



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, NOVEMBER 17, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

EXECUTIVE SESSION

1. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Section 551.071. Consultation with Attorney (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: development agreements, contractual obligations, and ordinances; Enclave development

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

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

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.

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

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

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

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

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

RECOGNITION

4. Business of the Month – Lone Star Credit Union

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the October 27, 2025, Work Session and Regular City Council Meeting.
6. Consider and take appropriate action on amendment no. 1 and task order #DR-DR-4485-0098-01 for the grant administrative services contract between the City of Kaufman and Grantworks, Inc. for the 2022 Texas Hazard Mitigation Assistance Grant application and project implementation; and providing an effective date.
7. Consider and take appropriate action on Resolution R-39-25, a resolution of the City Council of the City of Kaufman, Texas, regarding Civil Rights Policies for the City of Kaufman, as Related to the Texas General Land Office Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Community Program Under Contract Number 23-160-093-F090, and reaffirming the following policies:
 - a. Citizens Participation Plan
 - b. Excessive Force Policy
 - c. Section 504 Policy and Grievance Procedures
 - d. Section 3 Policy
 - e. Fair Housing Policy Form
 - f. Limited English Proficiency Plan
 - g. Code of Conduct Policy

END OF CONSENT AGENDA

PUBLIC HEARING

8. Conduct a public hearing, consider and take appropriate action on Ordinance O-36-25, an ordinance of the City Council of the City of Kaufman, Texas, an amendment to Exhibit 9A, "Zoning Ordinance" of Chapter 9, Planning and Development Regulations" of the Code of Ordinances (the "Zoning Ordinance"), to amend Section 9A-11, "Certificates of Occupancy, Life Safety Inspections and Compliance" of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City's adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance; providing a penalty of a fine not to exceed \$2,000.00 for each violation of this Ordinance, and each and every day such offense continues shall be deemed to constitute a separate offense; and providing for publication and an effective date. (Case No. Z-10-25)
 - a. Presentation

- b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-36-25
9. Conduct a public hearing, consider, and take appropriate action on Ordinance O-37-25, an ordinance of the City of Kaufman, Texas, amending Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map approving a Specific Use Permit authorizing a kiosk to provide ice/water on an approximate 1.162 acre tract of land, located at 1801 South Washington Street, being Lot 1, Block 1 of the Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas ("SUP-60") (Parcel ID 191050). (Case No. Z-09-25)
- a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-37-25

DISCUSSION/ACTION ITEMS

- 10. Consider and take appropriate action on Resolution R-35-25, a resolution of the City of Kaufman, accepting Public Improvements for Phase I of the Enclave at Kings Fort Development; establishing the date for a two (2) year warranty period for all Phase I Improvements; approving the Enclave at Kings Fort Phase I Maintenance Agreement between the City and The Enclave at Kings Fort Inc., LLC, for the maintenance of sewer public improvements and facilities serving Phase I but located within future Phase II of the development; and authorizing the Mayor or designee to execute necessary documents. (Enclave at Kings Fort)
- 11. Consider and take appropriate action on Resolution R-36-25, 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. 6; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Enclave at Kings Fort)
- 12. Consider and take appropriate action on Resolution R-37-25, a resolution of the City Council of the City of Kaufman, Texas, approving a tax abatement for Agile Cold Dallas, LLC, for a project in a reinvestment zone in the City of Kaufman, Texas, located at 269 SH 34 Bypass, and authorizing the City Manager to sign the Tax Abatement Agreement.
- 13. Consider and take appropriate action on Resolution R-40-25, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for Agile Cold Storage and establishing the date for a two (2) year warranty period.
- 14. Consider and take appropriate action to accept a Special Warranty and Dedication Deed from Georgetown KF, Ltd., conveying Block G, Lot 2X of Georgetown at Kings Fort, Phase Two A, subdivision to the City for use as a public park; and authorize the Mayor to execute necessary documents.
- 15. Consider and take appropriate action on Resolution R-38-25, a resolution of the City Council of the City of Kaufman, Texas, casting its vote for a member of the Board of Directors of the Kaufman Central Appraisal District; and providing an effective date.

16. Discuss and provide direction to Staff regarding waiving late fees related to utility billing and delaying water service disconnections due to non-payment through the end of the calendar year.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

17. Receive an update and discussion regarding the following:
- a. Employee Thanksgiving Luncheon - November 19
 - b. Christmas on the Square - December 6
 - c. Employee Christmas Luncheon - December 17
 - d. Kaufman Volunteer Fire Banquet - December 18
 - e. Discussion Items Report (DIR)
 - f. STAR Transit Ridership Report - October 2025
 - g. Careflite Compliance Report - October 2025
 - h. Fire Department Monthly Report - October 2025
 - i. Police Department Monthly Report - October 2025
 - j. Development Services Monthly Report - October 2025
 - k. Monthly Calendars Attached

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON MONDAY, NOVEMBER 10, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS 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).

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.



**MINUTES OF THE
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, OCTOBER 27, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

Mayor Jordan called the work session to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Quattro Borders, Ashlea Longenecker, Matt Phillips, Charles Gillenwater, and Jason Nelson. Councilmember Lisa Parker was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Senior Planner Martin Mares, Fire Chief Rhea Cooper, Police Officer Adam Wall, and Police Chief Les Edwards.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 6:01 p.m.

1. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Section 551.071(1): CONSULTATION WITH ATTORNEY. (1) to seek advice from the City attorney regarding:(A) pending or contemplated litigation; or (B) a settlement offer; or (2) 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 Board of Texas clearly conflicts the Texas Open Meetings Act; regarding city ordinance claims
 - b. Sec. 551.071(2): CONSULTATION WITH ATTORNEY, and Sec. 551.074: PERSONNEL MATTERS. Consultation with the City Attorney on a matter which the duty of the attorney to the governmental body under Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act; and, deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline or dismissal of public officer or employee to hear a complaint or charge against an officer or employee: Police Chief

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 6:43 p.m.

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

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

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.

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

There were no items on the Regular Session Agenda discussed.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:44 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 6:44 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Councilmember Lisa Parker was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Court Clerk Kari Fuller, Senior Planner Martin Mares, Fire Chief Rhea Cooper, Police Officer Adam Wall, 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

4. Business of the Month - Handprints Academy

Mayor Jordan, Mr. McGregor, and Anita Hurtado, President of the Kaufman Chamber of Commerce, presented Handprints Academy as the business of the month.

5. Court Clerk Level I Certification - Kari Fuller

Mr. Holder recognized Kari Fuller for receiving her Court Clerk Level I Certification.

6. Certified Residential Mechanical Inspector - Austin Goebel

Mr. Holder recognized Austin Goebel for receiving his Certified Residential Mechanical Inspector's License.

