the certain City of Kaufman, Texas, Special Assessment Revenue Bonds, Series 2024 (Kaufman Public Improvement District No. 3) are secured primarily by Assessment Revenues.

“Prepayment Costs” mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

“Service and Assessment Plan” or “SAP” means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

“Trust Indenture” means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

“Trustee” means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 25.402 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 123 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based upon the proposed development plan.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft)	58	Units
Lot Type 2 (50 Ft)	65	Units
Total	123	Units

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and shown in the opinion of probable costs included as Appendix B and on the diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS OF THE AUTHORIZED IMPROVEMENTS

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs are shown in Table III-A, and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Authorized Improvements are as follows:

Roadway Improvements:

Onsite

The onsite roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Offsite

The offsite roadway improvements within the PID include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Wet Utilities:

Wet utilities include water improvements, sanitary sewer improvements, and storm drainage improvements are further described on the following page.

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Water Improvements:

Onsite

The onsite water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The onsite water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Offsite

The offsite water distribution system improvements within the PID consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The offsite water improvements are constructed exclusively for the benefit of the Assessed Property, are fully allocated to the PID, and will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements:

The sanitary sewer collection system improvements within the PID consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements:

The storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping and Open Space Improvements:

The landscaping improvements within the PID consist of grading, landscaping, irrigation, entry monumentation, and seeding. The landscaping improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Soft and miscellaneous costs consist of costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, city fees, legal fees, district formation costs, appraisal fees, engineering, soil testing, survey, construction staking, construction

management, and contingency, costs associated with financing the Authorized Improvements, and a portion of the costs incurred in the establishment, administration and operation of the PID.

Table III-A
Budgeted Authorized Improvement Costs

Authorized Improvements	Offsite	Onsite	Total
<u>Hard Costs</u>			
Roadway Improvements	\$167,919	\$1,390,722	\$1,558,641
Wet Utilities:			
Water Improvements	\$448,760	\$463,850	\$912,610
Sanitary Sewer Improvements	\$0	\$424,260	\$424,260
Drainage Improvements	\$0	\$589,765	\$589,765
<i>Sub-total Wet Utilities</i>	<i>\$448,760</i>	<i>\$1,477,875</i>	<i>\$1,926,635</i>
Landscaping and Open Spaces	\$219,875	\$0	\$219,875
<i>Sub-total Hard Costs</i>	<i>\$836,554</i>	<i>\$2,868,597</i>	<i>\$3,705,151</i>
<u>Soft and Miscellaneous Costs</u>			
Other Soft and Miscellaneous Costs	\$114,938	\$636,361	\$751,299
<i>Sub-total Soft and Miscellaneous Costs</i>	<i>\$114,938</i>	<i>\$636,361</i>	<i>\$751,299</i>
Total Authorized Improvements	\$951,492	\$3,504,958	\$4,456,450

¹The above shown estimated costs are provided by the Developer. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items. Amounts are rounded to the nearest dollar.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that the Authorized Improvements will be completed and accepted by the City in the fourth quarter of 2024.

The Budgeted Costs for Authorized Improvements plus costs related to the issuance of the PID Bonds and payment of expenses incurred in the establishment, administration, and operation of the PID are \$5,393,750 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

Table IV-A shows the projected sources and uses of funds for the Authorized Improvements.

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Table IV-A
Projected Sources and Uses

Sources of Funds	Total
Par Amount	\$3,815,000
Other Funding Sources ¹	\$1,578,750
Total Sources	\$5,393,750
Uses of Funds	
<i>Authorized Improvements:</i>	
Roadway Improvements	\$1,558,641
Wet Utilities:	
Water Improvements	\$912,610
Sanitary Sewer Improvements	\$424,260
Drainage Improvements	\$589,765
Landscaping and Open Spaces	\$219,875
Other Soft and Miscellaneous Costs	\$751,299
<i>Subtotal Authorized Improvements</i>	<i>\$4,456,450</i>
<i>Estimated Bond Issuance Costs:</i>	
Debt Service Reserve Fund	\$286,900
Administrative Expenses	\$40,000
Capitalized Interest	\$228,900
Cost of Issuance	\$247,975
Deposit to Prepayment and Delinquency Reserve	\$19,075
Underwriter's Discount	\$114,450
<i>Subtotal Estimated Bond Issuance Costs</i>	<i>\$937,300</i>
Total Uses	\$5,393,750

¹Other funding sources are being funded by the Developer and are not anticipated to be reimbursed by the PID.

B. PROJECTED FIVE -YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness are shown in Table IV-B. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-B
Annual Projected Costs and Annual Projected Indebtedness

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources¹	Projected Annual Installments^{2,3}
2024	\$5,393,750	\$3,815,000	\$1,578,750	\$0
2025	\$0	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$346,775
2027	\$0	\$0	\$0	\$346,821
2028	\$0	\$0	\$0	\$346,688
2029	\$0	\$0	\$0	\$346,377
2030	\$0	\$0	\$0	\$345,888
Total	\$5,393,750	\$3,815,000	\$1,578,750	\$1,732,550

¹ Other funding sources are being funded by the Developer and are not anticipated to be reimbursed by the PID.

² Administrative Expenses for the fiscal year 2025 are being funded with PID Bond proceeds and interest on the PID Bonds for fiscal year 2025 is being funded with capitalized interest.

³ Includes amounts to be paid from Assessments related to the PID Bonds.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-A, and the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan, and each Annual Service Plan Update, include a copy of the Notice form (required by Section 5.014 of the Texas Property Code). The PID assessment notice is attached hereto as Appendix F and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The Authorized Improvement costs shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
3. The Assessed Property is classified into different Lot Types as described in Appendix E based on the type and size of proposed development on each Parcel.
4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the Actual Costs of the Authorized Improvements being apportioned to Parcels similarly benefited.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as “the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and

the Assessment Ordinance; and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. This special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council and reflected in Table VII-A.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
4. As a result, the special benefit to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Authorized Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed with the PID Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units anticipated to be developed on each Parcel within the PID.

Based on the Budgeted Costs of the Authorized Improvements, as set forth in Table III-A, the City Council has determined that the benefit to the Assessed Property of the Authorized Improvements is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential

Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as calculated and shown in Appendix E using the types, number and average home value of Lots anticipated to be developed on each Parcel.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments will be collected at the time and in the amounts shown on the Assessment Roll subject to any revisions made during an Annual Service Plan Update.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, attached as Appendix G, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

F. DELINQUENCY AND PREPAYMENT RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the PID Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs. The Delinquency and Prepayment Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Trust Indenture. Once the Delinquency and Prepayment Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID

The Assessment and Annual Installments for each Assessed Property located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Assessed Property in an amount sufficient to pay (i) principal and interest on the PID Bonds, (ii) to fund the Delinquency and Prepayment Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel in the PID shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated total Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated total Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment per unit on a Parcel exceeds the applicable Maximum Assessment Per Unit shown in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per unit for the Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the owner of the Parcel to pay each Assessment due, or alternately all of the Authorized Improvements are not completed, pursuant to this section.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds have been completed, Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds, resulting in excess Bond proceeds such excess Bond proceeds shall be applied to redeem Bonds as provided in the Trust Indenture, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in any other method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds, such excess Bond proceeds shall be applied to redeem Bonds as provided in the Trust Indenture, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds, including interest on the Bonds and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds is not less than the outstanding principal amount of the Bonds.

E. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest from the date of prepayment through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture, if applicable, or other relevant PID documents; whereupon, the Assessment shall be reduced to zero and the Assessment Roll revised accordingly, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. The Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan update. The City shall provide the owner with a recordable notice of the termination of the Assessment. The City Manager or their designee is hereby authorized to execute any such notice or other lien release documents.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

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2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Additional Interest, and Administrative Expenses. Payment of the first Annual Installments shall be due February 1, 2026.

Each Assessment Roll sets forth for each year the Annual Installment for each parcel based on an estimated interest rate of 6.00% on the PID Bonds and Additional Interest at the rate of 0.5% for the Delinquency and Prepayment Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll is shown as Appendix G.

The Annual Installments shall equal the Actual Costs of repaying the PID Bonds, Additional Interest, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act, Chapter 1207 of the Texas Government Code or any other applicable authority provided by the laws of the State of Texas. In the event of such refunding, the Administrator, upon approval by the City, shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1, 2026.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The City Council has evaluated each Parcel in the PID based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant to determine the amount of Assessed Property within the PID.

The Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the \$5,393,750 in special benefit received by the Assessed Property from the Authorized Improvements. The par amount of the PID Bonds is \$3,815,000 which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is \$3,815,000 plus annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements ¹	\$4,456,450
<u>Bond Issuance Costs:</u>	
Debt Service Reserve Fund	\$286,900
Administrative Expenses	\$40,000
Capitalized Interest	\$228,900
Cost of Issuance	\$247,975
Deposit to Delinquency and Prepayment Reserve	\$19,075
Underwriter's Discount	\$114,450
<i>Subtotal Bond Issuance Costs</i>	<i>\$937,300</i>
Total Special Benefit	\$5,393,750
<u>Special Benefit:</u>	
Total Special Benefit	\$5,393,750
Projected Assessment	\$3,815,000
Excess Benefit	\$1,578,750

¹See Table III-A for details.

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B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel; (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E. of this Service and Assessment Plan.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify the Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Property claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. If the owner fails to give such notice, such Owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

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C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

- (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan; and (iv) as may be required by the Attorney General of Texas in connection with the issuance of any series of Bonds.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

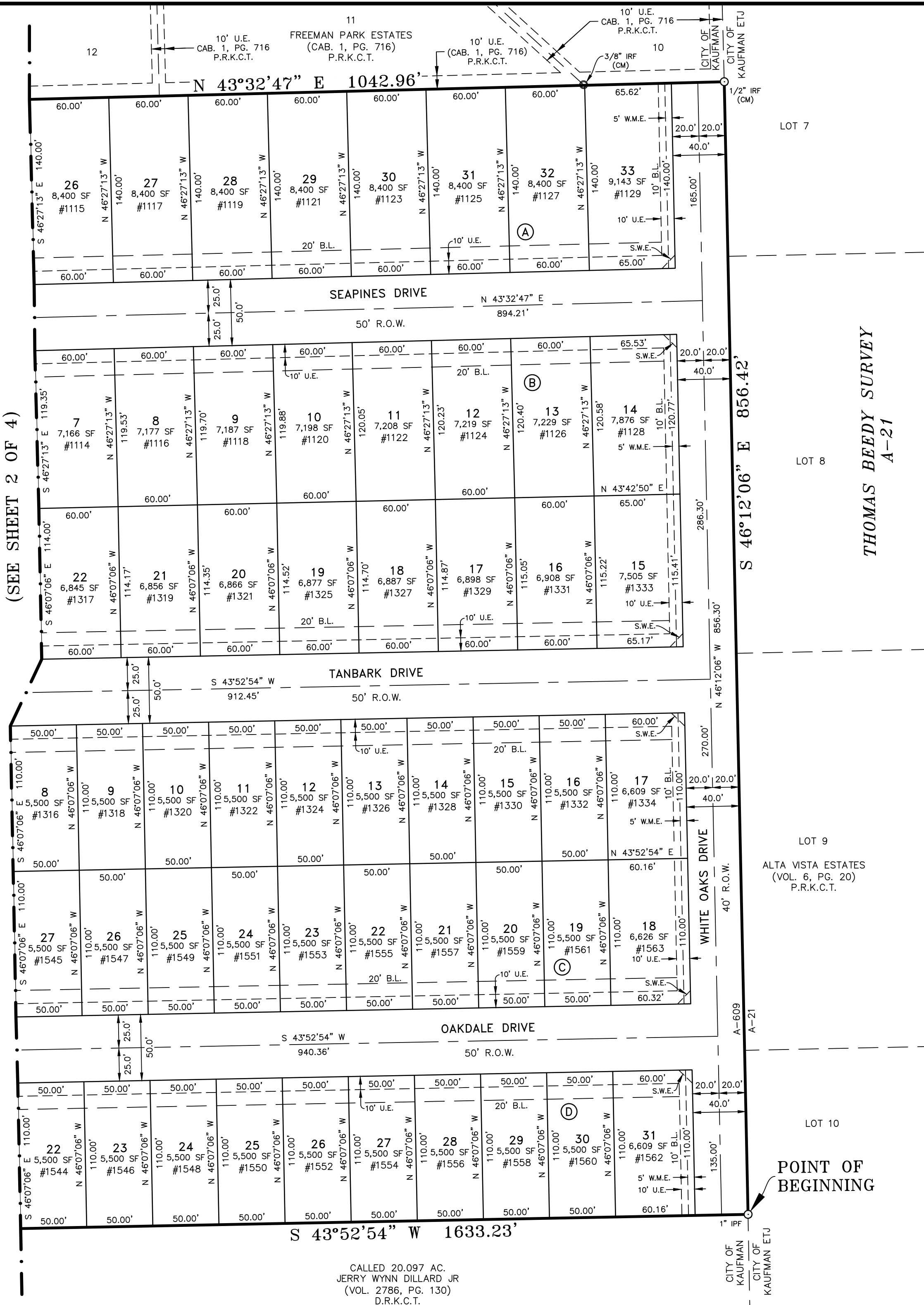
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

F. BUYER DISCLOSURE

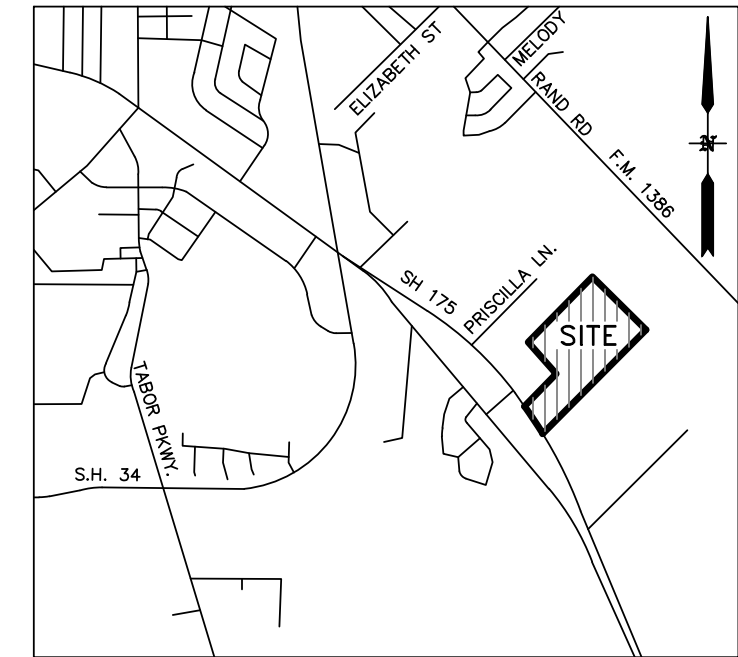
Pursuant to Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any Annual Service Plan update shall include a form of the buyer disclosure, substantially in the form set forth in Appendix F, as described in Section IV.C.

APPENDIX A
PID MAP

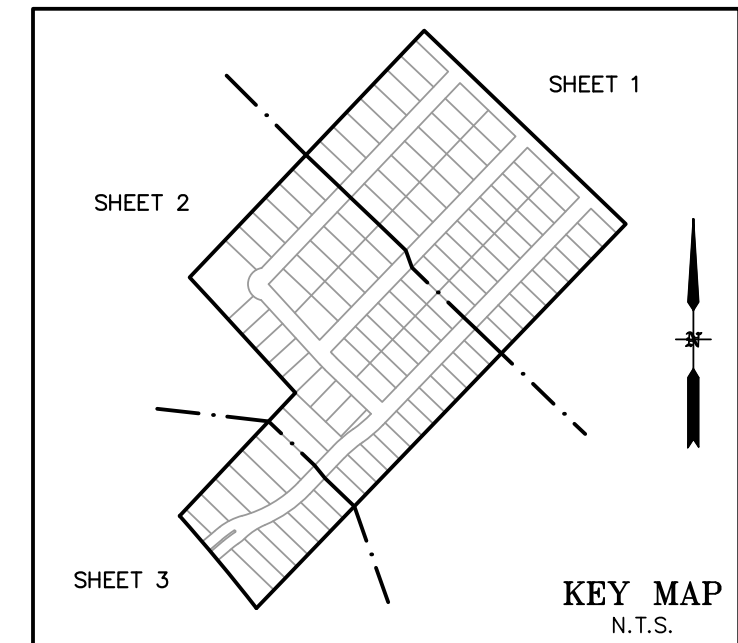
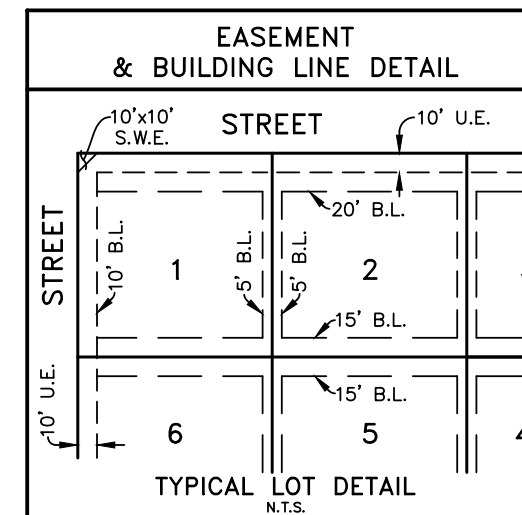
MATCH LINE
(SEE SHEET 2 OF 4)



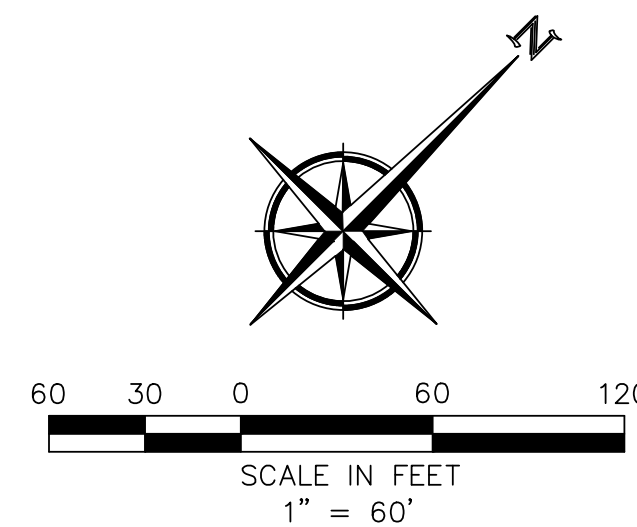
LEGEND	
CIRS	1/2" IRON ROD, SET WITH RED CAP STAMPED "ONEAL 6570"
IRF	IRON ROD FOUND WITH CAP
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS
D.R.K.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
S.W.E.	10' X 10' SIDEWALK, VISIBILITY, ACCESS & MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	INDICATES STREET NAME CHANGE



VICINITY MAP
N.T.S.



KEY MAP
N.T.S.



NOTICE:
Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

FINAL PLAT FREEMAN FARM

BEING
25.402 ACRES

123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

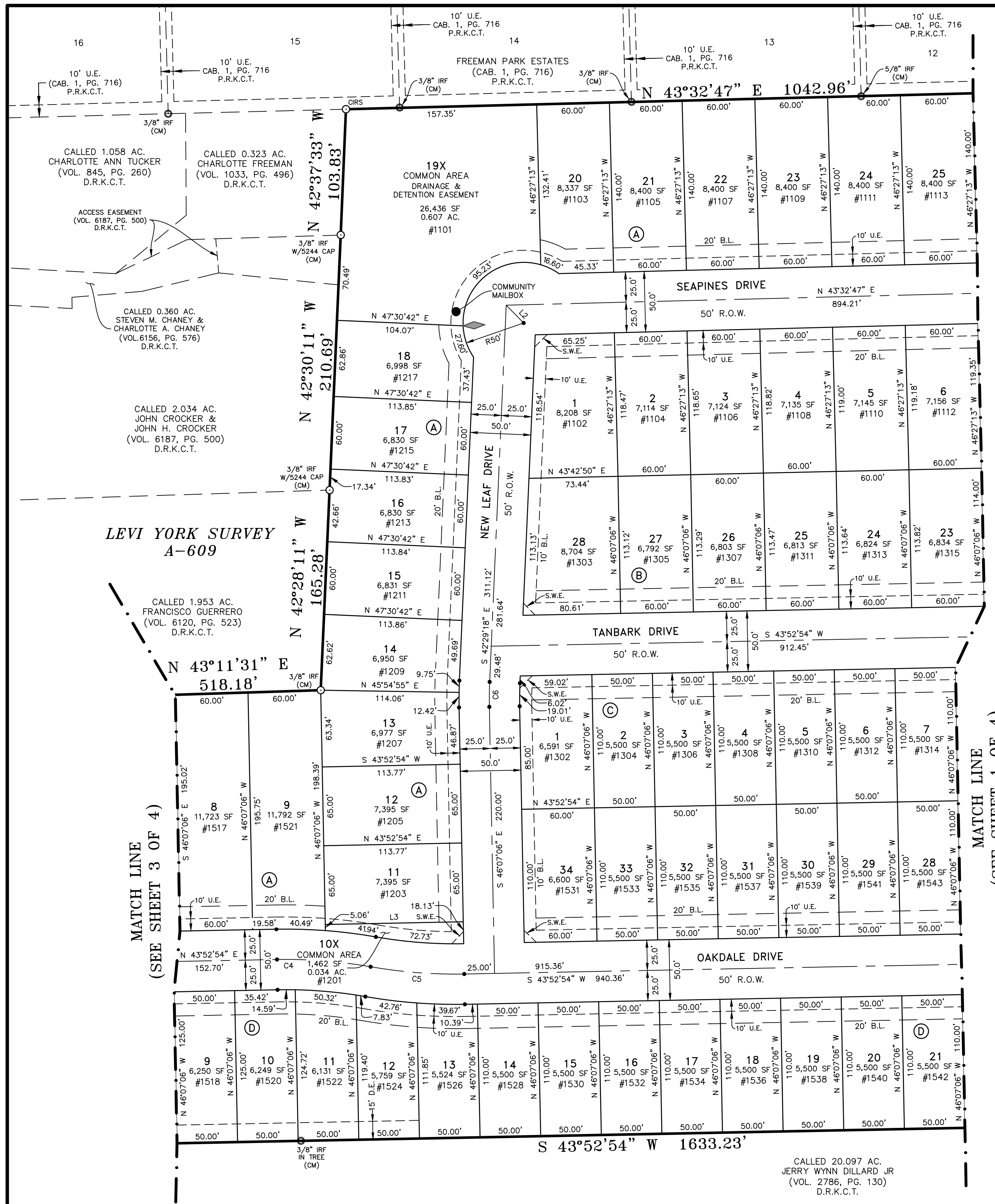
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
KAUFMAN ONE WW, LLC
PO BOX 703397, DALLAS, TX 75370
CONTACT: MAHENDRA KANDEPU
(972) 937-8990

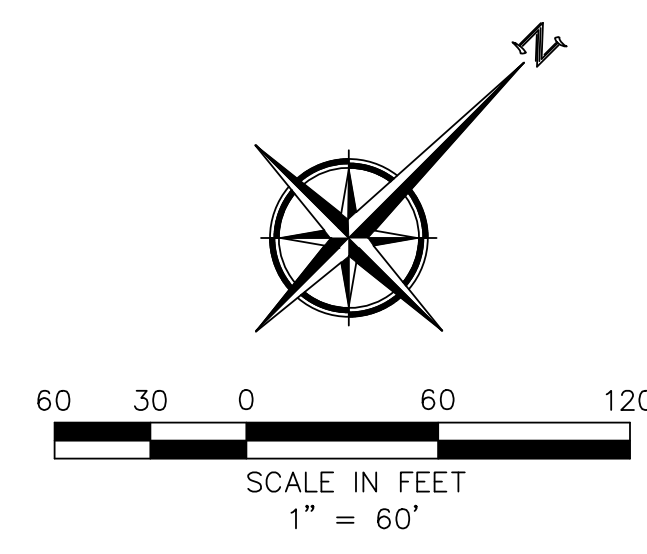
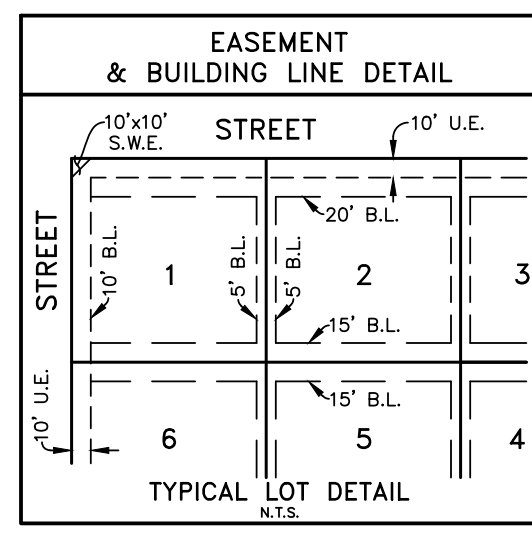
LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 21031
daniel.oneal@onealsurveying.com
(903) 804-2891

REVISED: 7/11/2023
DATE: 2/17/2022

SHEET 1 OF 4



LEGEND	
CIRS	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
IRF	IRON ROD FOUND WITH CAP
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS
D.R.K.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
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D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	INDICATES STREET NAME CHANGE



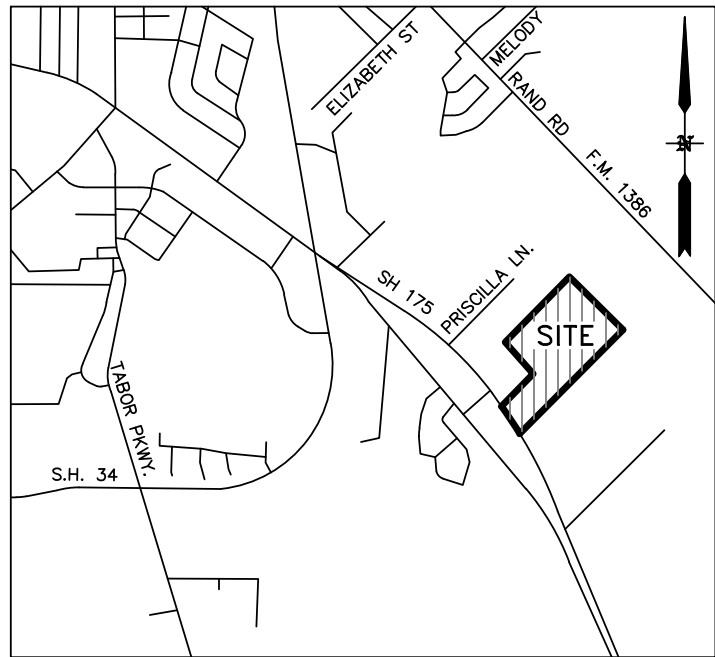
NOTICE:
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OWNER/DEVELOPER
KAUFMAN ONE WW, LLC
PO BOX 703397, DALLAS, TX 75370
CONTACT: MAHENDRA KANDEPU
(972) 937-8990

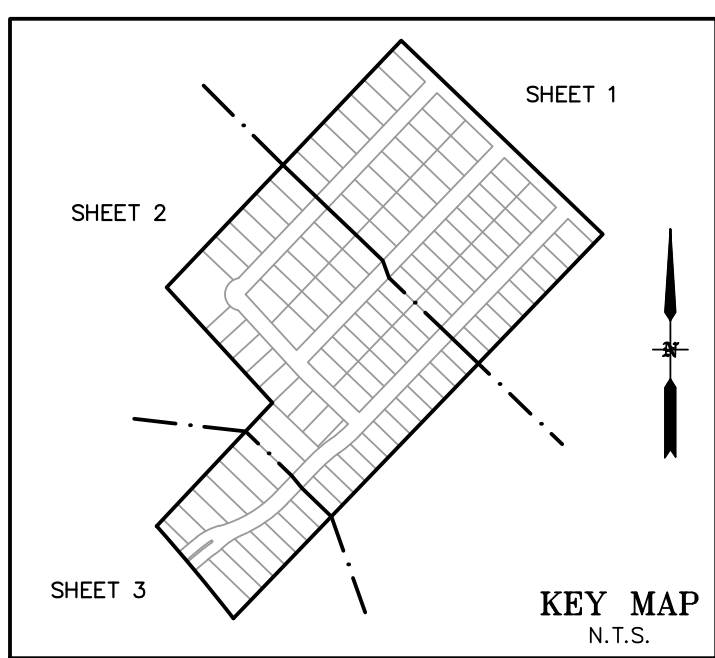
LAND SURVEYOR
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WYLIE, TX 75098
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FINAL PLAT
FREEMAN FARM
BEING
25.402 ACRES
123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE
LEVI YORK SURVEY, A-609
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ENGINEERING CONCEPTS & DESIGN, L.P.
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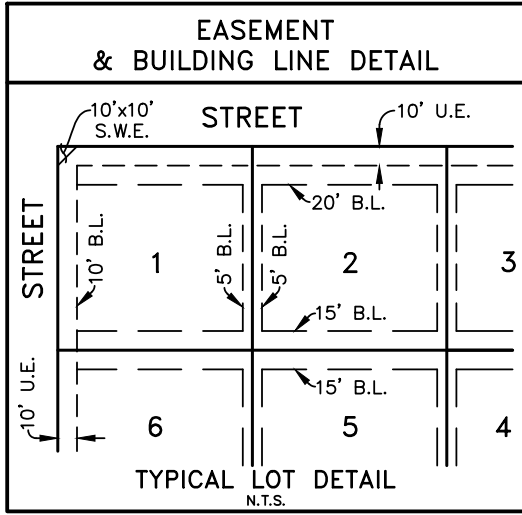
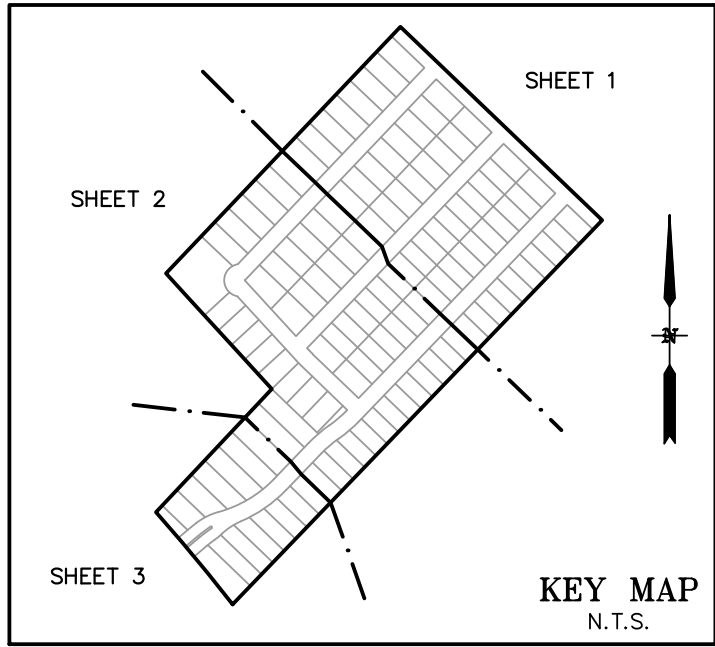
VICINITY MAP
N.T.S.



KEY MAP
N.T.S.

REVISED: 7/11/2023
DATE: 2/17/2022

LEGEND	
CIRS	1/2" IRON ROD, SET WITH RED CAP STAMPED "ONEAL 6570"
IRF	IRON ROD FOUND WITH CAP
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS
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W.M.E.	WALL MAINTENANCE EASEMENT
	INDICATES STREET NAME CHANGE

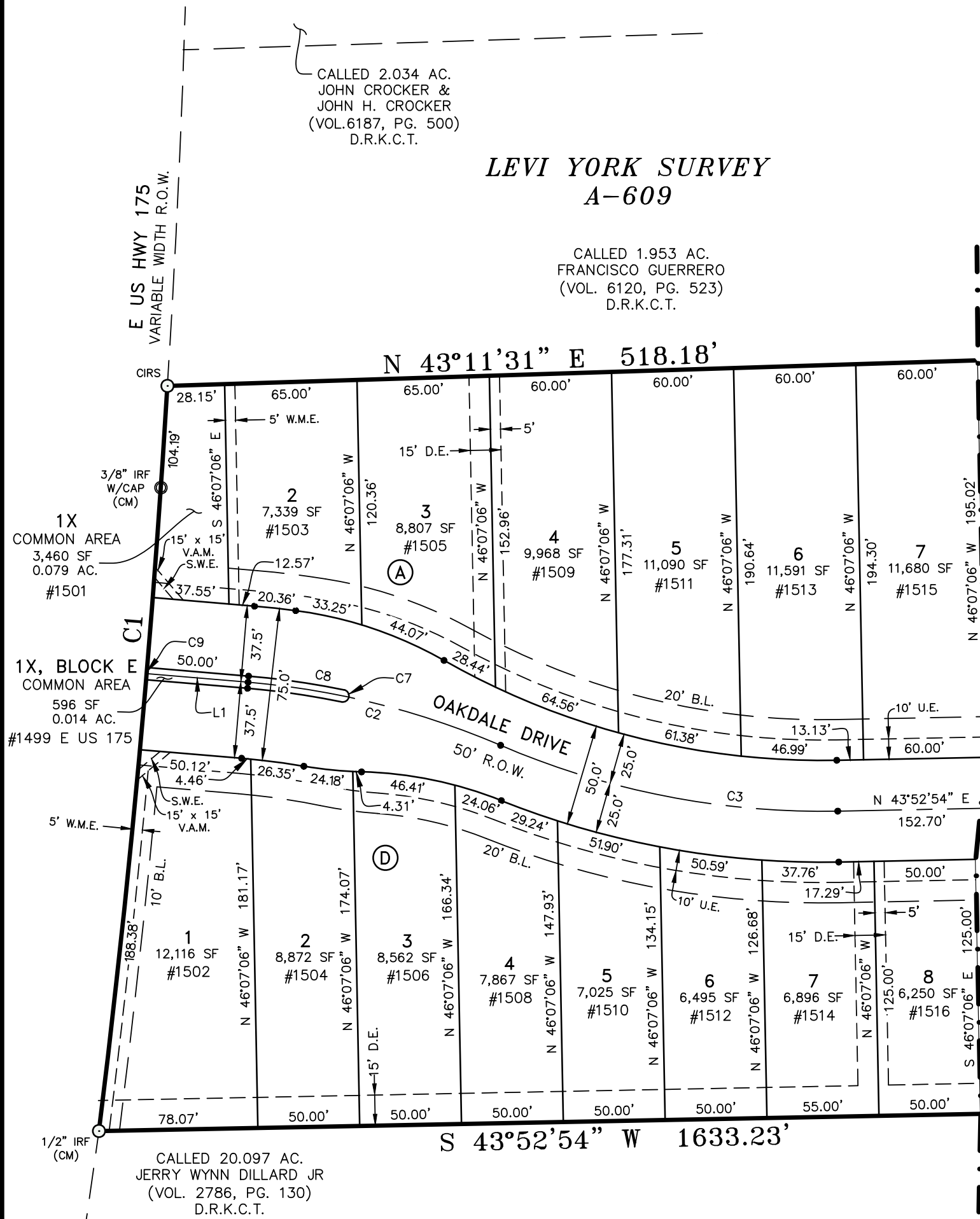


LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 49°50'03" W	50.00'
L2	S 89°28'16" E	20.52'
L3	N 43°52'54" E	113.77'

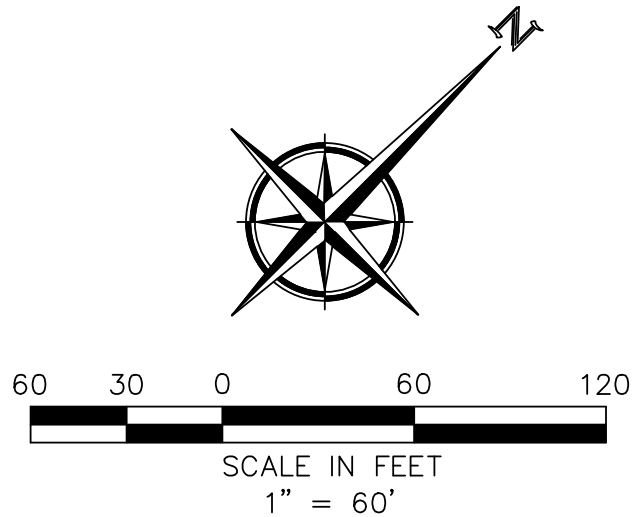
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	3°37'37"	5806.58'	183.84'	367.56'	N 39°45'02" W	367.50'
C2	18°23'21"	400.00'	64.75'	128.38'	S 59°01'43" W	127.83'
C3	24°20'30"	400.00'	86.27'	169.94'	N 56°03'09" E	168.66'
C4	11°06'46"	400.00'	38.91'	77.58'	S 49°26'16" W	77.46'
C5	11°06'46"	400.00'	38.91'	77.58'	N 49°26'16" E	77.46'
C6	3°37'48"	325.00'	10.30'	20.59'	S 44°18'12" E	20.59'
C7	180°00'00"	3.00'	INFINITY'	9.42'	N 33°26'01" W	6.00'
C8	6°43'56"	403.00'	23.70'	47.35'	S 53°12'01" W	47.33'
C9	0°03'33"	5806.58'	3.00'	6.00'	S 40°09'57" E	6.00'

NOTES:

- All bearing shown here on are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- A 1/2-inch iron rod with red cap stamped "ONEAL 6570" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way when possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
- By graphical plotting, the parcel described hereon lies within Zone X (Area Of Minimal Flood Hazard), as delineated on the Kaufman County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48257C0310D, dated July 3, 2012, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- All walls, fences and Wall Maintenance Easements shall be owned and maintained by the Homeowners Association.
- Lot 1X, and 10X, Block A and Lot 1X, Block E are common area Lots for Landscape and Access purposes which shall be owned and maintained by the Homeowners Association. In the event, the Homeowners Association fails to perform proper maintenance, the City has the authority to provide appropriate maintenance and repair, and to collect appropriate fees and reimbursements from Lot Owners.
- 19X, Block A is a common area Lot for Drainage and Detention purposes which shall be owned and maintained by the Homeowners Association. In the event, the Homeowners Association fails to perform proper maintenance, the City has the authority to provide appropriate maintenance and repair, and to collect appropriate fees and reimbursements from Lot Owners.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
- Blocking the flow of water in drainage easements and filling or obstruction of drainage facilities or floodways with fencing, trees, bushes, structures, trash, debris, etc. is prohibited. Maintenance of drainage easements and drainage facilities will be the responsibility of the individual lot owners and/or the Homeowners' Association. The City of Kaufman will not be responsible for the maintenance and operation of said drainage easements or facilities or for the control of erosion. The City of Kaufman will not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.