7. Texas Fire Service Hall of Honor - Chief Rhea Cooper

Mr. Holder recognized Chief Rhea Cooper for being inducted into the Texas Fire Service Hall of Honor.

CONSENT AGENDA

8. Consider and take appropriate action on the minutes from the September 22, 2025, Work Session and Regular City Council Meeting.
9. Consider and take appropriate action on Resolution R-33-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation to close the Kaufman County Courthouse Square on Saturday, December 6, 2025, from 9:00 A.M. to 10:00 P.M. for the Kaufman "Christmas On The Square."
10. Consider and take appropriate action on Resolution R-34-25, 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, December 6, 2025, from 4:30 p.m. until 8:00 p.m. for the purpose of the 2025 Kaufman Christmas on the Square Parade; and providing for an effective date.
11. Consider and take appropriate action on an engagement letter with YWRD, P.C. to conduct audit services for the City of Kaufman for the year ended September 30, 2025; and authorize the Mayor or his designee to execute the necessary documents.

Mayor-Pro Phillips made a motion to approve consent agenda items 8 through 11 as presented. The motion was seconded by Councilmember Gillenwater and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

12. Conduct a Public Hearing and consider and take appropriate action on a Replat of Snow's Second Addition, Lot 1R, Block B2 being a partial replat of Block B2 of Snow's Second Addition, to create one single-family residential lot. The subject property consists of approximately 0.492 acres, situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and is generally located at 1201 S. Houston Street (Parcel IDs 36520 and 36523). (Case No. RP-03-25)

a. Presentation

Mr. Mares presented the proposed replat and outlined the purpose of the replat.

b. PUBLIC HEARING

Mayor Jordan opened the public hearing at 6:52 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 6:53 p.m.

c. Consider and take appropriate action on a Replat of Snow's Second Addition, Lot 1R, Block B2

Councilmember Borders made a motion to approve the Replat of Snow's Second Addition Block B2, Lot 1, with the condition that the secondary home, facing Austin Street, shall be demolished prior to recording the plat. The motion was seconded by Councilmember Nelson and passed 6/0.

13. Consider and take appropriate action on Ordinance O-34-25, an ordinance of the City Council of the City of Kaufman, Texas, approving the creation of Agile Cold Storage Reinvestment Zone located at 269 S.H. 34 Bypass, an addition to the City of Kaufman, Texas, according to the plat recorded in Volume 9014, Page 172 (Cabinet 4, Sleeve 517) of the Plat Records of Kaufman County, Texas, being 43.7570 acres, generally located at Rand Road and Highway 34. The site is located within Kaufman CAD Parcel ID #16826.

a. Presentation

Mr. McGregor informed the Council about the purpose of the Agile Cold Storage Reinvestment Zone. He reviewed the steps in the process for implementing the reinvestment zone.

b. PUBLIC HEARING

Mayor Jordan opened the public hearing at 6:56 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 6:56 p.m.

c. Consider and take appropriate action on Ordinance O-34-25

Councilmember Longenecker made a motion to approve Ordinance O-34-25, approving the creation of Agile Cold Storage Reinvestment Zone located at 269 S.H. 34 Bypass. The motion was seconded by Councilmember Gillenwater and passed 6/0.

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action on Resolution R-31-25, a resolution of the City Council of the City of Kaufman, Texas, approving the Amended and Restated Bylaws of the Kaufman Economic Development Corporation (KEDC) to reflect changes to Section 4.13 titled "Board's Relationship with Administrative Department of the City" and Section 5.10.1 titled "Contract for Service; and authorizing the Mayor or his designee to execute necessary documents.

Mr. McGregor outlined the proposed amendments to the KEDC Bylaws in order to obtain an attorney to represent KEDC, as well as a few other amendments.

Councilmember Longenecker made a motion to approve Resolution R-31-25, approving the Amended and Restated Bylaws of the Kaufman Economic Development Corporation (KEDC) to reflect changes to Section 4.13 titled "Board's Relationship with Administrative Department of the City" and Section 5.10.1 titled "Contract for Service; and authorizing the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 6/0.

15. Consider and take appropriate action on Ordinance O-35-25, 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 Article A2.000 "Municipal Court Fees" and Article 1.04 titled "Municipal Court of Record" by amending Sections 1.04.41 and 1.04.42 and adopting Section 1.04.045 titled "Consolidated Security and Technology Fund."; and providing an effective date.

Ms. Montgomery reviewed the statutes that caused the city to need to amend the ordinance relating to municipal court fees.

Councilmember Longenecker made a motion to approve Ordinance O-35-25, amending Appendix A "Fee Schedule" of the City of Kaufman's Code of Ordinance to amend Article A2.000 "Municipal Court Fees" and Article 1.04 titled "Municipal Court of Record" by amending Sections 1.04.41 and 1.04.42 and adopting Section 1.04.045 titled "Consolidated Security and Technology Fund." The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

16. Receive an update and discussion regarding the following:
 - a. 2025 TML Conference - Fort Worth - October 29-31, 2025
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report - September 2025
 - d. Careflite Compliance Report - September 2025
 - e. Fire Department Monthly Report - September 2025
 - f. Police Department Monthly Report - September 2025
 - g. Development Services Monthly Report - September 2025
 - h. Monthly Calendars Attached

Mr. Holder informed the Council about the above-stated items.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:02 p.m.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**



Meeting
Date: 11/17/2025

Date: 10/27/2025

Item #: 6.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on amendment no. 1 and task order #DR-DR-4485-0098-01 for the grant administrative services contract between the City of Kaufman and Grantworks, Inc. for the 2022 Texas Hazard Mitigation Assistance Grant application and project implementation; and providing an effective date.

BACKGROUND:

This Amendment incorporates the FEMA-required contract provisions not previously included in the original contract, ensuring that the City's contract meets all current federal procurement and compliance standards.

Updated payment milestones are also included in this amendment which will align more closely with actual project activities. This change is intended to streamline the Subrecipient Management Cost (SRMC) reimbursement process and help ensure that the City receives reimbursements in a timely and efficient manner.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of amendment no. 1 and task order #DR-DR-4485-0098-01 for the grant administrative services contract between the City of Kaufman and Grantworks, Inc. for the 2022 Texas Hazard Mitigation Assistance Grant application and project implementation.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AMENDMENT NO. 1
FOR GRANT ADMINISTRATIVE SERVICES
City of Kaufman
HAZARD MITIGATION ASSISTANCE GRANT CONTRACT

This Amendment No. 1 is made to the Agreement dated February 28, 2022, by and between the City of Kaufman, hereinafter referred to as the “CLIENT”, and GrantWorks Inc., hereinafter referred to as the “CONSULTANT”.