MATCH LINE
(SEE SHEET 2 OF 4)



NOTICE:
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FINAL PLAT
FREEMAN FARM
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25.402 ACRES
123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE
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CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

REVISED: 7/11/2023
DATE: 2/17/2022

SHEET 3 OF 4

OWNER’S DEDICATION

WHEREAS, KAUFMAN ONE WW, LLC BEING THE OWNER OF A 25.402 ACRE TRACT OF LAND LOCATED IN THE LEVI YORK SURVEY, ABSTRACT NO. 609, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 25.411 ACRE TRACT CONVEYED TO KAUFMAN ONE WW, LLC BY WILLIAMSBURG CONSTRUCTION SERVICES, LLC ON OCTOBER 10, 2022, RECORDED IN VOLUME 7845, PAGE 188, DEED RECORDS, KAUFMAN COUNTY, TEXAS (DRKCT) AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1–INCH IRON PIPE FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED 25.411 ACRE TRACT, AT THE NORTH CORNER OF THE JERRY WYNN DILLARD, JR. CALLED 20.097 ACRE TRACT, RECORDED IN VOLUME 2786, PAGE 130, DRKCT, SAME BEING IN THE SOUTHWEST LINE OF LOT 10 OF ALTA VISTA ESTATES SUBDIVISION, RECORDED IN VOLUME 6, PAGE 20, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (PRKCT);

THENCE SOUTH 43 DEGREES 52 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID 20.097 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 1633.23 FEET TO A 1/2–INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 20.097 ACRE TRACT AND THE SOUTH CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE NORTHEAST RIGHT OF WAY LINE OF US HIGHWAY 175, A VARIABLE WIDTH RIGHT–OF–WAY AND BEING AT THE BEGINNING OF A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5806.58 FEET WHOSE CHORD BEARS NORTH 39 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 367.50 FEET;

THENCE, NORTHWESTERLY, ALONG SAID US HIGHWAY 175 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 37 SECONDS, A DISTANCE OF 367.56 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED “ONEAL 6570”SET AT THE SOUTH CORNER OF THE FRANCISCO GUERRERO 1.953 ACRE TRACT, RECORDED IN VOLUME 6120, PAGE 523, DRKCT, SAME BEING THE MOST SOUTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF THE LAST MENTION TRACT, THE FOLLOWING TWO (2) COURSES:
1) NORTH 43 DEGREES 11 MINUTES 31 SECONDS EAST, A DISTANCE OF 518.18 FEET TO A 3/8–INCH IRON ROD FOUND;
2) NORTH 42 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 165.28 FEET TO A 3/8–INCH IRON ROD WITH CAP STAMPED “5244”FOUND AT THE NORTH CORNER OF SAID 1.953 ACRE TRACT AND THE EAST CORNER OF THE JOHN CROCKER AND JOHN H. CROCKER 2.034 ACRE TRACT, RECORDED IN VOLUME 6187, PAGE 500, DRKCT;

THENCE NORTH 42 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE NORTHERLY SOUTHWEST LINE OF SAID 25.411 ACRE TRACT AND THE NORTHEAST LINE OF SAID 2.034 ACRE TRACT, PASSING THE NORTH CORNER OF SAME AND CONTINUING ALONG THE NORTHEAST LINE OF THE STEVEN M. CHANEY AND CHARLOTTE A. CHANEY 0.360 ACRE TRACT, RECORDED IN VOL 6156, PAGE 576, DRKCT, A TOTAL DISTANCE OF 210.69 FEET TO A 3/8–INCH IRON ROD WITH CAP STAMPED “5244”FOUND AT THE EAST CORNER OF THE CHARLOTTE FREEMAN 0.323 ACRE TRACT, RECORDED IN VOL 1033, PAGE 496, DRKCT;

THENCE NORTH 42 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.323 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 103.83 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED “ONEAL 6570”SET AT THE NORTH CORNER OF 0.323 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE SOUTHEAST LINE OF LOT 15, FREEMAN PARK ESTATES, RECORDED IN CABINET 1, PAGE 716, PRKCT;

THENCE NORTH 43 DEGREES 32 MINUTES 47 SECONDS EAST, ALONG THE COMMON LINE OF SAID 25.411 ACRE TRACT AND SAID FREEMAN PARK ESTATES, A DISTANCE OF 1042.96 FEET TO A 1/2–INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 25.411 ACRE TRACT AND THE EAST CORNER OF LOT 10 OF SAID FREEMAN PARK ESTATES, SAME BEING IN THE SOUTHWEST LINE OF LOT 7 OF THE ABOVE MENTIONED ALTA VISTA ESTATES SUBDIVISION;

THENCE SOUTH 46 DEGREES 12 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID ALTA VISTA ESTATES AND SAID 25.411 ACRE TRACT, A DISTANCE OF 856.42 FEET TO THE POINT OF BEGINNING, CONTAINING 25.402 ACRES OF LAND, MORE OR LESS.

OWNER’S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

The area or areas shown on the plat as “VAM” (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

WITNESS, my hand, this the _____ day of _____, 2023.

FOR: KAUFMAN ONE WW, LLC

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

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

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

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

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

DANIEL CHASE O’NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O’Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary public for the State of Texas
My commission expires:

APPROVAL CERTIFICATE

APPROVED BY: PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE

APPROVED BY: CITY COUNCIL

MAYOR

ATTEST:

CITY SECRETARY

DATE

FINAL PLAT
FREEMAN FARM
BEING

25.402 ACRES
123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD–21

SITUATED IN THE
LEVI YORK SURVEY, A–609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

REVISED: 7/11/2023
DATE: 2/17/2022

APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

PID Cost Summary

Opinion of Probable Construction Costs based on Contracts

Freeman Farm - Public Improvement District

Exhibit 'B'

Thursday, May 16, 2024

Contractor (Division)	Public			Private	Public+Private
	Direct	Master	Public Total		Total
J&K Excavation (Grading)	\$152,933	\$0	\$152,933	\$260,467	\$413,400
J&K Excavation (Erosion Control)	\$61,250	\$0	\$61,250	\$0	\$61,250
J&K Excavation - Offsite Erosion Total (TxDOT)	\$0	\$12,500	\$12,500	\$0	\$12,500
J&K Excavation (Drainage)	\$589,765	\$0	\$589,765	\$0	\$589,765
J&K Excavation (Water)	\$463,850	\$0	\$463,850	\$115,900	\$579,750
J&K Excavation (Offsite Water)	\$0	\$448,760	\$448,760	\$7,200	\$455,960
J&K Excavation (Sanitary Sewer)	\$424,260	\$0	\$424,260	\$123,424	\$547,684
ERWS, Inc. (Retaining Walls)	\$0	\$0	\$0	\$239,163	\$239,163
J&K Excavation (Paving)	\$1,176,539	\$0	\$1,176,539	\$0	\$1,176,539
J&K Excavation - Offsite Paving Total (TxDOT)	\$0	\$155,419	\$155,419		\$155,419
Landscaping (Open Spaces) [Not Contracted]	\$0	\$219,875	\$219,875	\$219,875	\$439,750
Sub Total	\$2,868,597	\$836,554	\$3,705,151	\$966,029	\$4,671,180
Soft Costs (including Bonds)	\$349,501	\$53,270	\$402,771	\$529,092	\$931,863
Contingency @ 10%	\$286,860	\$61,668	\$348,528	\$74,615	\$423,143
Grand Totals	\$3,504,958	\$951,492	\$4,456,450	\$1,569,737	\$6,026,186

Note: Engineering Concepts & Design (ECD) cannot guarantee that quantities, proposals , bids, or actual costs will not vary from this opinion of probable costs. ECD will NOT be responsible for any cost overruns and/or funding shortages.

Client Name: Lillian Custom Homes
 Project Name: **Freeman Farm**
 ECD Project No.: 00557
 Estimate Date: 16-May-24

Lots: 123
 Acres: 25.40
 Density: 4.84



Z:\PROJECTS\00557 Kaufman-
 21 AC on
 US175\dwg\Cargill\Oakdale
 Base 081121-2.dwg

AutoCAD file Used/Date:

Engineers Opinion Of Probable Construction Cost for PID (Summary)

Summary

Description	Quantity	Unit	Unit Price	Item Amount
J&K Excavation - Grading Total				\$413,400
J&K Excavation - Erosion Control Total				\$61,250
J&K Excavation - Drainage Total				\$589,765
J&K Excavation - Water Total				\$579,750
J&K Excavation - Sanitary Sewer Total				\$547,684
ERWS, Inc. - Retaining Walls Total				\$239,163
J&K Excavation - Paving Total				\$1,176,539
Construction Contingency - On-Site	10%			\$360,755
Lab Testing	1	LS	\$18,500	\$18,500
Bonds	1	LS	\$32,500	\$32,500
Sub-Total On-Site Hard Costs				\$4,019,306
J&K Excavation - Offsite Erosion Total (TxDOT)				\$12,500
J&K Excavation - Offsite Water Total				\$455,960
J&K Excavation - Offsite Paving Total (TxDOT)				\$155,419
Construction Contingency - Off-Site	10%			\$62,388
Bonds (Included as part of On-Site Costs)	1	LS		
Sub-Total Off-Site Hard Costs				\$686,267
Total All Construction Hard Costs				\$4,705,573
Reimbursable Expenses	1	LS	\$2,500	\$2,500
Final Plat & Lot Pinning (Task II)	123	LS	\$174	\$21,350
Engineering Design Total				\$23,850
Material Testing	3.0%	LS	\$3,546,301	\$106,389
Material Testing (Offsite)	3.0%	LS	\$611,379	\$18,341
Inspection Fees	3.0%	LS	\$2,893,738	\$86,812
Inspection Fees (Off-Site)	3.0%	LS	\$611,379	\$13,679
Construction Staking (Task I)	123	Lot	\$650	\$79,950
As Built Plans (Task III)	1	EA	\$1,500	\$1,500
Construction Administration Total				\$306,671

Client Name: Lillian Custom Homes
 Project Name: Freeman Farm
 ECD Project No.: 00557
 Estimate Date: 16-May-24



Lots: 123
 Acres: 25.40
 Density: 4.84

Z:\PROJECTS\00557 Kaufman-
 21 AC on
 US175\dwg\Cargill\Oakdale
 Base 081121-2.dwg

AutoCAD file Used/Date:

Engineers Opinion Of Probable Construction Cost for PID (Summary)

Summary

Description	Quantity	Unit	Unit Price	Item Amount
Landscape/Screening/Planting along US 175	1188	LF	\$250	\$297,000
Entry Feature	1	LS	\$100,000	\$100,000
Wrought Iron Fence around Detention Area	570	LF	\$75	\$42,750
Street Lights	9	EA	\$1,250	\$11,250
City Park Impact Fees	123	Lot	\$688	\$84,567
Cluster Box Unit Mailboxes (CBU)	123	Lot	\$175	\$21,525
Easement Acquisition (documents only)	1	LS	\$10,000	\$10,000
PID District Formation	1	LS	\$300,000	\$300,000
Franchise Utility Installation	123	Lot	\$1,000	\$123,000

Miscellaneous Developer Costs **\$990,092**

Total Lots = 123
 Cost Per Lot = \$48,993

PROJECT GRAND TOTAL **\$6,026,186**

*** This estimate has been completed on limited information and should be used for project evaluation. Prior to making financial commitments based on this estimate, these numbers should be verified by Petitt-ECD L.P.

*** No assumptions have been made for the following items: Contractor Mobilization, Entry Features, Landscaping, Irrigation, Screening Walls, Land Cost, Impact Fees, or Franchise Utilities Including Electric, Cable, Phone, etc.

Due to the extreme market volatility that we are presently experiencing from a lack of cement production and resin shortages it is likely that market prices will be 10%-30% higher than shown in this estimate if construction occurs in 2024-2025. Petitt-ECD will NOT be responsible for any cost overruns and/or funding shortages.

In providing opinions of probable construction cost, the client understands that the design professional has no control over costs or the price of labor, equipment, materials, or over the contractor's method of pricing, and that the opinions or probable construction costs provided herein are to be made on the basis of the design professional's qualifications and experience. The client should also understand that quantities are based on available preliminary information and can and will change once engineering design is completed. The design professional makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bids or actual costs

Contingency Items - Separated on PID Summary

Landscape Items - Separate Hard Cost Line on PID Summary (Split 50% Master, 50% Private)

Public Direct - Soft Costs on PID Summary

Public Master - Soft Costs on PID Summary

Private - Soft Costs on PID Summary

J & K Excavation, LLC 2023

P O Box 886
Italy, TX 76651

Estimate

Date	Estimate #
10/10/2023	2023-160

Name / Address
Lillian Custom Homes 509 W. Ferris Ave Waxahachie, TX 75165

Public - Master

Public - Direct

Private

Soft Cost

Project

Description	Qty	Rate	Total
Freeman Farm - Kaufman, TX Org 4/12/23; REV 4/19/23; REV 9/12/23 # 2023-106; REV 9/26/23; REV 10/10/23			
EROSION ITEMS			
SWPP	1	750.00	750.00
NOI	1	1,750.00	1,750.00
Construction Entrance		3,500.00	3,500.00
Silt Fence (Installation only)	3,700	2.50	9,250.00
Rock Check Dams	6	2,250.00	13,500.00
Bi-Weekly Inspection & Rain Events - 18 month in bid	1	5,200.00	5,200.00
19800 SQ Ft Sod and Water TX Dot		27,300.00	27,300.00
GRADING ITEMS			
Dirt Work & Fill 55, 900 Yards	1	353,800.00	353,800.00
Clearing & Grubbing	1	20,000.00	20,000.00
Back Fill Roads	1	15,000.00	15,000.00
Lot Benching	1	24,600.00	24,600.00
PAVING ITEMS			
Lime Stabilization	1	195,000.00	195,000.00
Concrete Streets 132,654 SQ Ft	1	919,089.00	919,089.00
Handi Cap Ramps 18		27,500.00	27,500.00
2 Barricades		3,600.00	3,600.00
Sidewalks	1,044	12.00	12,528.00
Traffic Control TX-DOT		15,000.00	15,000.00
Site Work		3,822.00	3,822.00
Bonding		32,500.00	32,500.00
Lab Testing on: Dirt work and Concrete only scope of work * includes utility backfill testing		18,500.00	18,500.00
Street Lights by Others - or Electrical Provider		0.00	0.00
Phone #		972-923-2250	Total

J & K Excavation, LLC 2023

P O Box 886
Italy, TX 76651

Estimate

Date	Estimate #
10/10/2023	2023-160

Name / Address
Lillian Custom Homes 509 W. Ferris Ave Waxahachie, TX 75165

			Project
Description	Qty	Rate	Total
WATER ITEMS			
Water 8"			
8" C-900 - 4700'		272,600.00	272,600.00
Fire Hydrants- 11	11	8,500.00	93,500.00
2 - Flush Valves Auto		7,000.00	7,000.00
8 T=111		6,750.00	6,750.00
8 Valves = 16		56,000.00	56,000.00
12" - 8" TAP		4,500.00	4,500.00
* Water section included - concrete encasement			
2-Irrigation Hook up		2,000.00	2,000.00
3 - Lower Water Line		21,500.00	21,500.00
Services		115,900.00	115,900.00
OFFSITE WATER ITEMS (MASTER)			
12" Water Line			
12" C-900 3300		297,000.00	297,000.00
Repair Signs		1,500.00	1,500.00
18" Bore & Case 80 LF'		32,160.00	32,160.00
1-Line Lower for Crossing		10,000.00	10,000.00
2- Blow off vales		8,000.00	8,000.00
6- Driveway repairs and Fences		12,500.00	12,500.00
4 - 45%		9,000.00	9,000.00
25' 18" casing		3,500.00	3,500.00
Cut in 12"-12" T		3,500.00	3,500.00
5 Fire Hydrants		47,500.00	47,500.00
3 - 12" Valves 3- 4200		12,600.00	12,600.00
Remove Plug & cut in 90 % / 12-12 T		11,500.00	11,500.00
6 Services	6	1,200.00	7,200.00
DRAINAGE ITEMS			
Storm Line B			
38"x24" RCP & Remove CMP (4' x 4' Wye Inlet shown in line A below)		13,700.00	13,700.00
2- 10' Curb Inlets		15,000.00	15,000.00
60 - Bend		1,750.00	1,750.00
36" Pset		8,500.00	8,500.00
36" 229' RCP		54,960.00	54,960.00
Phone #		972-923-2250	Total

J & K Excavation, LLC 2023

P O Box 886
Italy, TX 76651

Estimate

Date	Estimate #
10/10/2023	2023-160

Name / Address
Lillian Custom Homes 509 W. Ferris Ave Waxahachie, TX 75165

			Project		
Description		DRAINAGE ITEMS	Qty	Rate	Total
27" 187 RCP				43,945.00	43,945.00
24" 150 RCP				32,500.00	32,500.00
4 -4 Storm MH 18"-24" Junction				6,000.00	6,000.00
		DRAINAGE ITEMS			
Line E & Line F 93 LF x 4'x3' RCBC		BOX CULVERT IS LINE D PLAN		47,300.00	47,300.00
		DRAINAGE ITEMS			
Line D					
8-10' Curb Inlets				52,000.00	52,000.00
18" RCP x 197 LF				21,867.00	21,867.00
351 LF x 24" RCP				43,875.00	43,875.00
30" 195				33,175.00	33,175.00
4-3 Junction Box				5,500.00	5,500.00
57 LF x 48" RCP				17,100.00	17,100.00
48 RCP Type C				7,000.00	7,000.00
5 -5 Storm M-H				7,000.00	7,000.00
		DRAINAGE ITEMS			
Line A					
PSET				6,500.00	6,500.00
18" 75'				8,325.00	8,325.00
4x4 inlet box Drop				6,500.00	6,500.00
		DRAINAGE ITEMS			
Line C					
PSET-SC				7,500.00	7,500.00
36" 135' ADS				16,200.00	16,200.00
30" 150' ADS				12,750.00	12,750.00
30' 150' ADS				12,750.00	12,750.00
30" 171 ADS				14,535.00	14,535.00
45% Bend				1,750.00	1,750.00
30% Bend				1,750.00	1,750.00
Rip Rap				6,000.00	6,000.00
		DRAINAGE ITEMS			
Line G					
36" 41' RCP				9,840.00	9,840.00
2 - Pset				8,000.00	8,000.00
Remove CMP				500.00	500.00
Phone #		972-923-2250	Total		

J & K Excavation, LLC 2023

P O Box 886
Italy, TX 76651

Estimate

Date	Estimate #
10/10/2023	2023-160

Name / Address
Lillian Custom Homes 509 W. Ferris Ave Waxahachie, TX 75165

			Project
Description	Qty	Rate	Total
Line H			
DRAINAGE ITEMS			
36" 45'		13,095.00	13,095.00
2- PSet		8,000.00	8,000.00
Remove CMP		500.00	500.00
DRAINAGE ITEMS			
Flumes			
Flumes 240 SQ Ft		2,160.00	2,160.00
SEWER ITEMS			
Sewer			
8" SDR 35 2600'		169,000.00	169,000.00
12" SDR35 280'		23,800.00	23,800.00
12" SDR HW 1176'		99,960.00	99,960.00
11 Man Holes 4' 10'		104,500.00	104,500.00
1 Man Hole 5' 15'		9,500.00	9,500.00
SEWER ITEMS			
123 Sewer Services		123,424.00	123,424.00
OFFSITE PAVING ITEMS			
Turn Lane Striping Plan			
Grind Striping of lanes		9,040.00	9,040.00
Re-striping road way		22,490.00	22,490.00
Rumble Strip		12,500.00	12,500.00
Traffic control on US HWY 175		34,989.00	34,989.00
Ashphalt work if needed on road between HWYS 175 south and North bound		76,400.00	76,400.00
SWPP - Pyramat Turf Reinforce mat - TX DOT	OFFSITE EROSION CONTROL (MASTER)	12,500.00	12,500.00
Outflow Structure Page 13 + Rip Rap	INCLUDED IN STORM SUBTOTAL	23,989.00	23,989.00
SEWER ITEMS			
Sewer Removal of Ex Line 332' 12"		10,000.00	10,000.00
Cement Stabilized Sand		7,500.00	7,500.00
PoF 560'	INCLUDED IN STORM SUBTOTAL	17,949.00	17,949.00
Phone #		972-923-2250	Total

J & K Excavation, LLC 2023

P O Box 886
Italy, TX 76651

Estimate

Date	Estimate #
10/10/2023	2023-160

Name / Address
Lillian Custom Homes 509 W. Ferris Ave Waxahachie, TX 75165

Project

Description	Qty	Rate	Total
Please note that the above bid proposal pricing does not include: Any staking, bonding, GEO , no SWPP maintenance after original installation, if any SWPP maintenance is required you will be charged on a separate invoice per maintenance, licenses/permits, striping, brick pavers, pavers installation, stained/scored concrete, landscape, irrigation. Also note that we are not responsible for any asbestos testing or removal. Customer is responsible for obtaining if any of the exclusions are required or needed. This bid is based on our initial inspection and does not cover any additional supplies, parts, or labor which may be required after the work has been started which was not evident on our first inspection. Naturally this bid cannot cover such contingencies. Any additional charges will be added upon approval or with change order. If bid proposal is acceptable please sign and return via Email as work cannot begin until bid quote is signed dated and returned.  Signature <u>10/10/2023</u> Date		0.00	0.00
Phone #		972-923-2250	
Total		\$4,043,267.00	



WORK TO BE PERFORMED AT:

FREEMAN FARMS
KAUFMAN, TXLillian Custom Homes
DOP: ENGINEERING CONCEPTS GRADING PLANS DATED 04/26/2024
GEOTECH: TERRADYNE PROJECT NO. D211005 DATED 02/18/2021WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE
COMPLETION OF:

GRAVITY RETAINING WALLS TO INCLUDE:

1. COMPLETE STRUCTURAL ENGINEERING DESIGN, BASED ON GEOTECHNICAL INFORMATION PROVIDED BY OTHERS.
2. RETAINING WALL PERMITS (IF REQUIRED).
3. EXCAVATION FOR STONE & MORTAR FOUNDATION BELOW SUBGRADE (ONLY).
4. MINOR BACKFILL & MINOR COMPACTION IMMEDIATELY BEHIND STONE WALL SYSTEM
WITH ON SITE MATERIAL PROVIDED BY CONTRACTOR
5. GRAY MORTAR.
6. 12" MULTI-PIECE STONE CAPS. STONE TYPE TO MATCH FACE STONE.
7. GENERAL CLEANUP AND ROUGH GRADE ADJACENT TO WALL.
8. PRICING CONTINGENT UPON REVIEW OF GEOTECHNICAL INVESTIGATION BY OUR STRUCTURAL ENGINEER.
9. PVC SLEEVES FOR WOOD PRIVACY FENCING OR METAL HANDRAIL
10. TOTAL SQUARE FOOTAGE INCLUDES: WALL FACE, WALL FOOTING & 1' CAP
11. FACE SQUARE FOOTAGE INCLUDES: WALL FACE ONLY (NO FOOTING OR CAP)
12. WALL PRICING AND WALL QUANTITIES ARE BASED SOLELY UPON OUR QUANTITY TAKEOFF OF THE PLANS AS SHOWN ABOVE.
13. PRICING CONTINGENT UPON REVIEW OF GEOTECHNICAL INVESTIGATION BY OUR STRUCTURAL ENGINEER.