1. Unchanged Terms:

Except as expressly stated in this Amendment No. 1 , all other terms and conditions of the original Agreement remain unchanged and in full force and effect.

2. Amendment to Specific Sections:

#18. Prohibition on Contracting for Covered Telecommunications Equipment or Services.

(a)Definitions. As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services, as used in this clause—

(b)Prohibitions.

1)Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.

2)Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:

- i. Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- ii. Enter, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- iii. Enter, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or
- iv. Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(c)Exceptions.

1)This clause does not prohibit contractors from providing—

- i. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

- ii. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.
- 2) By necessary implication and regulation, the prohibitions also do not apply to:
- i. Covered telecommunications equipment or services that:
 - a. Are not used as a substantial or essential component of any system; and
 - b. Are not used as critical technology of any system.
 - ii. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(d) Reporting requirement.

1) In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.

- 2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:
- i. Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.
 - ii. Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

#19. Domestic Preference for Procurements. The Contractor should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to, iron, aluminum, steel, cement, and other manufactured products.

For purposes of this clause:

Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

#20. No Obligation by Federal Government. The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the recipient or subrecipient, contractor, or any other party pertaining to any matter resulting from the contract.

#21. Program Fraud and False or Fraudulent Statements or Related Acts. The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the contractor's actions pertaining to this contract.

Attachment A – Compensation and Payment is hereby **deleted** in its entirety and is **replaced** with **Attachment A-1** – Compensation and Payment, which is hereby incorporated into this **amendment**.

By signing below, the CLIENT and CONSULTANT confirm their agreement to the terms set forth in this **Amendment No. 1**.

City of Kaufman

By:

Mike Holder, City Manager

Date

GrantWorks, Inc.

By:



Bruce J. Spitzengel, President

November 6, 2025

Date

**Attachment A-1
Compensation and Payment**

PRE-AWARD SERVICES

Consultant shall provide Pre-Award Services described in Part III of the Agreement. The Pre-Award application preparation and submission fee schedule is as follows:

<i>Project Activity</i>	<i>Not-to-Exceed Pre-Award Costs</i>
Drainage Plans/Studies	\$3,500
Warning Siren	\$4,000
Generator	\$3,500 base fee plus \$2,500 per BCA
Drainage & Other Construction	
Under \$500,000	\$6,000 BCA performed by others
\$500,000-\$2 million	\$8,000 BCA performed by others
Over \$2 million	\$10,000 BCA performed by others
Safe Room	\$3,500 base fee plus BCA performed by others
Structure Acquisition/Demolition/Elevation and Reconstruction	\$585 per structure

Pre-Award Services fees will be billed upon grant application submission to the Department. If the application is selected for funding, the Department may reimburse Client for 100% of this fee. GrantWorks will assist Client in requesting reimbursement of the Pre-Award Services fee from the Department if the project is funded, though reimbursement cannot be guaranteed. If the application is not selected for funding in this grant, we will resubmit it at the next available funding opportunity at no charge. Any further submissions for a previous project will be \$1,000 per application. Client will pay the Consultant within 30 calendar days upon receipt of an invoice indicating the completed tasks. The fee schedule shall be based upon identified contract milestones as follows:

Pre-Award Deliverables

- Application Preparation and Submission to Department

Payment Terms: No administrative/management fees other than the application preparation fee shall be due from Client to Consultant. If Client does not receive a Hazard Mitigation Grant award to fund Post-Award services, the Consultant's obligation to the Client shall be limited to the Pre-Award Scope of Services specified in Part III of the Agreement. In any event, total amount due to CONSULTANT will not exceed the amounts in the fee schedule above over the term of this Agreement unless services outside the scope of Basic Services are agreed upon by both parties and approved by the Client's governing body.

POST AWARD SERVICES

Consultant shall provide Post-Award Services described in Part III of the Agreement for approved hazard mitigation project(s). Post-Award services will not commence until a Notice of Award is received by the Client from the Department. The Client agrees to pay Consultant Post-Award Fees as defined in each approved hazard mitigation project (grant award). Each grant award will result in a Task Order, which comprises the date issued, program funding source, project description, scope of services, task order schedule, not-to-exceed fee amount, and fee payment schedule, plus signature lines for Parties. The Consultant may prepare draft Task Order(s) for the Client’s consideration to facilitate this process. A proposed Task Order or Task Order Amendment shall not exceed the administrative Post-Award Cost caps listed in the table below, which are established by the Federal Emergency Management Agency (FEMA) and are subject to change.

<i>Project Activity</i>	<i>Not-to-Exceed Post-Award Costs</i>
Drainage Plans/Studies	5% of grant and match amounts
Warning Siren	5% of grant and match amounts
Generator	5% of grant and match amounts
Drainage & Other Construction	
Under \$500,000	5% of grant and match amounts
\$500,000-\$2 million	5% of grant and match amounts
Over \$2 million	5% of grant and match amounts
Safe Room	5% of grant and match amounts
Structure Acquisition/ Demolition/ Elevation and Reconstruction	5% of grant and match amounts plus 3% *PPF

**NOTE: PPF is a Per Parcel Fee for additional items outside of project management, such as property verification, supplemental property management, property financial examinations, insurance liaising, etc. This is part of the project cost and is covered at 75%.*

Payment Terms: CONSULTANT will bill Client for any tasks and/or milestones as they are completed. Client will pay the Consultant within 30 calendar days upon receipt of an invoice indicating the completed tasks. The invoice shall be based upon completion of identified contract milestones as follows or as outlined in the Task Order. In the event of a conflict between the milestones below and the Task Order, the Task Order prevails:

Milestones – Phased Projects Phase 1 (if applicable)	Percent of Fee
Phased project services, Kick Off Meeting – Phase 1	50%
Phased project services complete – Phase 1	50%

Milestones – Single Phase Projects or Phased Projects Phase 2 (as applicable)	Percent of Fee
Client Kick Off Meeting	10%
Establish record keeping, reporting and financial management systems	15%
Complete construction procurement review	20%
Complete construction contract review	15%
Pre-construction conference	10%
50% construction complete	10%
Construction complete	10%
Closeout paperwork submitted	10%

Milestones – Housing Elevation or Buyout/Acquisition Projects	Percent of Fee
Client Kick Off Meeting	10%
Establish record keeping, reporting and financial management systems	10%
Complete procurement for elevation contractors OR complete acquisition*	20%
Pre-construction/demolition conference*	20%
50% construction complete*	15%
Construction complete*	15%
Closeout paperwork submitted	10%

* Milestones billed pro rata, as individual units meet the specified condition

**TASK ORDER #DR-DR-4485-0098-01
FOR GRANT ADMINISTRATIVE SERVICES
City of Kaufman
HAZARD MITIGATION ASSISTANCE GRANT CONTRACT**

This Task Order #____1____ is issued in accordance with Amendment No. __1__ to the Agreement dated February 28, 2022, between the City of Kaufman, hereinafter referred to as the “CLIENT”, and GrantWorks Inc., hereinafter referred to as the “CONSULTANT”. This Task Order is governed and subject to the terms and conditions of the Agreement, which is fully incorporated herein by reference. All provisions required under 2 CFR 200 and Appendix II to Part 200 are applicable to this Task Order.