BY OTHERS:

1. STAKING WITH TW/BW CALLOUTS WILL BE PROVIDED BY OTHERS
2. 95% COMPACTION AND TESTING OF FILL AREAS.
3. EXCAVATION (CUTBACK) TO ACCOMMODATE RETAINING WALL MASS & AGGREGATE DRAINAGE SYSTEM.
4. HAUL OFF OF ANY EXCESS SPOILS CREATED BY WALL INSTALLATION.
5. GLOBAL STABILITY ANALYSIS HAS NOT BEEN PERFORMED BY ERW SITE SOLUTIONS AND IS THE RESPONSIBILITY OF THE OWNER, GENERAL CONTRACTOR, AND/OR GEOTECHNICAL ENGINEER OF RECORD. ERW SITE SOLUTIONS (UNLESS OTHERWISE NOTED) SPECIFICALLY EXCLUDES RESPONSIBILITY FOR ADEQUACY OF DESIGN AS IT RELATES TO GLOBAL STABILITY.
6. ENGINEERING SERVICES COST BELOW IS FOR STANDARD RETAINING WALLS ONLY. IN THE EVENT OF GLOBAL STABILITY ISSUES, EXTRA ENGINEERING COSTS WILL BE REQUIRED.
7. ANY FENCES, HANDRAILS OR GUARDRAILS THAT MAY BE REQUIRED.
8. SONOTUBES FOR SCREENING WALLS OR VEHICULAR IMPACT RAILING
9. SOIL PREPARATION, MAJOR BACKFILL, COMPACTION AND TESTING FOR DRIVES, PAVING, PARKING LOTS, SIDEWALKS AND STRUCTURES.
10. BONDING IF REQUIRED IS NOT INCLUDED IN THIS PROPOSAL
11. STONE EXCAVATION OF ANY KIND

Note: Stone is a natural product. Color and texture will vary.

All material is guaranteed to be as specified. The above work is to be performed in accordance with the drawings and specifications submitted for the above work, and will be completed in a workmanlike manner for the sum of:

OPTION 1 - MOSAIC SANDSTONE	
\$232,673.00	Approx. 5191 LF of 4' Max Height Retaining Site Walls (Total SF = 19707.6 & Total Face SF = 15931.6)
\$6,990.00	Stamped Wall Design, Permit & Engineer's Site Inspections
\$239,663.00	Option 1 Bid Total

OPTION 2 - COURSED SANDSTONE	
\$261,618.00	Approx. 5191 LF of 4' Max Height Retaining Site Walls (Total SF = 19707.6 & Total Face SF = 15931.6)
\$6,990.00	Stamped Wall Design, Permit & Engineer's Site Inspections
\$268,608.00	Option 2 Bid Total

36

EST. WORK DAYS

NOTE: ENGINEERING SERVICES WILL BE INCLUDED IN THE CONTRACT PRICE,
PAYABLE ON THE 1ST DRAW SCHEDULE AFTER CONTRACT ACCEPTANCE.

Respectfully Submitted by:

SHANE MCMILLIAN
ERW Site Solutions

This Proposal is good for 30 days from date shown above. We reserve the right to adjust our price as necessary after 30 days due to inflationary costs.

ACCEPTANCE OF PROPOSAL

The above price, specifications, and conditions are satisfactory and are hereby accepted.
You are authorized to perform the work as specified. Payment will be made as outlined above.

DATE: _____ SIGNATURE: _____

** ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS INVOLVING EXTRA COST WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, AND DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO, AND OTHER NECESSARY INSURANCE UPON ABOVE WORK. WORKERS' COMPENSATION AND PUBLIC LIABILITY INSURANCE ON ABOVE WORK TO BE OBTAINED BY ERW Site Solutions.

APPENDIX C
LEGAL DESCRIPTION

Metes and Bounds Description

25.411 ACRE

WHEREAS, WILLIAMSBURG CONSTRUCTION SERVICES, LLC BEING THE OWNER OF A 25.402 ACRE TRACT OF LAND LOCATED IN THE LEVI YORK SURVEY, ABSTRACT NO. 609, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 25.411 ACRE TRACT CONVEYED TO WILLIAMSBURG CONSTRUCTION SERVICES, LLC BY LANDMARK CHURCH OF CHRIST ON JUNE 18, 2021, RECORDED IN VOLUME 7062, PAGE 431, DEED RECORDS, KAUFMAN COUNTY, TEXAS (DRKCT) AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED 25.411 ACRE TRACT, AT THE NORTH CORNER OF THE JERRY WYNN DILLARD, JR. CALLED 20.097 ACRE TRACT, RECORDED IN VOLUME 2786, PAGE 130, DRKCT, SAME BEING IN THE SOUTHWEST LINE OF LOT 10 OF ALTA VISTA ESTATES SUBDIVISION, RECORDED IN VOLUME 6, PAGE 20, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (PRKCT);

THENCE SOUTH 43 DEGREES 52 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID 20.097 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 1633.23 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 20.097 ACRE TRACT AND THE SOUTH CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE NORTHEAST RIGHT OF WAY LINE OF US HIGHWAY 175, A VARIABLE WIDTH RIGHT-OF-WAY AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5806.58 FEET WHOSE CHORD BEARS NORTH 39 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 367.50 FEET;

THENCE, NORTHWESTERLY, ALONG SAID US HIGHWAY 175 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 37 SECONDS, A DISTANCE OF 367.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF THE FRANCISCO GUERRERO 1.953 ACRE TRACT, RECORDED IN VOLUME 6120, PAGE 523, DRKCT, SAME BEING THE MOST SOUTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF THE LAST MENTION TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 43 DEGREES 11 MINUTES 31 SECONDS EAST, A DISTANCE OF 518.18 FEET TO A 3/8-INCH IRON ROD FOUND;
- 2) NORTH 42 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 165.28 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "5244" FOUND AT THE NORTH CORNER OF SAID 1.953 ACRE TRACT AND THE EAST CORNER OF THE

JOHN CROCKER AND JOHN H. CROCKER 2.034 ACRE TRACT, RECORDED IN VOLUME 6187, PAGE 500, DRKCT;

THENCE NORTH 42 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE NORTHERLY SOUTHWEST LINE OF SAID 25.411 ACRE TRACT AND THE NORTHEAST LINE OF SAID 2.034 ACRE TRACT, PASSING THE NORTH CORNER OF SAME AND CONTINUING ALONG THE NORTHEAST LINE OF THE STEVEN M. CHANEY AND CHARLOTTE A. CHANEY 0.360 ACRE TRACT, RECORDED IN VOL 6156, PAGE 576, DRKCT, A TOTAL DISTANCE OF 210.69 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "5244" FOUND AT THE EAST CORNER OF THE CHARLOTTE FREEMAN 0.323 ACRE TRACT, RECORDED IN VOL 1033, PAGE 496, DRKCT;

THENCE NORTH 42 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.323 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 103.83 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF 0.323 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE SOUTHEAST LINE OF LOT 15, FREEMAN PARK ESTATES, RECORDED IN CABINET 1, PAGE 716, PRKCT;

THENCE NORTH 43 DEGREES 32 MINUTES 47 SECONDS EAST, ALONG THE COMMON LINE OF SAID 25.411 ACRE TRACT AND SAID FREEMAN PARK ESTATES, A DISTANCE OF 1042.96 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 25.411 ACRE TRACT AND THE EAST CORNER OF LOT 10 OF SAID FREEMAN PARK ESTATES, SAME BEING IN THE SOUTHWEST LINE OF LOT 7 OF THE ABOVE MENTIONED ALTA VISTA ESTATES SUBDIVISION;

THENCE SOUTH 46 DEGREES 12 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID ALTA VISTA ESTATES AND SAID 25.411 ACRE TRACT, A DISTANCE OF 856.42 FEET TO THE POINT OF BEGINNING, CONTAINING 25.402 ACRES OF LAND, MORE OR LESS.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

Z:\PROJECTS\08557 Kaufman-- 21 AC on US175\dwg\ExhibitA\08557 PID ExhibitA.dwg



PROPOSED RESIDENTIAL STREETS (6" PAVEMENT)

DIRECT PUBLIC INFRASTRUCTURE PAVING
FREEMAN FARM
BEING
25.402 ACRES
SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 07/03/2024

SHEET 1 OF 5

Z:\PROJECTS\08557 Kaufman-- 21 AC on US 75\dwg\ExhibitA\PID ExhibitA.dwg



PROPOSED 8" SEWER LINE

DIRECT PUBLIC INFRASTRUCTURE SEWER
FREEMAN FARM
BEING
25.402 ACRES
SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 07/03/2024

SHEET 4 OF 5

Z:\PROJECTS\06557 Kaufman-- 21 AC on US175\dwg\ExhibitA\PID ExhibitA.dwg



DIRECT PUBLIC INFRASTRUCTURE STORM SEWER/DRAINAGE

FREEMAN FARM

BEING

25.402 ACRES

SITUATED IN THE

LEVI YORK SURVEY, A-609

CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD.
SUITE 3300
RICHARDSON, TX 75080

201 WINDCO CIR.
SUITE 100
WYLIE, TX 75098
(972) 941-8400

DATE: 07/03/2024

SHEET 2 OF 5

Z:\PROJECTS\08557 Kaufman-- 21 AC on US 75\dwg\ExhibitA\PD ExhibitA.dwg



DIRECT PUBLIC INFRASTRUCTURE WATER
FREEMAN FARM
BEING
25.402 ACRES
SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLIE, TX 75098
(972) 941-8400

DATE: 07/03/2024

SHEET 3 OF 5

Z:\PROJECTS\08557 Kaufman-- 21 AC on US 75\dwg\ExhibitA\PID ExhibitA.dwg



PROPOSED 12" WATER LINE

MASTER PUBLIC INFRASTRUCTURE WATER
FREEMAN FARM
BEING
25.402 ACRES
SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 07/03/2024

SHEET 5 OF 5

APPENDIX E
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix E

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of two Lot Types.

“Lot Type 1” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 60 feet.

“Lot Type 2” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet.

A) Proposed Development

The following table shows the proposed residential units to be developed within the PID.

Table E-1
Proposed Development within the PID

Description	Proposed Development	
Lot Type 1 (60 Ft)	58	Units
Lot Type 2 (50 Ft)	65	Units
Total	123	Units

B) Calculation of Equivalent Units

As explained under Section V, for purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed with the Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft lots, 50 Ft lots, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements; and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (60 Ft Lots) representing the highest value to Lot Type 2 (50 Ft Lot) representing the lowest value for residential lots are set forth in Table E-1. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (60 Ft Lots) to 1.0.

Table E-2
Equivalent Unit Factors

Lot Type	Estimated Average Home Value per Unit¹	Equivalent Unit Factor
Lot Type 1 (60 Ft)	\$395,000	1.00 per dwelling unit
Lot Type 2 (50 Ft)	\$328,000	0.83 per dwelling unit

¹As provided by the Developer. Lot Type 2 estimated average home value per unit is rounded down.

The total Equivalent Units for the PID are shown in Table E-3 as calculated based on the Equivalent Unit factors shown in Table E-3, estimated Lot Types and number of units estimated to be built within the PID.

Table E-3
Equivalent Units – PID

Description	Planned No. of Units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft)	58	1.00	58.00
Lot Type 2 (50 Ft)	65	0.83	53.95
Total	123		111.95

C) Allocation of Assessments to Lots within the PID

The total amount of the PID Bonds, which represents the total Assessment to be allocated on all Parcels within the PID, is \$3,815,000. As shown above, there are a total of 111.95 equivalent units, resulting in an Assessment per Unit of \$34,077.71 (i.e. $\$3,815,000 \div 111.95 = \$34,077.71$).

Table E-4 sets forth the Assessment per dwelling unit within the PID.

Table E-4
Assessment Per Unit – PID

Description	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (60 Ft)	58	\$34,077.71	1.00	\$34,077.71 per dwelling unit	\$1,976,507.37
Lot Type 2 (50 Ft)	65	\$34,077.71	0.83	\$28,284.50 per dwelling unit	\$1,838,492.63
Total	123				\$3,815,000.00

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table E-5 below.

Table E-5
Projected Leverage – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit¹	Estimated Average Home Value per Unit^{1,2}	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (60 Ft)	58	\$75,500	\$395,000	\$34,077.71	2.22	11.59
Lot Type 2 (50 Ft)	65	\$75,500	\$328,000	\$28,284.50	2.67	11.60

¹As provided by the Developer.

²Lot Type 2 estimated average home value per unit is rounded down.

The projected tax rate equivalent per unit based on the estimated finished lot values and home values for each unit is shown in Table E-6.

Table E-6
Estimated Tax Rate Equivalent per Unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit¹	Estimated Average Home Value per Unit^{1,2}	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (60 Ft)	58	\$75,500	\$395,000	\$3,088	\$4.09	\$0.78
Lot Type 2 (50 Ft)	65	\$75,500	\$328,000	\$2,563	\$3.39	\$0.78

¹As provided by the Developer.

²Lot Type 2 estimated average home value per unit is rounded down.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the proposed Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX F
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF KAUFMAN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kaufman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Kaufman Public Improvement District No. 3*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the County. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the County.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF KAUFMAN

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

APPENDIX G
PROPOSED PID ASSESSMENT ROLL

Appendix G-1 Proposed Assessment Roll

**Parcel
Equivalent Units
Assessment**

**All Parcels
111.95
\$3,815,000**

Year ¹	Principal	Interest ²	Administrative Expenses ³	Delinquency and Prepayment		Capitalized Interest	Total Annual Installment
				Reserve			
9/1/2025	\$0	\$228,900	\$0	\$0		(\$228,900)	\$0
9/1/2026	\$58,000	\$228,900	\$40,800	\$19,075		\$0	\$346,775
9/1/2027	\$61,000	\$225,420	\$41,616	\$18,785		\$0	\$346,821
9/1/2028	\$64,000	\$221,760	\$42,448	\$18,480		\$0	\$346,688
9/1/2029	\$67,000	\$217,920	\$43,297	\$18,160		\$0	\$346,377
9/1/2030	\$70,000	\$213,900	\$44,163	\$17,825		\$0	\$345,888
9/1/2031	\$73,000	\$209,700	\$45,046	\$17,475		\$0	\$345,221
9/1/2032	\$77,000	\$205,320	\$45,947	\$17,110		\$0	\$345,377
9/1/2033	\$81,000	\$200,700	\$46,866	\$16,725		\$0	\$345,291
9/1/2034	\$85,000	\$195,840	\$47,804	\$16,320		\$0	\$344,964
9/1/2035	\$90,000	\$190,740	\$48,760	\$15,895		\$0	\$345,395
9/1/2036	\$94,000	\$185,340	\$49,735	\$15,445		\$0	\$344,520
9/1/2037	\$100,000	\$179,700	\$50,730	\$14,975		\$0	\$345,405
9/1/2038	\$105,000	\$173,700	\$51,744	\$14,475		\$0	\$344,919
9/1/2039	\$111,000	\$167,400	\$52,779	\$13,950		\$0	\$345,129
9/1/2040	\$117,000	\$160,740	\$53,835	\$13,395		\$0	\$344,970
9/1/2041	\$123,000	\$153,720	\$54,911	\$12,810		\$0	\$344,441
9/1/2042	\$130,000	\$146,340	\$56,010	\$12,195		\$0	\$344,545
9/1/2043	\$138,000	\$138,540	\$57,130	\$11,545		\$0	\$345,215
9/1/2044	\$146,000	\$130,260	\$58,272	\$10,855		\$0	\$345,387
9/1/2045	\$154,000	\$121,500	\$59,438	\$10,125		\$0	\$345,063
9/1/2046	\$163,000	\$112,260	\$60,627	\$9,355		\$0	\$345,242
9/1/2047	\$173,000	\$102,480	\$61,839	\$8,540		\$0	\$345,859
9/1/2048	\$183,000	\$92,100	\$63,076	\$7,675		\$0	\$345,851
9/1/2049	\$194,000	\$81,120	\$64,337	\$6,760		\$0	\$346,217
9/1/2050	\$205,000	\$69,480	\$65,624	\$5,790		\$0	\$345,894
9/1/2051	\$218,000	\$57,180	\$66,937	\$4,765		\$0	\$346,882
9/1/2052	\$231,000	\$44,100	\$68,275	\$3,675		\$0	\$347,050
9/1/2053	\$245,000	\$30,240	\$69,641	\$2,520		\$0	\$347,401
9/1/2054	\$259,000	\$15,540	\$71,034	\$1,295		\$0	\$346,869
Total	\$3,815,000	\$4,500,840	\$1,582,723	\$355,995		(\$228,900)	\$10,025,658

¹The 9/1/XX dates represent the fiscal year end for the PID Bonds.

² The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 to match the interest rate on the PID Bonds for the Authorized Improvements.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-2 Proposed Assessment Roll by Lot Type

**Parcel
Equivalent Units
Assessment**

**Lot Type 1 (60 Ft)
1.00
\$34,078**

Year ¹	Principal	Interest²	Administrative Expenses³	Delinquency and Prepayment Reserve	Capitalized Interest	Total Annual Installment
9/1/2025	\$0	\$2,045	\$0	\$0	(\$2,045)	\$0
9/1/2026	\$518	\$2,045	\$364	\$170	\$0	\$3,098
9/1/2027	\$545	\$2,014	\$372	\$168	\$0	\$3,098
9/1/2028	\$572	\$1,981	\$379	\$165	\$0	\$3,097
9/1/2029	\$598	\$1,947	\$387	\$162	\$0	\$3,094
9/1/2030	\$625	\$1,911	\$394	\$159	\$0	\$3,090
9/1/2031	\$652	\$1,873	\$402	\$156	\$0	\$3,084
9/1/2032	\$688	\$1,834	\$410	\$153	\$0	\$3,085
9/1/2033	\$724	\$1,793	\$419	\$149	\$0	\$3,084
9/1/2034	\$759	\$1,749	\$427	\$146	\$0	\$3,081
9/1/2035	\$804	\$1,704	\$436	\$142	\$0	\$3,085
9/1/2036	\$840	\$1,656	\$444	\$138	\$0	\$3,077
9/1/2037	\$893	\$1,605	\$453	\$134	\$0	\$3,085
9/1/2038	\$938	\$1,552	\$462	\$129	\$0	\$3,081
9/1/2039	\$992	\$1,495	\$471	\$125	\$0	\$3,083
9/1/2040	\$1,045	\$1,436	\$481	\$120	\$0	\$3,081
9/1/2041	\$1,099	\$1,373	\$490	\$114	\$0	\$3,077
9/1/2042	\$1,161	\$1,307	\$500	\$109	\$0	\$3,078
9/1/2043	\$1,233	\$1,238	\$510	\$103	\$0	\$3,084
9/1/2044	\$1,304	\$1,164	\$521	\$97	\$0	\$3,085
9/1/2045	\$1,376	\$1,085	\$531	\$90	\$0	\$3,082
9/1/2046	\$1,456	\$1,003	\$542	\$84	\$0	\$3,084
9/1/2047	\$1,545	\$915	\$552	\$76	\$0	\$3,089
9/1/2048	\$1,635	\$823	\$563	\$69	\$0	\$3,089
9/1/2049	\$1,733	\$725	\$575	\$60	\$0	\$3,093
9/1/2050	\$1,831	\$621	\$586	\$52	\$0	\$3,090
9/1/2051	\$1,947	\$511	\$598	\$43	\$0	\$3,099
9/1/2052	\$2,063	\$394	\$610	\$33	\$0	\$3,100
9/1/2053	\$2,188	\$270	\$622	\$23	\$0	\$3,103
9/1/2054	\$2,314	\$139	\$635	\$12	\$0	\$3,098
Total	\$34,078	\$40,204	\$14,138	\$3,180	(\$2,045)	\$89,555

¹The 9/1/XX dates represent the fiscal year end for the PID Bonds.

² The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 to match the interest rate on the PID Bonds for the Authorized Improvements.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-3 Proposed Assessment Roll by Lot Type

**Parcel
Equivalent Units
Assessment**

**Lot type 2 (50 Ft)
0.83
\$28,285**

Year ¹	Principal	Interest ²	Administrative Expenses ³	Delinquency and Prepayment Reserve		Capitalized Interest	Total Annual Installment
9/1/2025	\$0	\$1,697	\$0	\$0		(\$1,697)	\$0
9/1/2026	\$430	\$1,697	\$302	\$141		\$0	\$2,571
9/1/2027	\$452	\$1,671	\$309	\$139		\$0	\$2,571
9/1/2028	\$474	\$1,644	\$315	\$137		\$0	\$2,570
9/1/2029	\$497	\$1,616	\$321	\$135		\$0	\$2,568
9/1/2030	\$519	\$1,586	\$327	\$132		\$0	\$2,564
9/1/2031	\$541	\$1,555	\$334	\$130		\$0	\$2,559
9/1/2032	\$571	\$1,522	\$341	\$127		\$0	\$2,561
9/1/2033	\$601	\$1,488	\$347	\$124		\$0	\$2,560
9/1/2034	\$630	\$1,452	\$354	\$121		\$0	\$2,558
9/1/2035	\$667	\$1,414	\$362	\$118		\$0	\$2,561
9/1/2036	\$697	\$1,374	\$369	\$115		\$0	\$2,554
9/1/2037	\$741	\$1,332	\$376	\$111		\$0	\$2,561
9/1/2038	\$778	\$1,288	\$384	\$107		\$0	\$2,557
9/1/2039	\$823	\$1,241	\$391	\$103		\$0	\$2,559
9/1/2040	\$867	\$1,192	\$399	\$99		\$0	\$2,558
9/1/2041	\$912	\$1,140	\$407	\$95		\$0	\$2,554
9/1/2042	\$964	\$1,085	\$415	\$90		\$0	\$2,554
9/1/2043	\$1,023	\$1,027	\$424	\$86		\$0	\$2,559
9/1/2044	\$1,082	\$966	\$432	\$80		\$0	\$2,561
9/1/2045	\$1,142	\$901	\$441	\$75		\$0	\$2,558
9/1/2046	\$1,208	\$832	\$449	\$69		\$0	\$2,560
9/1/2047	\$1,283	\$760	\$458	\$63		\$0	\$2,564
9/1/2048	\$1,357	\$683	\$468	\$57		\$0	\$2,564
9/1/2049	\$1,438	\$601	\$477	\$50		\$0	\$2,567
9/1/2050	\$1,520	\$515	\$487	\$43		\$0	\$2,564
9/1/2051	\$1,616	\$424	\$496	\$35		\$0	\$2,572
9/1/2052	\$1,713	\$327	\$506	\$27		\$0	\$2,573
9/1/2053	\$1,816	\$224	\$516	\$19		\$0	\$2,576
9/1/2054	\$1,920	\$115	\$527	\$10		\$0	\$2,572
Total	\$28,285	\$33,369	\$11,734	\$2,639		(\$1,697)	\$74,330

¹The 9/1/XX dates represent the fiscal year end for the PID Bonds.

² The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 to match the interest rate on the PID Bonds for the Authorized Improvements.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.



Meeting
Date: 8/26/2024

Date: 08/23/2024

Item #: 19.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action regarding a Reimbursement Agreement between the City and EIS Development, LLC providing reimbursement of certain costs associated with Kaufman Public Improvement District No. 3, the Freeman Farms development, and authorizing the Mayor or designee to execute necessary documents.

BACKGROUND:

The City and Developer desire to enter into a reimbursement agreement to reflect the amount of reimbursement due to the Developer for the costs of the authorized improvements pursuant to the proposed Service and Assessment Plan (SAP) and to express the City's intent to reimburse the Developer for certain costs of the authorized improvements for Public Improvement District (PID) No. 3 (Freeman Farm).

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Reimbursement Agreement for Public Improvement District No. 3 as presented.

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

**KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 3
REIMBURSEMENT AGREEMENT**

This Kaufman Public Improvement District No. 3 Reimbursement Agreement (this “Reimbursement Agreement”) is executed by and between the City of Kaufman, Texas (the “City”) and Freeman Farm a series of EIS Development II, LLC a Texas limited liability company, (the “Developer”) (individually referred to as a “Party” and collectively as the “Parties”) to be effective as of _____, 2024 (the “Effective Date”).

RECITALS

WHEREAS, on January 24, 2022, the City Council passed and approved a resolution creating the Kaufman Public Improvement District No. 3 (the “District”) covering approximately 25 acres of land described by metes and bounds in the Resolution for the development known as Freeman Farm (the “District Property”); and

WHEREAS, the purpose of the District is to finance public improvements (the “Authorized Improvements”) as provided by Subchapter A of Chapter 372, Texas Local Government Code, as amended (the “PID Act”) that promote the interests of the City and confer a special benefit on the District Property as identified in the SAP (defined below); and

WHEREAS, the City intends to levy special assessments against the District Property to pay the costs of Authorized Improvements that confer a special benefit on the District Property; and

WHEREAS, the Developer has begun construction of the Authorized Improvements within the District (the “Authorized Improvements”) and the City intends to approve an ordinance (the “Assessment Ordinance”) levying assessments in the District (the “Assessments”) and to approve a service and assessment plan for the District which sets forth the Assessments against all property within the District (the “SAP”), the City and the Developer desire to enter into this reimbursement agreement (the “Reimbursement Agreement”) to reflect the amount of reimbursement due to the Developer for the costs of the Authorized Improvements pursuant to the approved SAP and to express the City’s intent to reimburse the Developer for certain costs of the Authorized Improvements; and

WHEREAS, all revenue received and collected by the City from the collection of the Assessments and Annual Installments (excluding Delinquent Collection Costs and Administrative Expenses) (the “Assessment Revenue”) shall be deposited first for the payment of debt service on any bonds issued by the City to finance the Authorized Improvements (the “Future Bonds”) and second, into an assessment fund and accounts therein for the District, that is segregated from all other funds of the City (the “Reimbursement Fund”); and

WHEREAS, the Assessment Revenue deposited into the Reimbursement Fund shall be used to reimburse Developer and its assigns for the cost of the Authorized Improvements advanced in a principal amount to be set forth in the SAP, plus interest as set forth herein; and

WHEREAS, the obligations of the City to use the Assessments hereunder is authorized by the PID Act; and

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS OF THE PARTIES SET FORTH IN THIS REIMBURSEMENT AGREEMENT AND FOR VALUABLE CONSIDERATION THE RECEIPT AND ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. The recitals in the “WHEREAS” clauses of this Reimbursement Agreement are true and correct, create obligations of the Parties, and are incorporated as part of this Reimbursement Agreement for all purposes.
2. The City intends to levy Assessments to finance the cost of the Authorized Improvements and to reimburse the Developer for the costs of such Authorized Improvements incurred by Developer prior to the levy and/or to pay directly the costs of the Authorized Improvements.
3. Strictly subject to the terms, conditions, and requirements and solely from the revenues as herein provided and in accordance with the SAP, the City agrees to pay the Developer and the Developer shall be entitled to receive from the City, the amount equal to the actual costs of the Authorized Improvements paid by the Developer as set forth in the SAP, in accordance with the terms of this Reimbursement Agreement, in a principal amount not to exceed the amount hereafter set forth in the SAP (the “Reimbursement Obligation”), plus interest accrued, as provided in Section 2(a) below. The City hereby covenants to create, concurrently with the execution of this Reimbursement Agreement, a separate fund to be designated the “Reimbursement Fund” containing accounts therein for each Improvement Area of development. The Reimbursement Obligation is payable from Assessment Revenue to be deposited in the Reimbursement Fund as described below and in accordance with the Development Agreement and the SAP:
 - a. The Reimbursement Obligation is payable solely from: (i) Assessment Revenue received and collected by the City from Assessments deposited an account within the Reimbursement Fund after the payment of debt service on Future Bonds (ii) the net proceeds (after funding reserve funds, payment of costs of issuance, including the costs paid or incurred by the City and City Administrative Expenses) of one or more series of Future Bonds issued by the City to fund all or a portion of the Reimbursement Obligation in accordance with the terms of the Development Agreement and the SAP and secured by the Assessment Revenue; or (iii) a combination of items (i) and (ii) immediately above. The Assessment Revenue shall be received, collected and deposited into the applicable account of the Reimbursement Fund subject to the following limitations:

- i. Calculation of the Assessments and the first Annual Installment for a Lot or Parcel in the District shall begin as shall be provided in the SAP.
 - ii. Assessments collected for the Reimbursement Obligation listed above shall accrue simple interest annually at the rate set forth in the SAP, such rate to be in compliance with Subsections 372.023(e)(1) and (e)(2) of the PID Act. Such interest shall accrue upon levy of the Assessments only for the portion of the Assessment that is not allocated to outstanding Future Bonds. If accrued, interest shall begin and continue on the unpaid principal amount of the Assessments as set forth in the SAP until the earlier of (i) the expiration of the term set forth in the SAP, or (ii) the issuance of Future Bonds to fund a portion of the Reimbursement Obligation, as reduced by annual payments made pursuant to (iv) below.
 - iii. Assessment Revenue dedicated to the payment of all or a portion of the Reimbursement Obligation and interest thereon, shall be deposited into the Reimbursement Fund after the payment of debt service on the outstanding Future Bonds.
 - iv. The Developer shall receive the Unpaid Balance in annual installments as set forth in the SAP and in Section 4 below from the applicable account of the Reimbursement Fund, for the time period set forth in the SAP or until Future Bonds are issued to fund such Reimbursement Obligation, and as allowed under Section 2(a) above.
4. The Reimbursement Obligation, as set forth in the SAP, plus the interest as described above, if accruing, are collectively, the “Unpaid Balance.” The Unpaid Balance is secured by and payable solely from Assessment Revenue received and collected for such purpose and deposited into the Reimbursement Fund subject to Section 4(a)(iii), and Section 6 herein. No other City funds, revenue, taxes, or income of any kind shall be used to pay the Unpaid Balance, even if the Unpaid Balance is not paid in full by the term of this Agreement, as set forth herein. Payment of Assessment Revenue from the applicable account of the Reimbursement Fund after the payment of debt service on outstanding Future Bonds, shall be made annually to the Developer subject to the term of this Reimbursement Agreement as set forth in Section 22. The outstanding Unpaid Balance and the Reimbursement Obligation shall be reduced by the amount of each annual payment to the Developer from the applicable account of the Reimbursement Fund.
5. This Reimbursement Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than Assessment Revenue received, collected and deposited into the Reimbursement Fund. The City covenants that it will comply with the provisions of this Reimbursement Agreement, the Development Agreement, and the

PID Act, including provisions relating to the administration of the District and the enforcement and collection of assessments, and all other covenants provided therein. Notwithstanding its collection efforts, if the City fails to receive all or any part of the Assessment Revenue or does not receive an amount in excess of the annual debt service due on the outstanding Future Bonds, and, as a result, is unable to make transfers from the Reimbursement Fund for payments to the Developer as required under this Reimbursement Agreement, such failure and inability shall not constitute a Failure or Event of Default (both defined below) by the City under this Reimbursement Agreement.

6. Future Bonds may be issued to fund the cost of Authorized Improvements as set forth in the SAP. If Assessments are levied concurrently with the issuance of Future Bonds, such Future Bond proceeds shall reimburse or pay directly the costs of the Authorized Improvements, as set forth in an indenture. If Future Bonds are issued to fund all or a portion of the Reimbursement Obligation after the levy of the Assessments, the net proceeds of such Future Bonds shall be used to pay the outstanding Reimbursement Obligation, as reduced by payments made pursuant to Section 4 herein, due to the Developer under this Reimbursement Agreement for the costs of the Authorized Improvements as set forth in the SAP. However, no Future Bonds shall be issued unless the funds necessary to complete the Authorized Improvements are deposited with the net proceeds of the applicable series of Future Bonds on the closing date of such Future Bonds, or alternately, the Developer has expended funds (verified by the City) for construction of the Authorized Improvements to be financed with the Future Bonds in an amount that is greater than the deposit that would have otherwise been required at the time such Future Bonds are issued. This Reimbursement Agreement shall terminate on the earlier of (i) the issuance of Future Bonds to fund the Reimbursement Obligation as reduced by payments made pursuant to Section 4 herein, (ii) the date that collection of the final Annual Installment as set forth in the SAP has occurred and such amounts have been disbursed pursuant to the SAP and this Reimbursement Agreement, or (iii) termination of this Agreement pursuant to an Event of Default or termination event herein or under the Development Agreement. Notwithstanding the foregoing, the Developer shall only be entitled to repayment of the costs of the Authorized Improvements in the amounts set forth in the SAP. The Developer represents and warrants that it will not request payment with respect to any Authorized Improvement that is not part of the Authorized Improvements identified in the SAP and it will follow all procedures set forth in the Development Agreement with respect to certification for payments, including for payments of the Unpaid Balance from the Reimbursement Fund.
7. The Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest in the revenue streams identified in this Reimbursement Agreement including, but not limited to, any right, title, or interest of the

Developer in and to payment of the Unpaid Balance (any of the foregoing, a “Transfer,” and the person or entity to whom the Transfer is made, a “Transferee”). Notwithstanding the foregoing, however, no Transfer shall be effective until five (5) days after Developer’s written notice of the Transfer is received by the City, including for each Transferee the information required by Section 25 below. The City may rely on any notice of a Transfer received from the Developer without obligation to investigate or confirm the validity or occurrence of such Transfer. No conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made by the Developer or any successor or assignee of the Developer that results in the City being an “obligated person” within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission. The Developer waives all rights or claims against the City for any such funds provided to a third party as a result of a Transfer for which the City has received notice. The City shall not be required to make payments pursuant to this Reimbursement Agreement to more than two parties, nor shall it be required to execute any consent or make any representations or covenants relating to such assignment.

8. The obligations of the City under this Reimbursement Agreement are non-recourse and payable only from the Reimbursement Fund and such obligations do not create a debt or other obligation payable from any other City revenues, taxes, income, or property. None of the City or any of its elected or appointed officials or any of its officers or employees shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Reimbursement Agreement or their acts or omissions under this Reimbursement Agreement.
9. Nothing in this Reimbursement Agreement is intended to constitute a waiver by the City of any remedy the City may otherwise have outside this Reimbursement Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction or installation of the Authorized Improvements. The obligations of Developer hereunder shall be those as a Party hereto and not solely as an owner of property in the District. Nothing herein shall be constructed, nor is intended, to affect the City’s or Developer’s rights and duties to perform their respective obligations under other agreements, regulations and ordinances.
10. This Reimbursement Agreement is being executed and delivered, and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply to the terms hereof, the substantive laws of the State of Texas shall govern the validity, construction, enforcement, and interpretation of this Reimbursement Agreement. In the event of a dispute involving this Reimbursement Agreement, exclusive venue for such dispute shall lie in any court of competent jurisdiction in Kaufman County, Texas.
11. Any notice required or contemplated by this Reimbursement Agreement shall be signed by or on behalf of the Party giving the Notice, and shall be deemed effective as follows: (i)

when delivered by a national company such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person was the named addressee; or (ii) 72 hours after the notice was deposited with the United States Postal Service, Certified Mail, Return Receipt Requested. Any Party may change its address by delivering written notice of such change in accordance with this section. All Notices given pursuant to this Section shall be addressed as follows:

To the City: City Manager
 209 S. Washington
 Kaufman, TX 75142

With a copy to: Attn: City Attorney
 Patricia Adams
 Messer Fort, PLLC
 6371 Preston Road Suite 200
 Frisco Texas 75034

To the Developer: Mahendra Kendepu
 Freeman Farm, a Series of EIS Development II, LLC a Texas
 limited liability company
 6350 N I-35E, Service Road, Waxahachie, TX 75165

With a copy to: Robert Miklos
 Ferguson Braswell Fraser Kubasta, PC
 2500 Dallas Parkway, Suite 600
 Plano Texas 75093

12. Notwithstanding anything herein to the contrary, nothing herein shall otherwise authorize or permit the use by the City of the Assessments contrary to the provisions of the PID Act.

13. Remedies:

- a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a "Failure") and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute an "Event of Default." Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party and all Transferees of the non-performing Party in writing specifying in reasonable detail the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least 30 days from receipt of the notice within which to cure the Failure; however, if the Failure cannot reasonably be cured within 30 days and the non-performing Party has diligently pursued a cure within such 30-day period and has provided written notice to the other Party that additional time is

needed, then the cure period shall be extended for an additional 30 day period so long as the non-performing Party cures such default within 90 days. Any Transferee shall have the same rights as the Developer to enforce the obligations of the City under this Reimbursement Agreement and shall also have the right, but not the obligation, to cure any alleged Failure by the Developer within the same time periods that are provided to the Developer. The election by a Transferee to cure a Failure by the Developer shall constitute a cure by the Developer.

b. Notwithstanding the foregoing, the following are Events of Default under this Agreement:

- i. The Developer shall fail to pay to the City any monetary sum hereby required of it as and when the same shall become due and payable and shall not cure such default within thirty (30) days after the later of the date on which written notice thereof is given by the City to the Developer, as provided in this Agreement.
 - ii. The Developer shall fail to comply in any material respect with any term, provision or covenant of this Reimbursement Agreement (other than the payment of money to the City), and shall not cure such failure within ninety (90) days after written notice thereof is given by the City to the Developer;
 - iii. The filing by Developer of a voluntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtors, rights;
 - iv. The consent by Developer to an involuntary proceeding under present or future bankruptcy, insolvency, or other laws respecting debtor's rights;
 - v. The entering of an order for relief against Developer or the appointment of a receiver, trustee, or custodian for all or a substantial part of the property or assets of Developer in any involuntary proceeding, and the continuation of such order, judgment or degree unstayed for any period of ninety (90) consecutive days; OR
 - vi. The failure by Developer or any Affiliate to pay impositions, and Assessments on property owned by the Developer and/or any Affiliates within the District, if such failure is not cured within thirty (30) days.
 - vii. A Developer event of default under the Development Agreement.
 - viii. The Developer shall breach any material covenant or default in the performance of any material obligation hereunder.
- c. If the City is in Default, the Developer's sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; or (2) seek specific enforcement of this Reimbursement Agreement

- d. If the Developer is in Default, the City may pursue any legal or equitable remedy or remedies, including, without limitation, actual damages, and termination of this Agreement. The City shall not terminate this Reimbursement Agreement unless it delivers to the Developer a second notice expressly providing that the City will terminate within thirty (30) additional days. Termination or non-termination of this Reimbursement Agreement upon a Developer Event of Default shall not prevent the City from suing the Developer for specific performance, actual damages, excluding punitive, special and consequential damages, injunctive relief or other available remedies with respect to obligations that expressly survive termination. In the event the Developer fails to pay any of the expenses or amounts or perform any obligation specified in this Reimbursement Agreement, then to the extent such failure constitutes an Event of Default hereunder, the City may, but shall not be obligated to do so, pay any such amount or perform any such obligations and the amount so paid and the reasonable out of pocket costs incurred by the City in said performance shall be due and payable by the Developer to the City within thirty (30) days after the Developer's receipt of an itemized list of such costs.
 - e. No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law or in equity.
 - f. The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.
14. The Developer shall assume the defense of, and indemnify and hold harmless the City's inspector, the City employees, officials, officers, representative and agents of the City and each of them (each an "Indemnified Party") from and against, all actions, damages, claims, losses or expense of every type and description to which they may be subject or put, by reason of, or resulting from the breach of any provisions of this Reimbursement Agreement by the Developer, the Developer's nonpayment under contracts between the Developer and its consultants, engineers, advisors, contractors, subcontractors and suppliers in the provision of the Authorized Improvements constructed by Developer, or any claims by persons employed by the Developer relating to the construction of such projects. Notwithstanding the foregoing, no indemnification is given hereunder for any action, damage, claim, loss or expense directly attributable to the willful misconduct or gross negligence of any Indemnified Party. The City does not waive its defenses and immunities, whether governmental, sovereign, official or otherwise and nothing in this Reimbursement Agreement is intended to or shall confer any right or interest in any person not a party hereto.