Effective Date: December 10, 2024

End Date: February 1, 2027, or until the end of the Period of Performance of the below-referenced grant award plus any extensions granted, unless either party gives written notice of intent to terminate the Task Order

Funding Source: Federal Emergency Management Agency (FEMA), administered through the Texas Division of Emergency Management (TDEM)

Program Name: Hazard Mitigation Grant Program (HMGP)

Project Name: DR-4485-0098 - City of Kaufman Lift Station & Civic Center Generators

Project Description: The City of Kaufman proposes to reduce the likelihood of power loss of critical infrastructure in their city by installing permanent generators at twelve critical facilities throughout the city. The installation of generators and all components required for the generator function. This includes the generator units, automatic transfer switches, concrete pads, electrical wiring, and fencing. The wiring will include trenches of variable lengths and extend from the critical facilities to the generators. Installation of emergency generators at each lift station would mitigate potential electric power system failure and enable the city to minimize loss of operation of its water services during and after future events regardless of power outages. The project will follow the latest edition of codes and standards required by Federal, State and Local Rules and regulations.

Scope of Services: Please see Part III of the Agreement.

Cost Based on Level of Effort:

Milestones – Single Phase Project (Post-Award)		Not-to-Exceed Amount
1	Client kickoff	\$ 6,889.53
2	Establish record keeping, reporting and financial management systems	\$ 10,334.29
3	Complete procurement review	\$ 13,779.06
4	Complete contract review	\$ 10,334.29
5	Pre-construction conference	\$ 6,889.53
6	50% construction complete	\$ 6,889.53
7	Construction complete	\$ 6,889.53
8	Closeout paperwork submitted	\$ 6,889.53
Total for Task Order		\$ 68,895.29

The above costs are subject to change based on any budget modifications necessary for cost underruns or overruns during the Period of Performance. Such changes will be codified in a Task Order Amendment, numbered in sequential order, and agreed to by both parties.

City of Kaufman

By:

Mike Holder, City Manager

Date

GrantWorks, Inc.

By:



Bruce J. Spitzengel, President

November 6, 2025

Date



Meeting
Date: 11/17/2025

Date: 11/04/2025

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-39-25, a resolution of the City Council of the City of Kaufman, Texas, regarding Civil Rights Policies for the City of Kaufman, as Related to the Texas General Land Office Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Community Program Under Contract Number 23-160-093-F090, and reaffirming the following policies:

- a. Citizens Participation Plan
- b. Excessive Force Policy
- c. Section 504 Policy and Grievance Procedures
- d. Section 3 Policy
- e. Fair Housing Policy Form
- f. Limited English Proficiency Plan
- g. Code of Conduct Policy

BACKGROUND:

This Resolution is required when accepting Federal Grants, i.e., CDBG programs. Nothing in this resolution and the attached policies conflicts with current city policies and/or procedures. This resolution pertains to a CDBG grant previously applied for by the City for the Comprehensive Plan updates.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-39-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION No. R-39-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REGARDING CIVIL RIGHTS POLICIES FOR THE CITY OF KAUFMAN, AS RELATED TO THE TEXAS GENERAL LAND OFFICE COMMUNITY DEVELOPMENT BLOCK GRANT-MITIGATION (CDBG-MIT) RESILIENT COMMUNITY PROGRAM UNDER CONTRACT NUMBER 23-160-093-F090, AND REAFFIRMING THE FOLLOWING POLICIES; (1) CITIZEN PARTICIPATION PLAN; (2) EXCESSIVE FORCE POLICY; (3) POLICY AND GRIEVANCE PROCEDURES; (4) SECTION 3 POLICY; (5) FAIR HOUSING POLICY; (6); LIMITED ENGLISH PROFICIENCY PLAN; (7) CODE OF CONDUCT POLICY.

WHEREAS, the City of Kaufman, Texas, (hereinafter referred to as "City of Kaufman" has been awarded CDBG funding through a CDBG-Mitigation (MIT) grant from the Texas General Land Office (hereinafter referred to as "GLO");

WHEREAS, the City of Kaufman, in accordance with Section 109 of the Title I of the Housing and Community Development Act. (24 CFR 6); the Age Discrimination Act of 1975 (42 U.S.C. 6101- 6107); and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and for construction contracts greater than \$10,000, must take actions to ensure that no person or group is denied benefits such as employment, training, housing, and contracts generated by the CDBG activity, on the basis of race, color, religion, sex, national origin, age, or disability;

WHEREAS, the City of Kaufman, in consideration for the receipt and acceptance of federal funding, agrees to comply with all federal rules and regulations including those rules and regulations governing citizen participation and civil rights protections;

WHEREAS, the City of Kaufman, in accordance with Section 3 of the Housing and Urban Development Act of 1968, as amended, and 24 CFR Part 75, is required, to the greatest extent feasible, to provide training and employment opportunities to lower income residents and contract opportunities to businesses in the TxCDBG project area;

WHEREAS, the City of Kaufman, in accordance with Section 104(1) of the Housing and Community Development Act, as amended, and State's certification requirements at 24 CFR 91.325(b)(6), must adopt an excessive force policy that prohibits the use of excessive force against non-violent civil rights demonstrations;

WHEREAS, the City of Kaufman, in accordance with Executive Order 13166, must take reasonable steps to ensure meaningful access to services in federally

assisted programs and activities by persons with limited English proficiency (LEP) and must have an LEP plan in place specific to the locality and beneficiaries for each CDBG project;

WHEREAS, the City of Kaufman, in accordance with Section 504 of the Rehabilitation Act of 1973, does not discriminate on the basis of disability and agrees to ensure that qualified individuals with disabilities have access to programs and activities that receive federal funds; and

WHEREAS, the City of Kaufman, in accordance with Section 808(e)(5) of the Fair Housing Act (42 USC 3608(e)(5)) that requires HUD programs and activities be administered in a manner affirmatively to further the policies of the Fair Housing Act, agrees to conduct at least one activity during the contract period of the CDBG contract, to affirmatively further fair housing;