15. To the extent there is a conflict between this Reimbursement Agreement and an indenture securing the Future Bonds issued to fund the Reimbursement Obligation or the SAP, the indenture securing such Future Bonds or the SAP shall control as the provisions relate to the Assessments.
16. The failure by a Party to insist upon the strict performance of any provision of this Reimbursement Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Reimbursement Agreement.
17. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Developer to enforce its remedies under this Reimbursement Agreement.
18. Nothing in this Reimbursement Agreement, express or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer and its assigns any rights, remedies, or claims under or by reason of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Developer.
19. The City represents and warrants that this Reimbursement Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Reimbursement Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Reimbursement Agreement has been approved by appropriate action of the Developer, and that the individual executing this Reimbursement Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Reimbursement Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.
20. This Reimbursement Agreement represents the entire agreement of the Parties and no other agreement, statement or promise made by any Party or any employee, officer or agent of any Party with respect to any matters covered hereby that is not in writing and signed by all the Parties to this Agreement shall be binding. This Reimbursement Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Reimbursement Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Reimbursement Agreement; and (b) the remainder of this Reimbursement Agreement

shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

21. This Reimbursement Agreement may be executed in any number of counterparts, each of which shall be deemed an original.
22. The term of this Reimbursement Agreement is the earlier of (i) the expiration of the Assessments as set forth in the SAP, (ii) until the Unpaid Balance is paid in full in accordance herewith, (iii) the issuance of one or more series of Future Bonds to fund, Reimbursement Obligation, as reduced by payments made pursuant to Section 4 herein, or (iv) termination pursuant to an Event of Default under this Agreement or under the Development Agreement, whichever occurs first. If a series of Future Bonds does not fully fund the Reimbursement Obligation as set forth in the SAP, the remaining amount of the Reimbursement Obligation remains outstanding and subject to annual payments and/or an additional series of Future Bonds. If the Developer defaults under this Reimbursement Agreement or the Development Agreement, the Development Agreement shall not terminate with respect to the costs of the Authorized Improvements that have been previously been approved by the City pursuant to a Certification for Payment (as defined in the Development Agreement) prior to the date of default.
23. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Reimbursement Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to Force Majeure, to perform its obligations under this Reimbursement Agreement, then the obligations affected by the Force Majeure shall be temporarily suspended. Within fifteen (15) business days after the occurrence of a Force Majeure, the Party claiming the right to temporarily suspend its performance, shall give Notice to all the Parties, including a detailed explanation of the Force Majeure and a description of the action that will be taken to remedy the Force Majeure and resume full performance at the earliest possible time. For purposes of this Reimbursement Agreement, "Force Majeure" means any act that (i) materially and adversely affects the affected Party's ability to perform the relevant obligations under this Reimbursement Agreement or delays such affected Party's ability to do so, (ii) is beyond the reasonable control of the affected Party, (iii) is not due to the affected Party's fault or negligence and (iv) could not be avoided, by the Party who suffers it, by the exercise of commercially reasonable efforts. "Force Majeure" shall include: (a) natural phenomena, such as storms, floods, lightning and earthquakes; (b) wars, civil disturbances, revolts, insurrections, terrorism, sabotage and threats of sabotage or terrorism; (c) transportation disasters, whether by ocean, rail, land or air; (d) strikes or other labor disputes that are not due to the breach of any labor agreement by the affected Party; (e) fires; (f) epidemics or pandemics that result in a governmental action that stops or delays construction or halts, impedes or delays the operations of the City; and (g) actions or omissions of a governmental authority (including the actions of the City in its capacity as

a governmental authority) that were not caused by, voluntarily induced or promoted by the affected Party (including the submission of incomplete or erroneous information to the City), or brought about by the breach of its obligations under this Reimbursement Agreement or any applicable law or failure to comply with City regulations; provided, however, that under no circumstances shall Force Majeure include any of the following events: (u) changes in market condition; (v) any strike or labor dispute involving the employees of the Developer or any affiliate of the Developer, other than industry or nationwide strikes or labor disputes; or (w) the occurrence of any manpower, material or equipment shortages.

24. Any amounts or remedies due pursuant to this Reimbursement Agreement are not subject to acceleration.
25. Notice of Assignment. Notwithstanding anything to the contrary in this Agreement, the following requirements shall apply in the event that the Developer effectuates a Transfer of its rights to the Unpaid Balance pursuant to Section 7 herein to a Transferee:
 - i. within 30 days after the effective date of any such Transfer, the Developer must provide written notice of same to the City;
 - ii. the notice must describe the extent to which any rights or benefits under this Agreement have been Transferred;
 - iii. the notice must state the name, mailing address, and telephone contact information of the Transferee;
 - iv. the notice must be signed by a duly authorized person representing the Developer
26. Statutory Verifications. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Reimbursement Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Reimbursement Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Reimbursement Agreement, notwithstanding anything in this Reimbursement Agreement to the contrary.

Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has

affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Reimbursement Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Reimbursement Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Reimbursement Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

27. Form 1295. The Developer will provide a completed and notarized Form 1295 generated by the Texas Ethics Commission's electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the Texas Ethics Commission (a "Form 1295"), in connection with entry into this Agreement. Upon receipt of the Developer's Form 1295, the City agrees to acknowledge the Developer's Form 1295 through its electronic filing application. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, the City is not responsible for the information contained in the Developer's Form 1295 and the City has not verified such information.
28. The Developer agrees to either (i) file a Texas Ethics Commission Disclosure of Interested Parties form to the City or (ii) represent in writing that it is exempt from filing of such form, no later than the date upon which the City Council approves this Reimbursement Agreement.
29. Choice of Law. This Agreement shall be governed by the laws of the State of Texas.
30. Out of State Issuer. This Agreement may not be assigned to an out-of-state issuer of debt and the City shall not participate in any third-party financing relating to the Assessment Revenues received by the Developer pursuant to this Agreement.

31. Standing Letter. If requested by the Texas Attorney General, the Developer will file a standing letter addressing the representations made in Section 26 of this Agreement in a form acceptable to the Texas Attorney General.

[SIGNATURE PAGES TO FOLLOW]

Executed by Developer and City to be effective on the Effective Date.

ATTEST:

CITY OF KAUFMAN

Jessie Hanks, City Secretary

Jeff Jordan, Mayor

Freeman Farm, a Series of EIS
Development II, LLC a Texas limited
liability company

By: _____

Name: _____

Its: Manager



Meeting
Date: 8/26/2024

Date: 08/09/2024

Item #: 20.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the first amendment to the First Amended and Restated Development Agreement between Kaufman One WW, LLC and the City of Kaufman, Texas for the Highland Meadows development, assigning the First Amended and Restated Highland Meadows Development Agreement from Kaufman One WW, LLC to Meritage Homes of Texas, LLC; and authorizing the Mayor or designee to execute necessary documents.

BACKGROUND:

In July 2022, a Development Agreement (DA) was approved between the City and the developer for Highland Meadows, comprising 106.417 acres located on the south side of State Highway 243 at Ola Road. This development agreement was amended in January 2023. In March 2023, the property was annexed and zoned PD-23 to provide for a single-family residential development with open space and future fire station site, consistent with the DA. In August 2023, a preliminary plat was approved, which provided for 435 residential lots, 1 fire station lot, and 21 open space lots. In December 2023, the final plat for Phase 1 (224 residential lots, 1 fire station lots, and 12 open space lots) was approved. The vast majority of the off-site utility work ("the Northeast Utilities project") has been completed. Meanwhile, the developer has begun earthwork on the subject property pursuant to an approved grading permit by the City, while the final plat for Phase 1 has been recorded. In June 2024, the property was transferred from Kaufman One WW, LLC to Meritage Homes of Texas, LLC. The provisions of the DA require amending it in order to authorize the assignment of the DA from one entity to another.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the first amendment to the First Amended and Restated Highland Meadows Development Agreement between Kaufman One WW, LLC and the City of Kaufman, Texas, assigning the First Amended and Restated Highland Meadows Development Agreement from Kaufman One WW, LLC to Meritage Homes of Texas, LLC.

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

**FIRST AMENDMENT TO
FIRST AMENDED AND RESTATED
HIGHLAND MEADOWS DEVELOPMENT AGREEMENT**

This First Amendment to the First Amended and Restated Development Agreement (this “Amendment”) is made and entered into as of _____, 2024 (the “Effective Date”) by and among the **City of Kaufman, Texas**, (the “City”), and **Meritage Homes of Texas, LLC**, an Arizona limited liability company, (the “Developer”). Capitalized terms in the Amendment not defined herein are defined in that certain First Amended and Restated Highland Meadows Development Agreement, recorded in the Kaufman County Property Records as Document Number 2023-0007923, (the “Agreement”).

ARTICLE I

RECITALS

WHEREAS, the City is a home-rule municipality of the State of Texas located within Kaufman County (the “County”); and

WHEREAS, the Developer and the City are individually referred to as a “Party” and collectively as “Parties”; and

WHEREAS, Williamsburg Construction Services, Inc., a Texas corporation (“Williamsburg”) and the City entered into Highland Meadows Development Agreement on July 14, 2022, and since that date, Kaufman One WW, LLC, a Texas limited liability company (a related entity to Williamsburg) became the owner of the Property and a successor in interest to Williamsburg, and the Parties agreed to the assignment of the Agreement to Kaufman One WW, LLC, recorded on March 23, 2023; and

WHEREAS, since the assignment of the Agreement to Kaufman One WW, LLC recorded on March 23, 2023, Meritage Homes of Texas, LLC., an Arizona limited liability company, has become the owner of the Property and a successor in interest to Kaufman One WW, LLC, and the
First Amendment to First Amended and Restated Highland Meadows Development Agreement

Parties agree to the assignment of this Agreement to Meritage Homes of Texas, LLC.; and

WHEREAS, the Parties have determined it necessary to amend certain terms of the Development Agreement as set forth in First Amendment to the First Amended and Restated Highland Meadows Development Agreement; and

WHEREAS, Developer is the owner of approximately 105.939 acres of real property described by metes and bounds on **Exhibit A** and depicted on **Exhibit B** in the First Amended and Restated Highland Meadows Development Agreement; and

WHEREAS, Developer has been assigned the full rights and obligations of the Agreement from the original developer in accordance with an assignment approved by the City and dated _____, 2024; and

WHEREAS, the Agreement provides in Section 18.3 that an Assignee approved or authorized in accordance with this Agreement and for which Notice of assignment had been provided in accordance with Section 18.5 of that certain Agreement shall be considered a Party for the purposes of the Agreement; and

WHEREAS, the Parties desire to modify and amend the Agreement on the terms and conditions hereinafter set forth; and

WHEREAS, the Agreement provides in Section 19.6 that the Agreement may be modified, amended, or otherwise varied if in writing signed by the Parties, expressly amending the terms of the Agreement.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained in this Agreement, and other good and valuable consideration, the City and Developer agree to amend the Agreement as follows:

1. Article II, Definitions

Developer means Kaufman One WW, LLC a Texas limited partnership, Meritage Homes of Texas, LLC, an Arizona limited liability company, and its successors and assigns, responsible for developing the Property in accordance with this Agreement.

2. Section 20.2 Notices

To the Developer:

Attn: Highland Meadows

Kaufman One WW, LLC

P.O. Box 703397

Dallas, Dallas County, Texas 75370

Bill Wait

Meritage Homes of Texas, LLC

8840 Cypress Waters Blvd, Suite 100

Coppell, Texas 75019

Attention: Frank Su

[signatures on following pages]

EXECUTED by the City and Developer on the respective dates stated below.

Date: _____

CITY:

CITY OF KAUFMAN

Attest:

By: _____
_____, City Secretary

By: _____
Jeff Jordan, Mayor

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this ____ day of _____, 2024, by Jeff Jordan, Mayor of the City of Kaufman, Texas, on behalf of said City.

(SEAL)

Notary Public, State of Texas

Named printed or typed

Commission Expires: _____

First Amendment to First Amended and Restated Highland Meadows Development Agreement

4

DEVELOPER:

Meritage Homes of Texas, LLC
An Arizona limited liability company

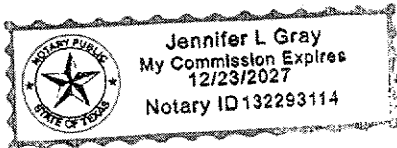
By: [Signature]
Name: Frank Su
Title: Vice President of Land Acquisition

THE STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on this 24th day of June, 2024, by Frank Su, as the Vice President of Land Acquisition of Meritage Homes of Texas, LLC, an Arizona limited liability company, on behalf of said company.

(SEAL)

[Signature]
Notary Public, State of Texas



Jennifer L. Gray
Named printed or typed

Commission Expires: 12-23-27

First Amendment to First Amended and Restated Highland Meadows Development Agreement



Meeting
Date: 8/26/2024

Date: 08/13/2024

Item #: 21.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action to authorize the expenditure of an amount not to exceed \$3,750.00 in matching grant funds for a mural application by Alexandra Kelly for the property located at 110 E. Grove St. (Property ID 28478), and authorizing the City Manager to execute necessary documents.

BACKGROUND:

Per the City's mural policy, the Downtown Development Advisory Board met and approved the appropriateness of the design of a mural to be placed on a downtown building located in the breezeway alley between Maples Hall and the Mercantile Building.

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of matching grant funds in the amount of \$3,750 to commission a mural located at 110 E. Grove St.

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

Kaufman Mural Breezeway-Alley on Grove Street - Between Maples Building and The Mercantile On Grove

Vendor		Scope			
Uptown Window Cleaning	\$200.00	Power Washing - Wall Prep			
Maripohl Professional Services	\$7,500.00	Mari Pohlman - Artist - renderings, concept			
Total	\$7,700.00				

Vendor	
Uptown Window Cleaning	
Maripohl Professional Services	
Total	

Dear Kaufman Mural Committee,

Thank you for your engagement, enthusiasm and support for the commissioning of an artistic mural in our downtown area, created by the renowned artist Mari Pohlman.

ADK Designs the proud owner of two buildings on the Square in Kaufman, Texas is sponsoring a proposed mural to enhance the community's cultural and aesthetic appeal. This initiative reflects our commitment to supporting local art and fostering a vibrant, engaging public space. By backing the mural project, we aim to celebrate Kaufman's heritage and inspire creativity among its residents.

We believe such a mural would bring significant benefits to our community, and are excited to share some of these with you.

First and foremost, public art enriches the cultural fabric of a city. Mari Pohlman's murals are known for their vibrant colors and thought-provoking themes, which often reflect the unique characteristics of the communities in which they are located. Her work has the potential to capture the essence of Kaufman, celebrating our landscape, diversity, and aspirations. This visual representation of our town's landscape can foster a deeper sense of pride and belonging among residents.

Moreover, an artistic mural can serve as a powerful tool for economic revitalization. Studies have shown that public art can attract tourists and encourage local spending. A mural by Mari would likely draw visitors from neighboring towns and beyond, eager to experience her acclaimed artistry. Increased foot traffic in our downtown area can stimulate local businesses, creating a more vibrant and economically prosperous community.

Additionally, the presence of a mural will enhance the aesthetic appeal of our public spaces. Mari's distinctive style can transform an ordinary wall into a landmark, making downtown Kaufman more attractive and inviting.

This aesthetic enhancement will also improve the overall perception of our town, encouraging further investments in public and private spaces. Public art projects also provide educational opportunities. The process of creating the mural can involve viewings by local schools and community groups, offering workshops and discussions about art, creativity, and community engagement. This interaction can inspire young people and cultivate a greater appreciation for the arts within our town.

Finally, a mural will serve as a lasting legacy for future generations. Mari Pohlman's art is known for its timeless quality, and a mural in downtown Kaufman would stand as a testament to our community's commitment to culture, beauty, and public engagement. It will become a cherished landmark that future residents will continue to enjoy and take pride in.

In conclusion, commissioning a mural in downtown Kaufman presents a unique opportunity to enhance our community in numerous ways.

Thank you for your attention to this matter and for your ongoing efforts to improve our beloved town.

Mural Proposed Dimensions:
10 feet high x 19.500feet wide

Materials are as follows:

Materials:

Exterior latex Paint and aerosol paint (both with UV resistance qualities)

Sherwin Williams Anti-Graffiti Coating: Single non-sacrificial siloxane coating. Cures with atmospheric moisture. Chemistry content: Silicon, Anti-Graffiti.

Proposed size/location/content of artist signature/sponsorship area

Location is the breezeway / alley located on Grove Street between the Maples Building and the Mercantile building. On the Mercantile building wall facing West.

The Artist Signature will be a rectangular area in lower right hand corner directly underneath mural. See artistic rendering.

Sponsorship will be discreetly included as part of the art work: "Sponsored by ADK"

Mural Budget

Attached here as a separate document.

About the Artist

Mari Pohlman, the visionary artist behind Marpohl, has significantly transformed the cultural and artistic landscape in Dallas. Mari has been painting professionally for seven years, she holds a bachelors degree in accounting and has experience working on public arts projects with cities like Dallas, Garland, Farmersville and others.

Her vibrant and thought-provoking murals have not only beautified the city's urban environment but have also created a magnetic draw for art enthusiasts, social media influencers, and tourists. Each of her works is a unique blend of color, emotion, and storytelling, turning ordinary walls into extraordinary canvases that capture the imagination.

Pohlman's growing popularity has turned her murals into sought-after photo opportunities. Her art has become a staple in the itineraries of those visiting Dallas, with people traveling specifically to capture moments in front of her iconic pieces. The ripple effect of Mari's influence extends beyond Dallas to Kaufman, Texas. As Mari expands her artistic footprint, Kaufman stands to benefit greatly. This influx of visitors could bolster local businesses, increase foot traffic in our town, and foster a greater appreciation for public art within the community. The town might anticipate a surge in visitors eager to experience her new works, transforming it into an emerging cultural destination. Local businesses will likely see a boost from this increased tourism, and the community as a whole will enjoy enhanced cultural vibrancy and economic growth. Pohlman's presence in Kaufman will not only elevate the town's artistic landscape but also its reputation as a place where art and community thrive together.



Meeting
Date: 8/26/2024

Date: 07/30/2024

Item #: 22.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2026.

BACKGROUND:

Three (3) Kaufman Economic Development Corporation members' terms expire in August 2024. They are Charles Gillenwater, Barry Ratcliffe, and Tommy Henricks. All members have expressed an interest in continuing to serve. Staff has no other applications at the time.

The City Council appoints the KEDC members.

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

- Council will vote on three nominees for two-year terms through August 2026.
- If the nominees do not attain a simple majority of the Council (four votes), they will not serve on the KEDC Board.
- A simple majority of the Council (four votes) will be needed to place another name on the ballot followed by a formal vote.
- Any Council member can make a nomination for consideration.
- If the nominees then receive a simple majority of the votes by the Council (four votes) those individuals will be appointed to serve on the KEDC Board.
- Should the Council not agree on proposed nominees, or if one is not forthcoming, then the Staff should be directed to assist with the determination of acceptable nominees.

The procedures outlined will serve the Council well in its deliberations about those best qualified to serve on the KEDC Board.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends reappointing Charles Gillenwater, Barry Ratcliffe, and Tommy Henricks to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2026.

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

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	In Progress	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
South Pointe	Development Serv		2/3/2021	Ground breaking occurred 10/22	2,3,4
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	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 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	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: August 5, 2024

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: July 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	2,458	2,638	2,488	2,242	2,566		29,200
Days of Service	20	22	20	19	20	20	20	22	22	19	22		226
Avg. Daily Trips	150	147	150	131	122	132	123	120	113	118	117		129
Elderly & Disabled Trips	2,541	2,731	2,495	2,078	2,013	2,160	2,010	2,207	2,121	1,901	2,204		24,461
E&D Percentage	85%	85%	83%	83%	82%	82%	82%	84%	85%	85%	86%		84%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	33	45	38	43	39	48	58	60	61	71	73		569
Forney	767	880	886	685	664	798	711	767	751	655	721		8,285
Kaufman	465	407	355	287	304	391	406	451	408	366	417		4,257
Kemp	12	8	7	17	20	22	14	6	18	14	34		172
Mabank	22	21	13	16	16	19	18	19	15	17	19		195
Scurry	35	35	35	22	7	9	10	19	10	7	19		208
Terrell	1,671	1,830	1,659	1,419	1,398	1,360	1,241	1,316	1,225	1,112	1283		15,514

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	634	641	575	658	749	828	854	955	943	806	1,188		8,831
Days of Service	20	22	20	19	20	20	20	22	22	19	22		226
Avg. Daily Trips	32	29	29	35	37	41	43	43	43	42	54		39
Median Wait Time (mins)	52.42	29.00	23.70	24.59	22.35	18.47	28.31	24.08	39.40	26.93	20.58		28.17

Total Requested Boardings ⓘ 1562 Completed Boardings ⓘ 1188 Avg. Boardings Per Service Hr. ⓘ 1.38 Boarding Cancellations ⓘ 371 Boarding Cancellations (No-Show) ⓘ 52 Cancellation Percentage ⓘ 23.8 % Cancellation Percentage (No Show) ⓘ 3.34 % Total Requests ⓘ 1320

Completed Requests ⓘ 1002 No Drivers Available Requests ⓘ 1 Request Cancellations ⓘ 317 Request Cancellations (No Show) ⓘ 44 Avg. # of Requests per Rider ⓘ 7.82 Avg. Travel Duration ⓘ 13.08 min Avg. Travel Distance ⓘ 3.9 mi Mean Wait Time ⓘ 42.32 min Median Wait Time ⓘ 20.58 min

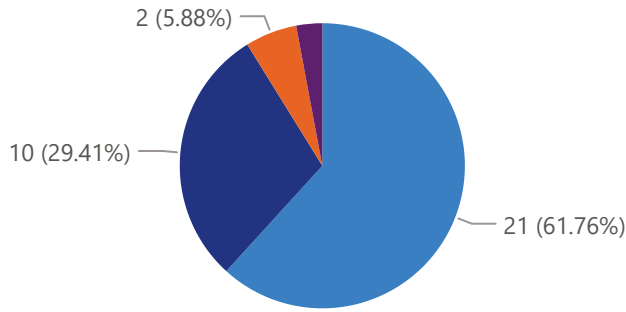
Bookings from Admin Panel ⓘ 56.57 % Bookings from Rider Mobile App ⓘ 43.43 % Bookings from Rider Web ⓘ 0 % Flag Down Bookings ⓘ 0 % Bookings from IVR ⓘ 0 % Avg. # Riders per Request ⓘ 1.19

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	634	641	575	562	571	611	592	606	579	576	647		6,594

City of Kaufman Compliance

911 Response Plan (groups)	Request	Transports	Exceptions	Compliance %	Capture Rate
City of Kaufman P1	25	22	7	72%	88.00%
City of Kaufman P2	70	46	5	93%	65.71%
City of Kaufman P3	29	19		100%	65.52%
Total	124	87	12	90%	70.16%

Non Transports



Cancel Reason

- Cancelled by FD
- AMA Refused Treatment or Transp...
- Cancelled by LE
- Patient Gone on Arrival

Destination

Dropoff Fac	Transports	Cumulative %
Texas Health Kaufman (KAUF)	67	0.79
UT Health - Cedar Creek (GNBC)	1	0.17
Dallas Regional Medical Center (MDR1)	6	0.07
Texas Health Dallas (DPMC)	4	0.05
UT Health - Athens (ATHN)	1	0.03
Baylor Scott & White - Dallas (DBMC)	2	0.03
Methodist Richardson Renner Campus (RMER)	1	0.02
Children's Medical Ctr (DCMC)	2	0.02
Baylor Scott & White - Lake Pointe Rowlett (ROWL)	1	0.01
Total	85	1.00

Fractile Response

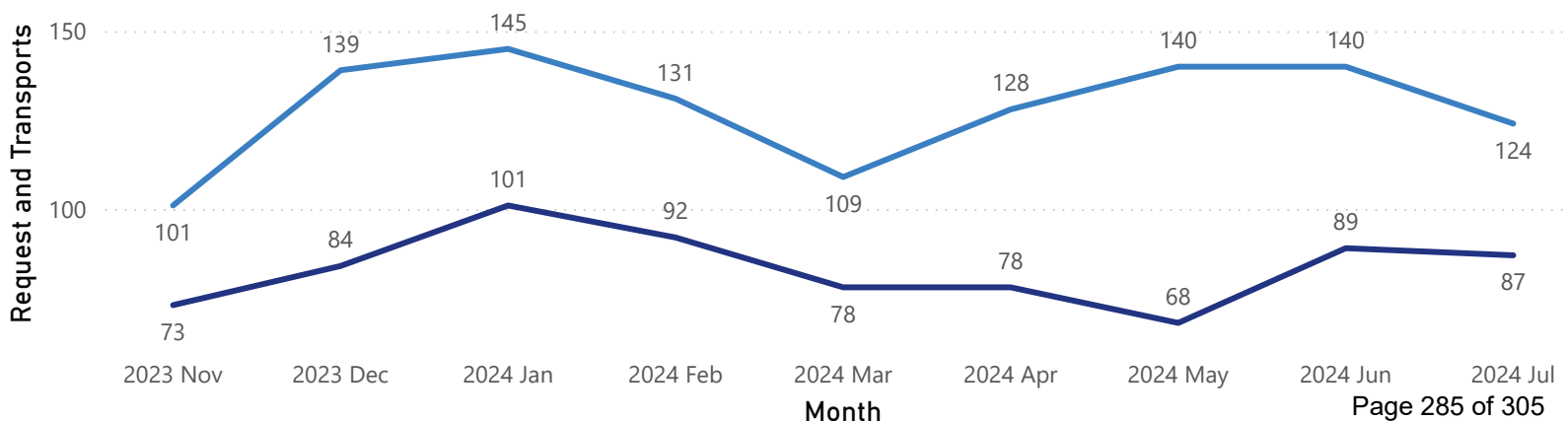
Fractile Response Groups	Request	Cum Response %
0	70	0.56
300	45	0.38
900	3	0.04
600	4	0.03
1200	2	0.02
Total	124	1.00

Average Response Time

00:08:12

Request and Transports by Month

Request Transports



Exceptions

TransferID	Year	Month	Day	Pickup Street	Hill CTY On Time	Pickup City	Pickup State	Pickup Zip
1991828	2024	July	1	220 S Douglas	Late	Covington	TX	76636
1993302	2024	July	1	104 N Post Office Ave W	Late	Mt Calm	TX	76673
1997267	2024	July	3	243 Linda Lee Loop	Late	Whitney	TX	76692
1998992	2024	July	4	601 Hcr 1413 W	Late	Covington	TX	76636
1999261	2024	July	4	TX-22 / FM-3050	Late		TX	
1999924	2024	July	5	719 S Barron St	Late	Covington	TX	76636
2001565	2024	July	5	706 E Main St	Late	Itasca	TX	76055
2003758	2024	July	7	HCR 3155 E / TX-171	Late		TX	
2004179	2024	July	7	1986 Hcr 1414	Late	Grandview	TX	76050
2012644	2024	July	11	771 Fm 1304	Late	Aquilla	TX	76622
2015597	2024	July	12	11363 State Highway 171	Late	Covington	TX	76636-4408
2017908	2024	July	12	790 Hcr 4358	Late	Hillsboro	TX	76645
2018433	2024	July	13	19 Circle Dr	Late	Whitney	TX	76692
2019112	2024	July	13	I-35w / County Road 4251	Late	Itasca	TX	76055
2019262	2024	July	13	2216 State Highway 31	Late	Hubbard	TX	76648
2019578	2024	July	13	I 35 & FM 1304	Late	Abbott	TX	76621
2019622	2024	July	13	I 35 & FM 1304	Late	Abbott	TX	76621
2020293	2024	July	14	500 Hcr 1414	Late	Covington	TX	76636
2022709	2024	July	15	521 Hcr 2316	Late	Hillsboro	TX	76645
2025856	2024	July	16	107 Fox Dr	Late	Whitney	TX	76692
2030728	2024	July	18	103 Private Road 21030	Late	Whitney	TX	76692
2031029	2024	July	18	200 County Road 2130	Late	Whitney	TX	76692-4939
2031789	2024	July	19	10397 TX-171	Late	Covington	TX	76636-4544
2037660	2024	July	22	22097 Misty Hollow Ct	Late	Whitney	TX	76692
2037685	2024	July	22	191 Deer Shadow Cir	Late	Whitney	TX	76692
2039891	2024	July	23	17106 Woodlawn Dr	Late	Whitney	TX	76692
2041638	2024	July	24	117 Private Road 433	Late	Milford	TX	76670
2046431	2024	July	26	111 Canyon Dr	Late	Whitney	TX	76692
2046437	2024	July	26	319 S Rogers St	Late	Covington	TX	76636
2047102	2024	July	26	4773 Fm 933	Late	Whitney	TX	76692
2051427	2024	July	28	I-35 / E County Line E	Late	West	TX	76691
2056697	2024	July	31	606 S Main	Late	Covington	TX	76636

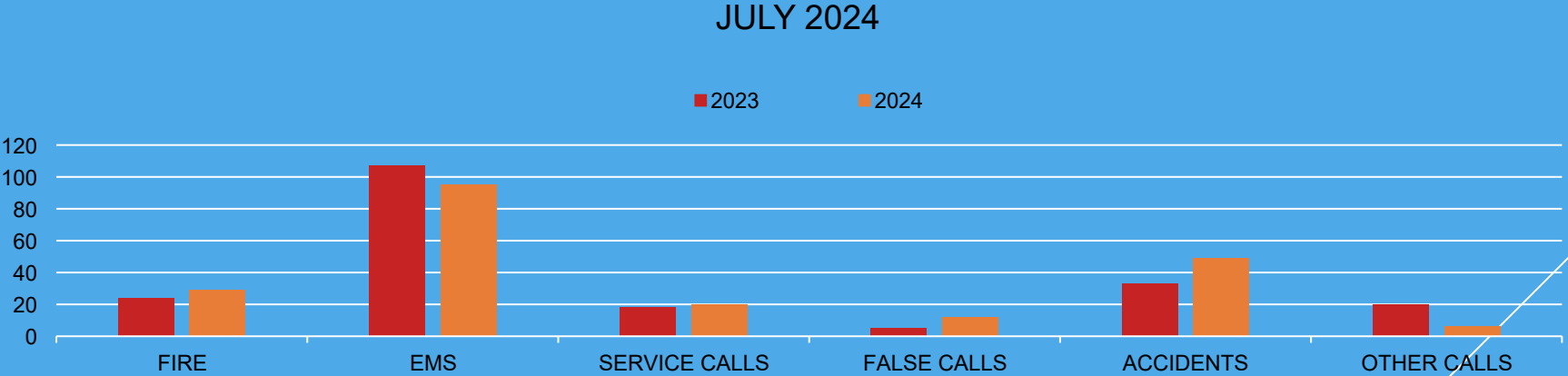


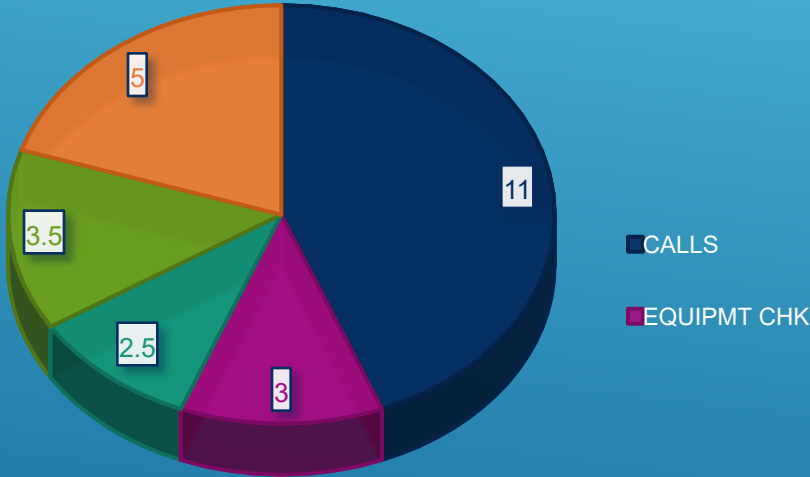
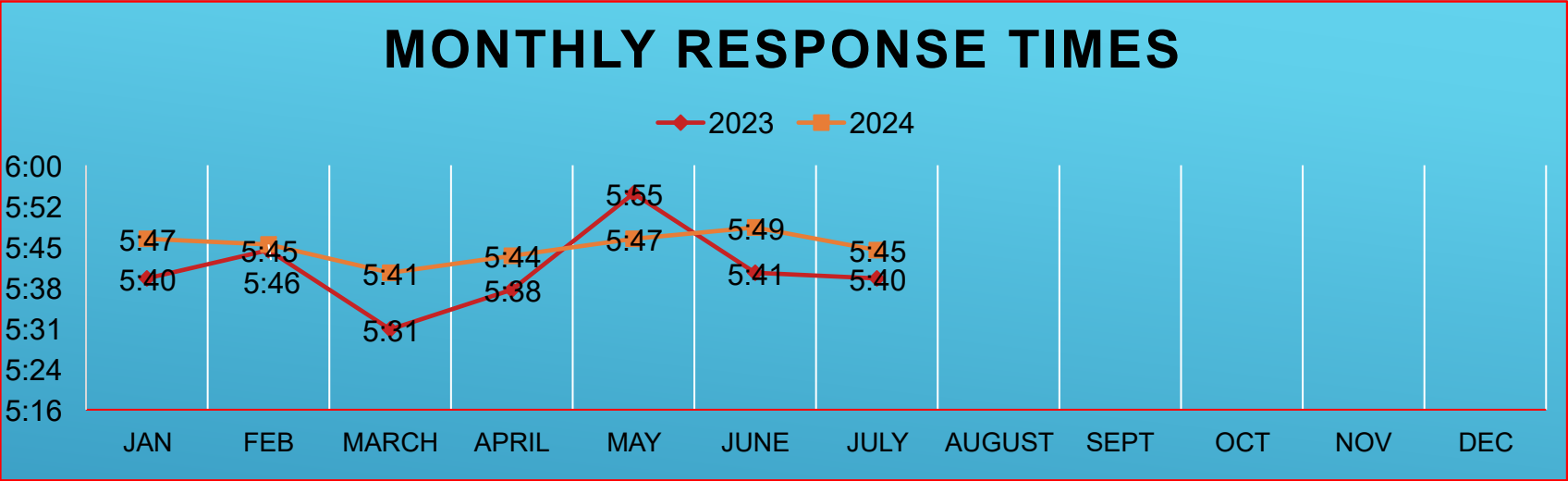
KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT July 2024





	2023 JULY	2024 JULY	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT. 22 TO JULY 23	FISCAL YTD OCT. 23 TO JULY 24	FISCAL YTD INCREASE/ DECREASE %
FIRE CALLS	24	29	21%	157	198	26%
RESCUE & EMERGENCY MEDICAL SERVICES	107	95	-12%	1099	1011	-8%
HAZARDOUS CONDITIONS	17	25	47%	141	217	35%
SERVICE /INSP/ GOOD INTENT CALLS	18	20	11%	164	288	43%
FALSE ALARMS & FALSE CALLS	5	12	140%	82	81	-1%
ACCIDENTS	33	49	48%	333	332	0%
OTHER INCIDENTS	20	6	-70%	70	49	-43%
TOTAL CALLS	206	236	14%	2046	1932	-6%





SHIFT HOURLY UTILIZATION 43 %
NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

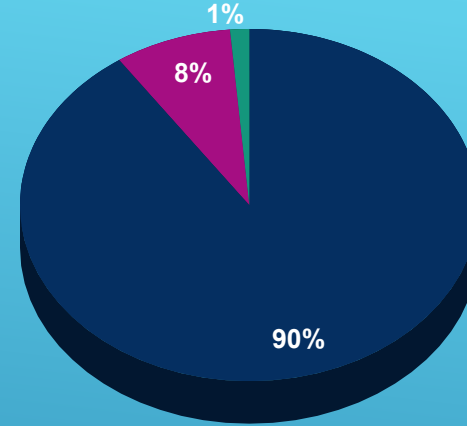
JULY PREVENTION REVIEW

3 DEVELOPMENT PLANS REVIEWED

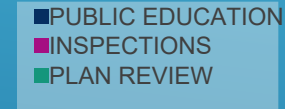
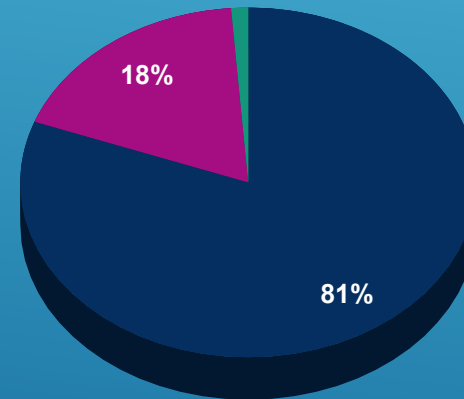
CONDUCTED 45 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 200 KIDS AND
CITIZENS

YEARLY 2023



JULY 2024



KAUFMAN FIRE DEPARTMENT



PERSONNEL CONTINUING EDUCATION

FIRE

PUMP OPERATIONS AND DRIVER TRAINING

EMS

PEDIATRICS MEDICAL ISSUES SCENARIOS INJURIES AND TREATMENT

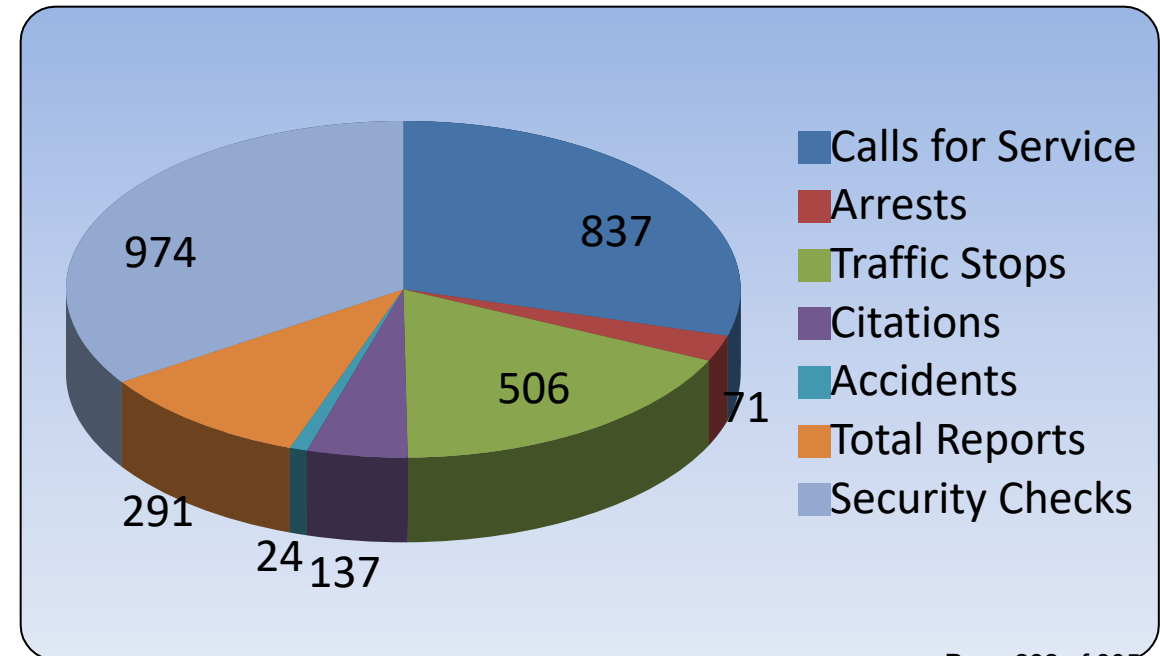
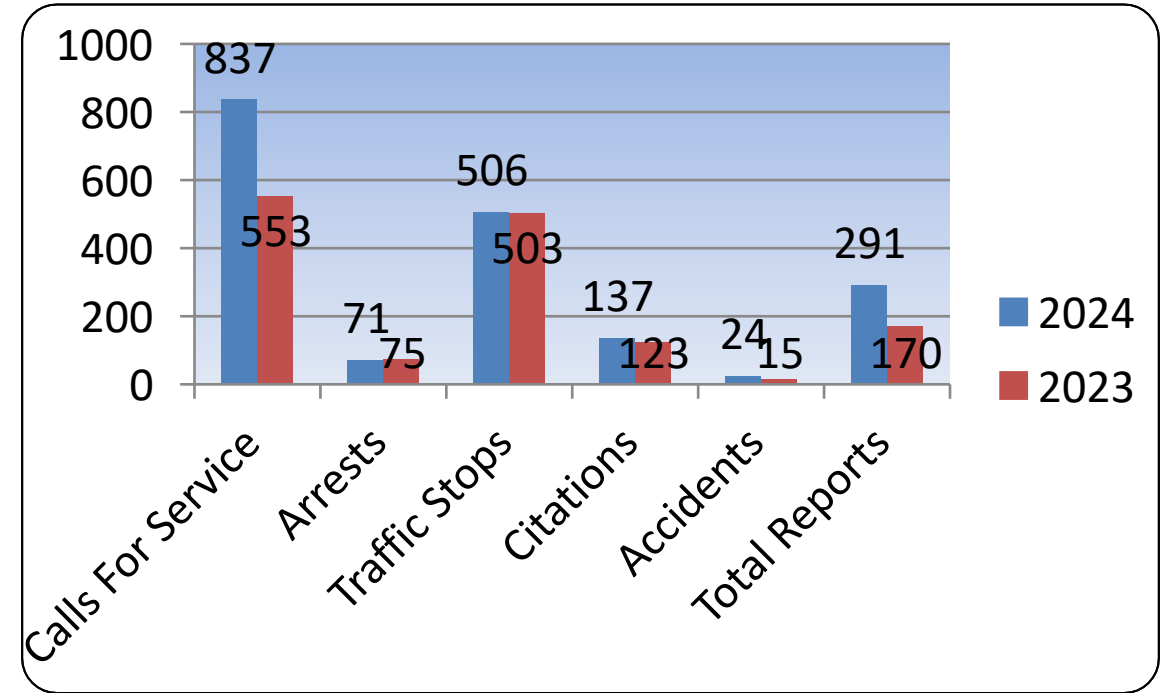


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY JULY 2024

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

- **837** Calls For Service, Including Accidents
- **24** Traffic Accidents
- Completed **974** Homes, Parks, & Business Checks
- Completed **506** Traffic Stops
- Completed **68** Offense Reports
- Completed **223** Incident Reports
- Completed **291** Reports
- Made **71** Arrests
- Average monthly response time to calls is **4:27** minutes.