WHEREAS, the City of Kaufman agrees to maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, that the CITY OF KAUFMAN REAFFIRMS THE FOLLOWING:

1. Citizen Participation Plan; (REAFFIRM)
2. Excessive Force Policy; (REAFFIRM)
3. Section 504 Policy and Grievance Procedures; (REAFFIRM)
4. Section 3 Policy; (REAFFIRM)
5. Fair Housing Policy; (REAFFIRM)
6. [If A Plan Is Required] Limited English Proficiency Plan; (REAFFIRM)
7. Code of Conduct Policy. (REAFFIRM)

PASSED AND APPROVED on this the 17th day of November 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**



Meeting
Date: 11/17/2025

Date: 09/30/2025

Item #: 8.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance O-36-25, an ordinance of the City Council of the City of Kaufman, Texas, an amendment to Exhibit 9A, "Zoning Ordinance" of Chapter 9, Planning and Development Regulations" of the Code of Ordinances (the "Zoning Ordinance"), to amend Section 9A-11, "Certificates of Occupancy, Life Safety Inspections and Compliance" of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City's adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance; providing a penalty of a fine not to exceed \$2,000.00 for each violation of this Ordinance, and each and every day such offense continues shall be deemed to constitute a separate offense; and providing for publication and an effective date. (Case No. Z-10-25)

BACKGROUND:

See the attached November 4, 2025, Planning and Zoning Commission Report and attachments.

Author:
Martin Mares, Senior Planner

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-36-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Planning and Zoning Commission Report

Meeting Date: November 4, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council regarding an amendment to Exhibit 9A, “Zoning Ordinance” of Chapter 9, Planning and Development Regulations” of the Code of Ordinances (the “Zoning Ordinance”), to amend Section 9A-11, “Certificates of Occupancy, Life Safety Inspections and Compliance” of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City’s adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance. Case No. Z-10-25

BACKGROUND/SUMMARY:

The City’s current Zoning Ordinance was adopted in 2007. As part of that adoption, Section 11, Certificates of Occupancy, Life Safety Inspections, and Compliance, was included to establish procedures and requirements for Certificates of Occupancy (CO) and life safety inspections for all buildings and structures. As part of ongoing updates to align with the latest adopted Codes and local amendments, City staff has reviewed Section 11 to ensure consistency with current building and fire code requirements.

SUMMARY OF PROPOSED AMENDMENTS:

The proposed amendments are primarily administrative and clarifying in nature. They update terminology, improve readability, and ensure that all provisions align with the most recent International Building Code (IBC), International Fire Code (IFC), and local code adoption ordinances.

The revisions do not eliminate the requirement for Certificates of Occupancy; rather, they clarify procedures and reaffirm that a CO will still be required prior to occupancy or change of use for nonresidential structures.

Key updates include:

- **Applicability:** Clarifies that CO inspections apply only to nonresidential buildings and structures, as defined by the adopted International Building Code.
- **Procedures:** Updates the procedural steps for both new or altered buildings and changes in building use, reflecting coordination between the Building Official and Fire Chief.
- **Temporary Utility Release:** Adds clearer language prohibiting occupancy during construction and outlining the approval process for temporary utility release.
- **Revocation and Posting:** Specifies conditions for suspension or revocation and restates the requirement for posting the CO in a visible location within the building.

These updates are intended to improve consistency between zoning and building code enforcement, and ensure life safety compliance across all nonresidential occupancies.

RECOMMENDATION:

Staff recommends amending Exhibit 9A, “Zoning Ordinance” of Chapter 9, Planning and Development Regulations” of the Code of Ordinances (the “Zoning Ordinance”), to amend Section 9A-11, “Certificates of Occupancy, Life Safety Inspections and Compliance” of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City’s adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance.

ATTACHMENTS:

- Section 11, Certificates of Occupancy, Life Safety Inspections, and Compliance Redline
- Certificates of Occupancy Compliance Text Amendment

Johnny Bray, CBO
Director of Development Services
972-932-2216 ext. 140
Jbray@kaufmantx.org

§ 11. CERTIFICATES OF OCCUPANCY, ~~LIFE SAFETY INSPECTIONS AND COMPLIANCE.~~

11.1 CERTIFICATES OF OCCUPANCY ~~AND LIFE SAFETY INSPECTIONS~~ INSPECTIONS.

~~The Certificates of Occupancy and Life Safety Inspections and certificates of occupancy required by this Section shall only apply to non-residential buildings and structures. As used in this Section, the term “non-residential” shall have the meaning established in the applicable International Codes and local amendments, as adopted by the City. As applicable, Certificates of Occupancy and Life Safety Inspections required by this Section shall be required for any each of the following nonresidentialnon-residential buildings and nonresidentialnon-residential structures:~~

- A. Initial occupancy and use of a new non-residential building, ~~new residential residential structure~~ or structurally altered existing non-residential building (including minor renovation/rehabilitation ~~of residential structures~~, as described in Subsection ~~11.4~~ [11.3] below).
- B. Change in use of an existing non-residential building to a use of a different classification, including without limitation, a change from a nonconforming use to an allowed use.
- C. Change in the use of land to a use of a different classification.
- D. Change in ownership or occupant of any existing building or structure used for non-residential ~~or residential~~ purposes (including lease or rental of a portion of a structure such as an office suite ~~or apartment~~).

No such use, or change of use, or change of tenant/occupant/owner in a non-residential building or structure shall take place until an Life Safety Inspection has been conducted by the Building Official and the Fire Chief and a Certificate of Occupancy therefor shall have been issued by the City. The application fee(s) for a Certificate of Occupancy shall be set forth in the City’s adopted Fee Schedule, as amended. ~~Schedule of Fees Ordinance O-29-03 adopted on 12-08-03 or as amended.~~

11.2 PROCEDURE FOR NEW OR ALTERED BUILDINGS

Upon the completion of new non-residential construction or alteration of a non-residential building or structure, after performance of required inspections, and after receipt of an application, The a Certificate of Occupancy shall be issued when after the Building Official and ~~or the~~ Fire Chief ~~make the required inspections and find no violations of~~ determine that the provisions of this Ordinance, ~~current the requirements of the~~ adopted International Codes and local amendments adopted by the City, and -Council (ICC) requirements or all other applicable ordinances and regulations have been satisfied. ~~after such construction or alterations are complete.~~

11.3 PROCEDURE FOR A CHANGE IN BUILDING USE

Written application for a Certificate of Occupancy and Life Safety Inspection and Certificate of Occupancy ~~for a change in the use of land or a change in the use of a building, or for a change~~

~~from a nonconforming use to a conforming use, as required by Section 11.1-1 shall be made to said the Building Official and/or Fire Chief. If the proposed use is found to be in conformity with the provisions of this Ordinance, the requirements of the adopted International Codes, and local amendments adopted by the City, and all other applicable ordinances and regulations, the Certificate of Occupancy shall be issued after the application for same has been made and all required building inspections and Fire Safety Inspections are completed and approved by the Building Official, or his designee and/or the Fire Chief, or his designee.~~

11.4

~~TEMPORARY UTILITY RELEASE/OCCUPANCY PROHIBITED~~ Temporary Utility Release/Occupancy Prohibited.