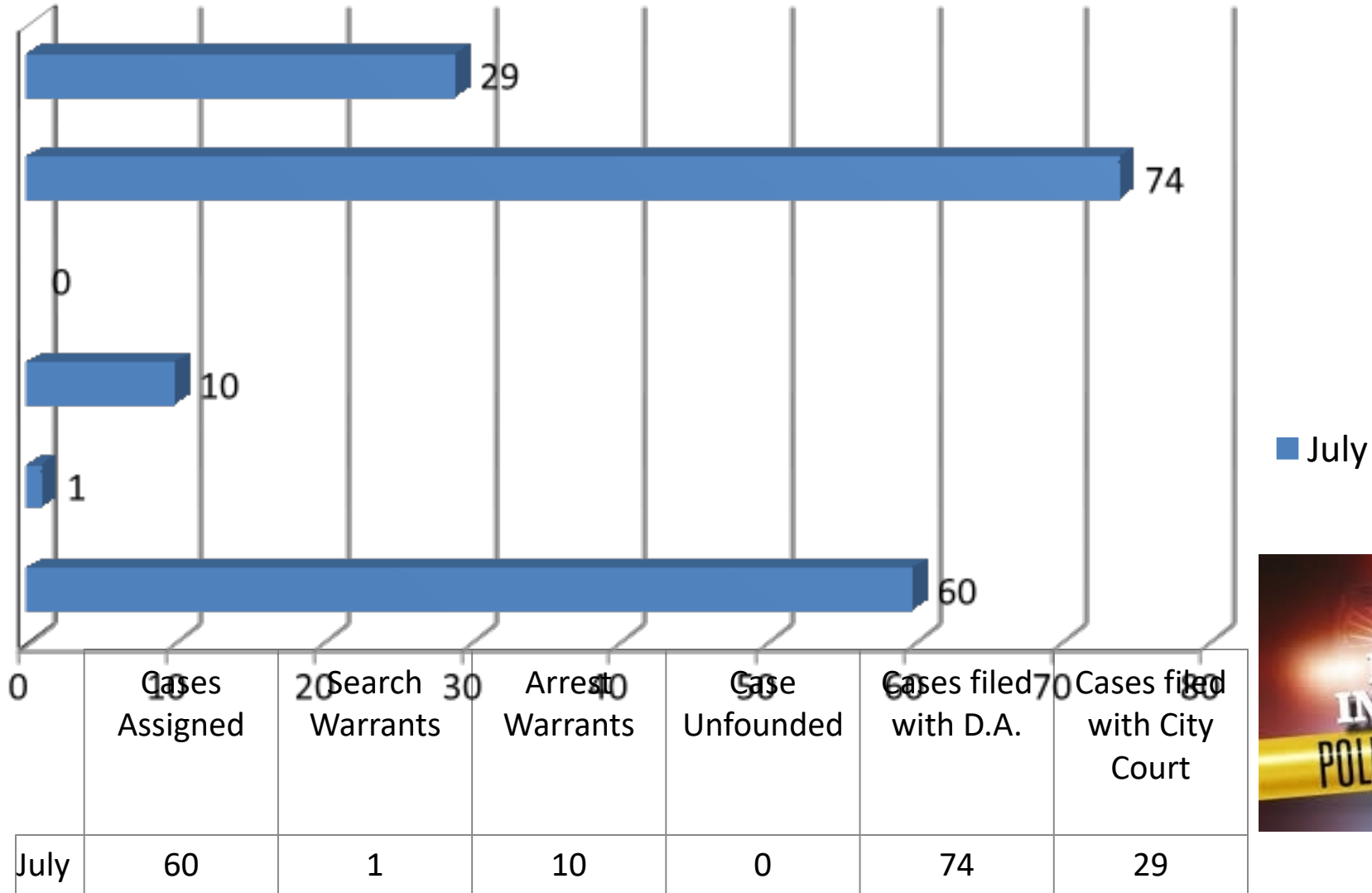


Community Engagement JULY 2024**Social Media Posts 12, Facebook Followers 13K.****Events attended by Kaufman Police Department employees:**

- Chief Edwards attended Lions Club meetings.
- Kaufman Police Department hosted interview boards for new hires.
- Kaufman Police Department hosted Sergeant Interview boards where Sergeant Huddle was promoted.

Training:

- Kaufman Police Department Captain Leftwich, Sergeant Stastny and Sergeant Wagner assisted in ALERRT training for officers.
- Captain Leftwich conducted NAPD driving course for Sgt Rice, Sgt Turner and Ofc Snell.
- Sergeant Rice, Sergeant Huddle and Officer Wall attended CIT Update for their TCOLE licensing.
- Sergeant Bolden attended Basic TCOLE Instructor course.
- Chief Edwards and Gloria attended Southern Software training.
- Chief Edwards attended Juvenile processing training.

Kaufman Criminal Investigations Division
JULY 2024



Year to Date Comparison Report

Printed On: 08/05/2024

Beginning Date: 01/01/2024

Ending Date: 07/31/2024

Page 1 of 3

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	38	34	4.25	32	18.75%
Aggravated Assault	7	7	0.78	3	133.33%
Intimidation	1	0	0.11	0	-
Simple Assault	30	27	3.36	29	3.45%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	7	2	0.78	7	0.00%
Counterfeiting/Forgery, Total	2	1	0.22	12	-83.33%
Destruction/Damage/Vandalism of Property, Total	13	4	1.45	19	-31.58%
Drug/Narcotic Offenses, Total	145	143	16.23	185	-21.62%
Drug Equipment Violations	35	35	3.92	60	-41.67%
Drug/Narcotic Violations	110	108	12.31	125	-12.00%
Embezzlement, Total	0	0	0.00	7	-100.00%
Extortion/Blackmail, Total	0	0	0.00	0	-
Fraud Offenses, Total	10	9	1.12	5	100.00%
False Pretense/Swindle/Confidence Game	3	3	0.34	0	-
Credit Card/Automatic Teller Machine Fraud	2	2	0.22	1	100.00%
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	5	4	0.56	4	25.00%
Gambling Offenses, Total	0	0	0.00	1	-100.00%
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	1	-100.00%
Sports Tampering	0	0	0.00	0	-



Year to Date Comparison Report

Printed On: 08/05/2024

Beginning Date: 01/01/2024

Ending Date: 07/31/2024

Page 2 of 3

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	1	0	0.11	0	-
Murder and Nonnegligent Manslaughter	1	0	0.11	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	66	34	7.39	58	13.79%
Motor Vehicle Theft, Total	8	1	0.90	14	-42.86%
Pornography/Obscene Material, Total	1	1	0.11	1	0.00%
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	0	-
Sex Offenses, Total	3	1	0.34	4	-25.00%
Fondling	0	0	0.00	4	-100.00%
Rape	2	1	0.22	0	-
Sexual Assault with an Object	1	0	0.11	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	0.22	1	100.00%
Weapons Law Violations, Total	12	12	1.34	10	20.00%
Group A Offense, Total	308	244	34.47	356	-13.48%



Year to Date Comparison Report

Printed On: 08/05/2024

Page 3 of 3

Beginning Date: 01/01/2024

Ending Date: 07/31/2024

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Person, Total	42	35	4.70	36	16.67%
Crimes Against Property, Total	108	53	12.09	123	-12.20%
Crimes Against Society, Total	158	156	17.68	197	-19.80%
Officers Killed or Assaulted YTD	0			0	-

JULY 2024, Kaufman Code Compliance Located or Responded To-

- Total Violations – 115
- Cases Opened/First Notice Sent – 45
- Second Notice of Violation Sent – 1
- Cases Sent To Court – 0
- Cases Closed – 52
- Current Active Cases - 57



JULY 2024, Kaufman Animal Services Responded To-

- Calls For Service - 37
- Follow-up Calls - 6
- Warnings Issued – 10
- Citations Issued – 0
- Traps Set – 1

Animals Captured

On Calls – 7
On View – 0

Animals Turned Over

To Owner – 2
To Humane Society – 9

Dead Animals Recovered: - 2

Non-Domestic Animals Captured – 0



Give them a life.



They'll give you
a life of love.



Shelters are filled with healthy, friendly, often even purebred dogs, just waiting for a home, yet half of these dogs are euthanized because no one will adopt them. The ASPCA can help you find the perfect match.



Development Services July Monthly Report
Permits Issued: 7/01/2024-7/31/2024

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project Fees Paid	Project Valuation	Project Square Feet
Certificate of Occupancy	108 S Washington St.		07/03/2024	80	0	0
Commercial Minor Addition, Remodel or Repair	500 S Washington St.		07/19/2024	148.32	2000	5
Commercial Minor Addition, Remodel or Repair	106 N Washington St.	Gregory Andrews ABA Construction LLC (General Contractor), Jeremy Matthews S	07/11/2024	426.42	2000	2500
Commercial Minor Addition, Remodel or Repair	2009 S Washington St.	Gary Chandler Chandler Electric (Electrical Contractor), Kory Dyson Dyson Plumbi	07/31/2024	2757.98	450000	5253
Commercial New Building Permit	1420 E Mulberry St.	Kelly Bohlsen Bohlsen Electric (Electrical Contractor), Kyle Miller Chip Miller Plum	07/24/2024	10064.53	0	0
Demolition (C)	601 S Washington	Darren Grimes Grimes Enviromental (Demolition Contractor)	07/16/2024	185.4	10000	0
Electrical Permit (C)	701 E Mulberry	Randall Gardner (Electrical Contractor)	07/01/2024	82.4	3000	0
Electrical Permit (C)	1003 S Houston St.	Randall Gardner (Electrical Contractor)	07/23/2024	103	0	0
Electrical Permit (C)	825 E Fair St.	Randall Gardner (Electrical Contractor)	07/16/2024	82.4	300	0
Electrical Permit (R)	1601 Ola Rd.		07/02/2024	80	100	0
Electrical Permit (R)	107 Love St.	victor gonzalez MILVIK ELECTRIC (Electrical Contractor)	07/18/2024	82.4	2600	0
Electrical Permit (R) - Domingo Olvera	1506 Marshall St.	Randall Gardner (Electrical Contractor)	07/10/2024	82.4	800	0
Fence Permit (C)	601 S Madison	Beau White Circle W Exterior Solutions, LLC (Fence Contractor)	07/15/2024	82.4	10000	0
Fence Permit (C)	607 S Madison	Beau White Circle W Exterior Solutions, LLC (Fence Contractor)	07/15/2024	82.4	6000	0
Fence Permit (C)	604 S Madison	Beau White Circle W Exterior Solutions, LLC (Fence Contractor)	07/15/2024	82.4	6000	0
Fence Permit (R)	3642 Jordan Way	Bryan Mendez BLM Fence LLC (Fence Contractor), Bryan Mendez BLM Fence LLC	07/12/2024	82.4	700	0
Fence Permit (R)	407 W 6Th St.	Justin Chapman Superior Fence and Stairing (Fence Contractor)	07/23/2024	80	0	0
Fence Permit (R)	3636 Jordan Way	Bryan Mendez BLM Fence LLC (Fence Contractor), Bryan Mendez BLM Fence LLC	07/12/2024	82.4	700	0
Fence Permit (R)	1595 Leon St.		07/09/2024	82.4	5000	0
Fence Permit (R)	3640 Jordan Way	Bryan Mendez BLM Fence LLC (Fence Contractor), Bryan Mendez BLM Fence LLC	07/12/2024	82.4	700	0
Fence Permit (R)	1511 E 1st North St	Noe Mondragon Mondragon Home Builder & Sprinkles LLC (General Contractor)	07/12/2024	80	3000	0
Fence Permit (R)	3622 Jordan Way	Bryan Mendez BLM Fence LLC (Fence Contractor), Bryan Mendez BLM Fence LLC	07/01/2024	82.4	700	0
Fence Permit (R)	3638 Jordan Way	Bryan Mendez BLM Fence LLC (Fence Contractor), Bryan Mendez BLM Fence LLC	07/12/2024	82.4	700	0
Fence Permit (R)	3621 Jordan Way	Bryan Mendez BLM Fence LLC (Fence Contractor), Bryan Mendez BLM Fence LLC	07/29/2024	82.4	0	0
Fence Permit (R)	700 Adams Ln.	MARIELA MIRELES El Marron Fencing LLC (General Contractor)	07/15/2024	82.4	395000	0
Fire Alarm	3900 Five Points Dr.	Clint McKinney Austin Morgan Fire and Safety (Fire Alarm Systems)	07/19/2024	1582.85	80000	0
Fire Sprinkler	112 N Washington St.	Adrian Rodriguez BlazeX (Fire Sprinkler Systems)	07/16/2024	444.96	19750	0
Foundation Repair (R)	1407 S Dallas St.	Thomas Kidd Structured Foundation Repairs, Inc (Foundation Contractor)	07/08/2024	82.4	11522	0
Foundation Repair (R)	204 E 10Th St.	Luis Alvarez Tom's Discount Foundation Repair (Foundation Contractor)	07/22/2024	82.4	0	0
Foundation Repair (R)	107 Love St.	Mikee Miller B & P Foundation Repair, In.c (Foundation Contractor)	07/10/2024	82.4	2000	0
Highland Meadows Early Grading	0000 Highway 243	Saul Diaz De Leon De Leon Fence & Construction Services dba De Leon Excavating	07/11/2024	82.4	1308000	0
Irrigation Permit (R)	3640 Jordan Way	Kenneth Cartwright Land Pro Creations (Irrigation Contractor)	07/18/2024	82.4	3000	0
Mechanical Permit (C)	400 S Jefferson	Francisco Salazar Comfortville air conditioning & heating (Mechanical Contractor)	07/24/2024	82.4	0	0
Mechanical Permit (C)	1917 S Washington St.	Phillip Smith Phil-Co Mechanical (Mechanical Contractor)	07/03/2024	103	7500	0
Mechanical Permit (R)	609 ED HALL Dr.	Jimmie Dale Baker Brothers Plumbing Air and Electric (Mechanical Contractor)	07/25/2024	82.4	0	0
Plumbing Permit (R)	1504 Highglen Trl.	Jimmie Dale Baker Brothers Plumbing Air and Electric (Plumbing Contractor)	07/18/2024	82.4	1949	0
Plumbing Permit (R)	1003 Melody Cir.	Jose Razo Razo Plumbing INC (Plumbing Contractor)	07/26/2024	82.4	0	0
Plumbing Permit (R)	104 E 10th St.	Rick Romero METRO - Flow Plumbing (Plumbing Contractor)	07/03/2024	82.4	3000	0
Plumbing Permit (R)	2016 Elizabeth St.	Alex Andrew Bailey Service Contractors Plumbing (Plumbing Contractor)	07/02/2024	82.4	4000	0
Plumbing Permit (R)	421 E 7Th St.	Scott Martin Services By J National (Plumbing Contractor)	07/02/2024	247.2	850	0
Plumbing Permit (R)	1904 S Clay	Daniel Morgan Plumb Unique, Inc. (Plumbing Contractor)	07/10/2024	82.4	300	0
Residential Accessory Buildings/Carport Permit	1811 Park St.		07/17/2024	148.32	3500	144
Residential Accessory Buildings/Carport Permit	1508 Highglen Trl.		07/11/2024	144	4500	0
Residential Addition, Remodel or Repair	1205 S Houston St.	Tara Olivarez Window World (General Contractor)	07/24/2024	287.37	0	0
Residential Addition, Remodel or Repair	1011 Phillips Cir.	Richard Moore The Neher Group (General Contractor)	07/18/2024	242.05	0	0
Residential Addition, Remodel or Repair	904 S Jackson St.	Jonathan DeHoyos Elite Electric NTX (Electrical Contractor), Michael Mattox Matt	07/18/2024	699.78	0	0
Residential Addition, Remodel or Repair	105 E 10Th St.	Rickey Barnard Monkey stain (General Contractor)	07/25/2024	242.05	0	0
Residential New Permit	3764 Brookgreen Ln.	James Stinebaugh Premier Plumbers of Texas (Plumbing Contractor), Jory McDan	07/26/2024	5347.07	414000	3009
Residential New Permit	609 E Grove St.	Jose Zamora Zamora 7 Electric LLC (Electrical Contractor), Raul Alvarado Alvarado	07/09/2024	6334.57	200000	2269
Residential New Permit	405 Alton St	Adan Martinez ACM Plumbing (Plumbing Contractor), Alejandro Tamez Cold Time	07/09/2024	6182.85	200000	1778
Residential New Permit	806 Melody Cir.	Alejandro Complan Alejandro Complan RMP (Plumbing Contractor), ALEJANDRO	07/24/2024	8993.35	130000	2100
Roofing (R)	401 Jenkins St.	John Beasley Trinity Claims Service, LLC (General Contractor)	07/05/2024	82.4	2500	0
Roofing (R)	1405 E 1ST NORTH St.	John Beasley Trinity Claims Service, LLC (General Contractor)	07/05/2024	82.4	8000	0
Roofing (R)	519 E 9Th St.	James Skinner S5 Roofing (General Contractor)	07/12/2024	82.4	20000	0
Roofing (R)	1101 S Jefferson	Steven Crawford Crawford Roofing (Roof Contractor)	07/17/2024	82.4	7750	0
Roofing (R)	200 W Barnes St.	Steven Crawford Crawford Roofing (Roof Contractor)	07/10/2024	82.4	22750	0
Roofing (R)	2107 Melody Cir.		07/26/2024	82.4	0	0
Roofing (R)	503 S Madison St.	Mark Latham Firehouse Roofing Inc (General Contractor)	07/26/2024	82.4	0	0
Sign	112 N Washington St.	Patsy Little Datatronic Control, Inc (Electrical Signs), Patsy Little Datatronic Contr	07/26/2024	185.4	0	0
Sign Permit	501 E Fair St.	Robert Marsh Leon's Signs, Inc. (Sign Contractor)	07/24/2024	315.18	0	0
Solar Panel Permit (R)	2110 Elizabeth St.	Bret Duplantis Green Light Solar (Electrical Contractor), James Garrett Green Ligh	07/11/2024	545.9	16915	0
Solar Panel Permit (R)	204 3rd St.	Bret Duplantis Green Light Solar (Electrical Contractor), James Garrett Green Ligh	07/16/2024	545.9	31880	0
Solar Panel Permit (R)	1902 Leon St.	Bret Duplantis Green Light Solar (Electrical Contractor), James Garrett Green Ligh	07/15/2024	545.9	22921.5	0
Solar Panel Permit (R)	108 Silver Trl.	Bret Duplantis Green Light Solar (Electrical Contractor), James Garrett Green Ligh	07/11/2024	545.9	44459	0
Solar Panel Permit (R)	704 Becky Ln.	Bret Duplantis Green Light Solar (Electrical Contractor), James Garrett Green Ligh	07/11/2024	545.9	43952	0
				51036.75	3514298.5	17058

August 2024						
◀ July						September ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 Budget Workshop & Special City Council Meeting	6 Planning & Zoning Meeting	7	8 Economic Summit	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 Ranger's World Series Trophy Tour – 12-3:30 At Civic Center	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	24	25	26	27	28 Chamber Auction
29	30 Regular City Council Meeting					

October 2024						
◀ September					November ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Meeting National Night Out	2	3	4	5
6	7	8 KEDC	9 TML Conference	10 TML Conference	11 TML Conference	12 Kaufman Harvest Fest
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 Employee Thanksgiving Luncheon	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 Christmas on the Square
8	9	10 KEDC	11	12	13	14
15	16 Regular City Council Meeting	17	18 Employee Christmas Luncheon & Awards Banquet	19 Parks & Rec Meeting	20	21
22	23	24 City Hall Closed- Christmas	25 City Hall Closed- Christmas	26	27	28
29	30	31				