A written application for a Temporary Utility Release shall be submitted to the Building Official ~~and/or the Fire Chief~~ for his review, and shall be approved upon a finding that the necessary building permits have been issued and that the construction, renovation or repair activities proposed ~~will be beneficial to the subject structure/site and the surrounding area, and that they~~ will not compromise the public health, safety and welfare. A Temporary Utility Release shall be valid for a period of ninety (90) days, and thirty-day extensions may be granted by the Building Official ~~or Fire Chief~~ or his designee, if additional time will be needed to complete the construction, renovation or repair work. Under no circumstances shall occupation of the premises be allowed during the construction, renovation or repair work, ~~and violations of this Subsection are subject to a fine not to exceed \$500.00, and each and every day that the provisions of this Subsection are violated shall constitute a separate and distinct offense.~~ Upon completion of the minor renovation, rehabilitation or remodeling work, and prior to occupancy of the structure/site, the property owner shall make a request building inspection and Life Safety Inspection for final inspections to be performed by the Building Official and/or Fire Chief or his their respective designees ~~[sic]~~. The Certificate of Occupancy shall be issued after all required inspections are completed and the premises found to be in compliance with this Ordinance, current adopted International Codes ~~Council (ICC)~~ requirements and all other applicable regulations.

~~{RESERVED}~~

11.5 CONTENTS

Every Certificate of Occupancy shall contain the following: 1) building permit number; 2) the address of the building; 3) the name and address of the owner or the owner's authorized agent; ~~4) the name and address of lessee or occupant; 5) 4) a description of that portion of the building for which the Certificate is issued; 5) 6) a statement that the described portion of the building has been inspected for compliance with the requirements of the current adopted International Codes ~~Council (ICC) and/or Life Safety Inspection, for the~~ group and division of occupancy; ~~6) 7) the name of the Building Official or Fire Chief; 7) 7) the edition of the Code under which the permit was issued; 8) use and occupancy (uses) allowed; 9) the type of construction; 10) the design occupant load; 11) if an automatic sprinkler system is provided, whether the sprinkler system is required; 12) any special stipulations and conditions of the building permit; 9) maximum number of persons/occupants; and, 13) issue date of Certificate of Occupancy.~~~~

11.6 POSTING

The Certificate of Occupancy ~~or Life Safety Inspection~~ shall be posted in all ~~nonresidential~~ non-residential buildings in a conspicuous place on the premises and shall not

be removed except by the Building Official or Fire Chief, or his-respective designee.

11.7 REVOCATION

The Building Official or Fire Chief, or his-respective designee may, in writing, suspend or revoke a Certificate of Occupancy ~~or Life Safety Inspection~~ issued under the provisions of this Ordinance whenever the Certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provision of this Ordinance or the building code and other codes adopted by the City, and any amendments thereto.

~~(Ordinance O-02-07 adopted 3/19/07)~~

§ 11. CERTIFICATES OF OCCUPANCY COMPLIANCE.

11.1 CERTIFICATES OF OCCUPANCY INSPECTIONS.

The Certificates of Occupancy Inspections required by this Section shall only apply to non-residential buildings and structures. As used in this Section, the term “non-residential” shall have the meaning established in the applicable International Codes and local amendments, as adopted by the City. As applicable, Certificates of Occupancy required by this Section shall be required for each of the following non-residential buildings and non-residential structures:

- A.** Initial occupancy and use of a new non-residential building or structurally altered existing non-residential building (including minor renovation/rehabilitation as described in Subsection 11.3 below).
- B.** Change in use of an existing non-residential building to a use of a different classification, including without limitation, a change from a nonconforming use to an allowed use.
- C.** Change in the use of land to a use of a different classification.
- D.** Change in ownership or occupant of any existing building or structure used for non-residential purposes (including lease or rental of a portion of a structure such as an office suite).

No such use, or change of use, or change of tenant/occupant/owner in a non-residential building or structure shall take place until an Inspection has been conducted by the Building Official and the Fire Chief and a Certificate of Occupancy therefor shall have been issued by the City. The application fee(s) for a Certificate of Occupancy shall be set forth in the City’s adopted Fee Schedule, as amended.

11.2 PROCEDURE FOR NEW OR ALTERED BUILDINGS

Upon the completion of new non-residential construction or alteration of a non-residential building or structure, after performance of required inspections, and after receipt of an application, a Certificate of Occupancy shall be issued when the Building Official and the Fire Chief determine that the provisions of this Ordinance, the requirements of the adopted International Codes and local amendments adopted by the City, and all other applicable ordinances and regulations have been satisfied.

11.3 PROCEDURE FOR A CHANGE IN BUILDING USE

Written application for a Certificate of Occupancy as required by Section 11.1 shall be made to the Building Official. If the proposed use is found to be in conformity with the provisions of this Ordinance, the requirements of the adopted International Codes, and local amendments adopted by the City, and all other applicable ordinances and regulations, the Certificate of Occupancy shall be issued after the application for same has been made and all required inspections are completed and approved by the Building Official, or his designee and the Fire Chief, or his designee.

11.4 TEMPORARY UTILITY RELEASE/OCCUPANCY PROHIBITED

A written application for a Temporary Utility Release shall be submitted to the Building Official for review and shall be approved upon a finding that the necessary building permits

have been issued and that the construction, renovation or repair activities proposed, will not compromise the public health, safety and welfare. A Temporary Utility Release shall be valid for a period of ninety (90) days, and thirty-day extensions may be granted by the Building Official or his designee, if additional time will be needed to complete the construction, renovation or repair work. Under no circumstances shall occupation of the premises be allowed during the construction, renovation or repair work. Upon completion of the minor renovation, rehabilitation or remodeling work, and prior to occupancy of the structure/site, the property owner shall make a request for final inspections to be performed by the Building Official and Fire Chief or their respective designees. The Certificate of Occupancy shall be issued after all required inspections are completed and the premises found to be in compliance with this Ordinance, current adopted International Codes and all other applicable regulations.

11.5 CONTENTS

Every Certificate of Occupancy shall contain the following: 1) building permit number; 2) the address of the building; 3) the name and address of the owner or the owner's authorized agent; 4) a description of that portion of the building for which the Certificate is issued; 5) a statement that the described portion of the building has been inspected for compliance with the requirements of the current adopted International Codes, for the group and division of occupancy; 6) the name of the Building Official 7) the edition of the Code under which the permit was issued; 8) use and occupancy allowed; 9) the type of construction; 10) the design occupant load; 11) if an automatic sprinkler system is provided, whether the sprinkler system is required; 12) any special stipulations and conditions of the building permit; and, 13) issue date of Certificate of Occupancy.

11.6 POSTING

The Certificate of Occupancy shall be posted in all non-residential buildings in a conspicuous place on the premises and shall not be removed except by the Building Official or Fire Chief, or respective designee.

11.7 REVOCATION

The Building Official or Fire Chief, or respective designee may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this Ordinance whenever the Certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provision of this Ordinance or the building code and other codes adopted by the City, and any amendments thereto.

ORDINANCE O-36-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING THE CODE OF ORDINANCES BY REPEALING SECTION 11, “CERTIFICATES OF OCCUPANCY, LIFE SAFETY INSPECTIONS AND COMPLIANCE” OF SECTION 9A-11 “CERTIFICATES OF OCCUPANCY, LIFE SAFETY INSPECTIONS AND COMPLIANCE” OF PART II “ADMINISTRATION” OF CHAPTER 9 “ZONING ORDINANCE” AND ADOPTING A NEW SECTION 11, ENTITLED “CERTIFICATES OF OCCUPANCY” OF SECTION OF SECTION 9-A-11, ENTITLED “CERTIFICATES OF OCCUPANCY” OF PART II OF CHAPTER 9; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING A SAVINGS CLAUSE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION OF THIS ORDINANCE, AND EACH AND EVERY DAY SUCH OFFENSE CONTINUES SHALL BE DEEMED TO CONSTITUTE A SEPARATE OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas is a home-rule municipality located in Kaufman County, Texas and created in accordance with the provisions of the Texas Local Government Code and the Texas Constitution, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, on March 19, 2007, the City Council adopted the City of Kaufman Zoning Ordinance (Ordinance O-02-07) (the “Zoning Ordinance”), and the Zoning Ordinance contained regulations requiring and pertaining to safety inspections and certificates of occupancy for single family dwellings within the City adopted as part of Section 11, “Certificates of Occupancy, Life Safety Inspections and Compliance” (“Section 11”); and

WHEREAS, on October 28, 2019, the Kaufman City Council adopted the International Residential Code (“IRC”) (Ordinance O-28-19) with the North Central Texas Council of Governments recommended amendment to delete the section of the Code that requires the issues of a Certificate of Occupancy to be used in single family dwellings; and

WHEREAS, with the adoption of the IRC and its amendment, there was created a conflict between Section 11 of the Zoning Ordinance and the IRC provisions adopted by the City relative to the requirement for single family homes to receive a certificate of occupancy; and

WHEREAS, the City Council desires to resolve the conflict by amending the Zoning Ordinance to repeal Section 11 and to adopt a new Section 11 entitle “Certificates of Occupancy” in order to continue to require certificate of occupancy but to remove certificate of occupancy requirements for single family dwellings that conflict with the IRC and to update the Zoning Ordinance regulations governing certificates of occupancy; and

WHEREAS, after the required public notice was provided, the Planning and Zoning Commission conducted a public hearing for the proposed amendment to Section 11 of the Zoning Ordinance, provided the public an opportunity to speak, and voted to recommend that City Council adopt the new Section 11 regulating Certificates of Occupancy; and

WHEREAS, the required public notice was provided, the City Council conducted a public hearing for the proposed amendment to Section 11 of the Zoning Ordinance, provided the public an opportunity to speak, considered the recommendation of the Planning and Zoning Commission, and determined that the adoption of the new Section 11 resolves the conflict between the Zoning Ordinance and the IRC and that the regulations set forth in Section 11 should be adopted and such adoption will promote 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 recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. Section 11, “Certificates of Occupancy, Life Safety, Inspections and Compliance” of Section 9A-11 “Certificates of Occupancy, Life Safety Inspections and Compliance” of Part II “Administration” of Chapter 9 “Zoning Ordinance” of the Code of Ordinances of the City of Kaufman is hereby repealed in its entirety, and a new Section 11, entitled “Certificates of Occupancy” of Section 9A-11 entitled “Certificates of Occupancy” is hereby adopted to be and read in its entirety as follows and all other sections and subsections of Part II of Chapter 9 not expressly amended hereby shall remain in full force and effect:
Part II, Administration

“§9A-11 CERTIFICATES OF OCCUPANCY

§ 11. CERTIFICATES OF OCCUPANCY.

11.1 CERTIFICATES OF OCCUPANCY INSPECTIONS

The Certificates of Occupancy Inspections required by this Section shall only apply to non-residential buildings and structures. As used in this Section, the term “non-residential” shall have the meaning established in the applicable International Codes and local amendments, as adopted by the City. As applicable, Certificates of Occupancy required by this Section shall be required for each of the following non-residential buildings and non-residential structures:

- A. Initial occupancy and use of a new non-residential building residential structure or structurally altered existing non-residential building (including minor renovation/rehabilitation as described in Subsection 11.3 below).
- B. Change in use of an existing non-residential building to a use of a different classification, including without limitation, a change from a nonconforming use to an allowed use.
- C. Change in the use of land to a use of a different classification.

D. Change in ownership or occupant of any existing building or structure used for non-residential purposes (including lease or rental of a portion of a structure such as an office suite).

No such use, or change of use, or change of tenant/occupant/owner in a non-residential building or structure shall take place until an Inspection has been conducted by the Building Official and the Fire Chief and a Certificate of Occupancy therefore shall have been issued by the City. The application fee(s) for a Certificate of Occupancy shall be set forth in the City's adopted Fee Schedule, as amended.

11.2 PROCEDURE FOR NEW OR ALTERED BUILDINGS

Upon the completion of new non-residential construction or alteration of a non-residential building or structure, after performance of required inspections, and after receipt of an application, a Certificate of Occupancy shall be issued when the Building Official and the Fire Chief determine that the provisions of this Ordinance, the requirements of the adopted International Codes and local amendments adopted by the City, and all other applicable ordinances and regulations have been satisfied.

11.3 PROCEDURE FOR A CHANGE IN BUILDING USE

Written application for a Certificate of Occupancy as required by Section 11.1 shall be made to the Building Official. If the proposed use is found to be in conformity with the provisions of this Ordinance, the requirements of the adopted International Codes, and local amendments adopted by the City, and all other applicable ordinances and regulations, the Certificate of Occupancy shall be issued after the application for same has been made and all required inspections are completed and approved by the Building Official, or his designee and the Fire Chief, or his designee.

11.4 TEMPORARY UTILITY RELEASE/OCCUPANCY PROHIBITED

A written application for a Temporary Utility Release shall be submitted to the Building Official for review and shall be approved upon a finding that the necessary building permits have been issued and that the construction, renovation or repair activities proposed, will not compromise the public health, safety and welfare. A Temporary Utility Release shall be valid for a period of ninety (90) days, and thirty-day extensions may be granted by the Building Official or his designee, if additional time will be needed to complete the construction, renovation or repair work. Under no circumstances shall occupation of the premises be allowed during the construction, renovation or repair work. Upon completion of the minor renovation, rehabilitation or remodeling work, and prior to occupancy of the structure/site, the property owner shall make a request for final inspections to be performed by the Building Official and Fire Chief or their respective designees. The Certificate of Occupancy shall be issued after all required inspections are completed and the premises found to be in compliance with this Ordinance, current adopted International Codes and all other applicable regulations.

11.5 CONTENTS

Every Certificate of Occupancy shall contain the following: 1) building permit number; 2) the address of the building; 3) the name and address of the owner or the owner's authorized agent;

4) a description of that portion of the building for which the Certificate is issued; 5) a statement that the described portion of the building has been inspected for compliance with the requirements of the current adopted International Codes, for the group and division of occupancy; 6) the name of the Building Official 7) The edition of the code under which the permit was issued; 8) use and occupancy allowed; 9) The type of construction; 10) The design occupant load; 11) If an automatic sprinkler system is provided, whether the sprinkler system is required; 12) Any special stipulations and conditions of the building permit; and, 13) issue date of Certificate of Occupancy.

11.6 POSTING

The Certificate of Occupancy shall be posted in all non-residential buildings in a conspicuous place on the premises and shall not be removed except by the Building Official or Fire Chief, or respective designee.

11.7 REVOCATION

The Building Official or Fire Chief, or respective designee may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this Ordinance whenever the Certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provision of this Ordinance or the building code and other codes adopted by the City, and any amendments thereto.”

SECTION 3. SAVINGS CLAUSE. All rights and remedies of the City of Kaufman, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting traffic and vehicles within the City of Kaufman, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 4. CUMULATIVE REPEALER CLAUSE. 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 other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY CLAUSE. If any section, subsection, sentence, clause, phrase, or any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the

Code of Ordinances of the City of Kaufman for punishment of a Class C Misdemeanor, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day any such offense shall continue shall be deemed to constitute a separate offense. The penalty provided by this Section shall be cumulative of all other penalties and remedies legally allowed to City for enforcement of this Ordinance.

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

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas on this the _____ day of _____ 2025.

APPROVED:

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

M. Ann Montgomery, City Attorney



Planning and Zoning Commission Report

Meeting Date: November 4, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request for a Specific Use Permit (SUP-60) for a kiosk to provide ice/water on approximately 1.162 acres of land, located at 1801 South Washington Street, being Lot 1, Block 1 of the Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas (Parcel ID 191050). (Case No. Z-09-25)

BACKGROUND/SUMMARY:

The applicant has submitted a Specific Use Permit (SUP) request to allow a kiosk use for the sale of ice and water at **1801 South Washington Street**. The property is zoned **Commercial District (C)**. The most comparable use classification for the proposed operation is a **kiosk**, which requires approval of a Specific Use Permit to be allowed within the Commercial District.

Watermill Express is the proposed tenant and intends to construct a 106-square-foot stand-alone structure that will dispense bagged ice and purified water. Other commercial tenants within the lot include H&R Block, Direct One Wireless, Terry Kay, O.D., Little Caesars, and Asado's Mexican Restaurant.

SITE PLAN:

A Site Plan has been provided for review. Access to this portion of the lot is provided through two driveways located along the western side of the site, both fronting South Washington Street. The plan shows the general layout of the development, including three parking spaces (two standard and one accessible space), landscaping, and a sidewalk along South Washington Street and East 11th Street.

DEFINITION:

The proposed use involves a self-service water and ice vending machine that dispenses bagged ice and purified water through an automated system. While the City's Zoning Ordinance does not specifically list a "water or ice vending machine" as a use, the most comparable classification is a "Kiosk." Section 33.5 of the Zoning Ordinance defines a kiosk as "a small, stand-alone structure or booth for the purpose of dispensing goods or services, often temporary in nature and designed to accommodate limited customer interaction." This definition aligns closely with the operational characteristics of the proposed vending machine, which functions as a compact, stand-alone retail point of sale.

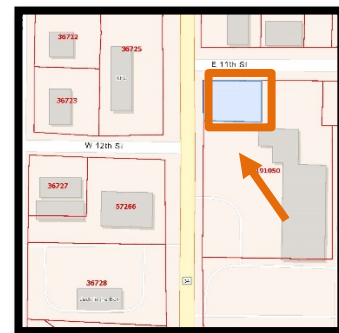
Staff finds that although the proposed use meets the intent of the kiosk definition, kiosks are typically accessory or incidental uses that complement an existing principal business—such as those located on sites with convenience stores, shopping centers, or similar developments. In contrast, the applicant's proposal involves a stand-alone installation operating independently as the primary use of the property. This configuration functions in a similar manner to a small-scale

retail use by providing direct service to the public without an associated principal structure on the site.

Given this distinction, staff considers the proposed vending machine consistent in nature with a kiosk but acknowledges that it extends beyond the typical accessory role described in the ordinance. Therefore, the use is most appropriately classified as a “Kiosk” under Chart 6 – Retail and Service Uses, which allows kiosks in the Commercial (C) District with approval of a Specific Use Permit (SUP). The SUP process will allow the City to evaluate the stand-alone nature of the installation, review site design, and apply appropriate conditions to ensure compatibility with adjacent development and consistency with the intent of the district.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Washington Street Corridor	Apartment
South:	Commercial	Retail Shopping Center
East:	Commercial Single Family-6	Pizza Drive-thru and Residential Home
West:	Washington Street Corridor	Taco Bell Restaurant



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial. The property is zoned Commercial (C), which allows for a mix of retail, restaurant, office, and commercial service uses. A kiosk to provide ice/water requires a Specific Use Permit. Staff finds the proposed use to be consistent with the Future Land Use Plan.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

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

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

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

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

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 30 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 30

RECOMMENDATION:

The Planning and Zoning Commission may make one of the following recommendations:

- Approve
- Approve with conditions
- Deny

If the recommendation is for approval of Z-09-25, a Specific Use Permit (SUP-60) for a kiosk to provide ice and water at 1801 South Washington Street, staff recommends the following conditions:

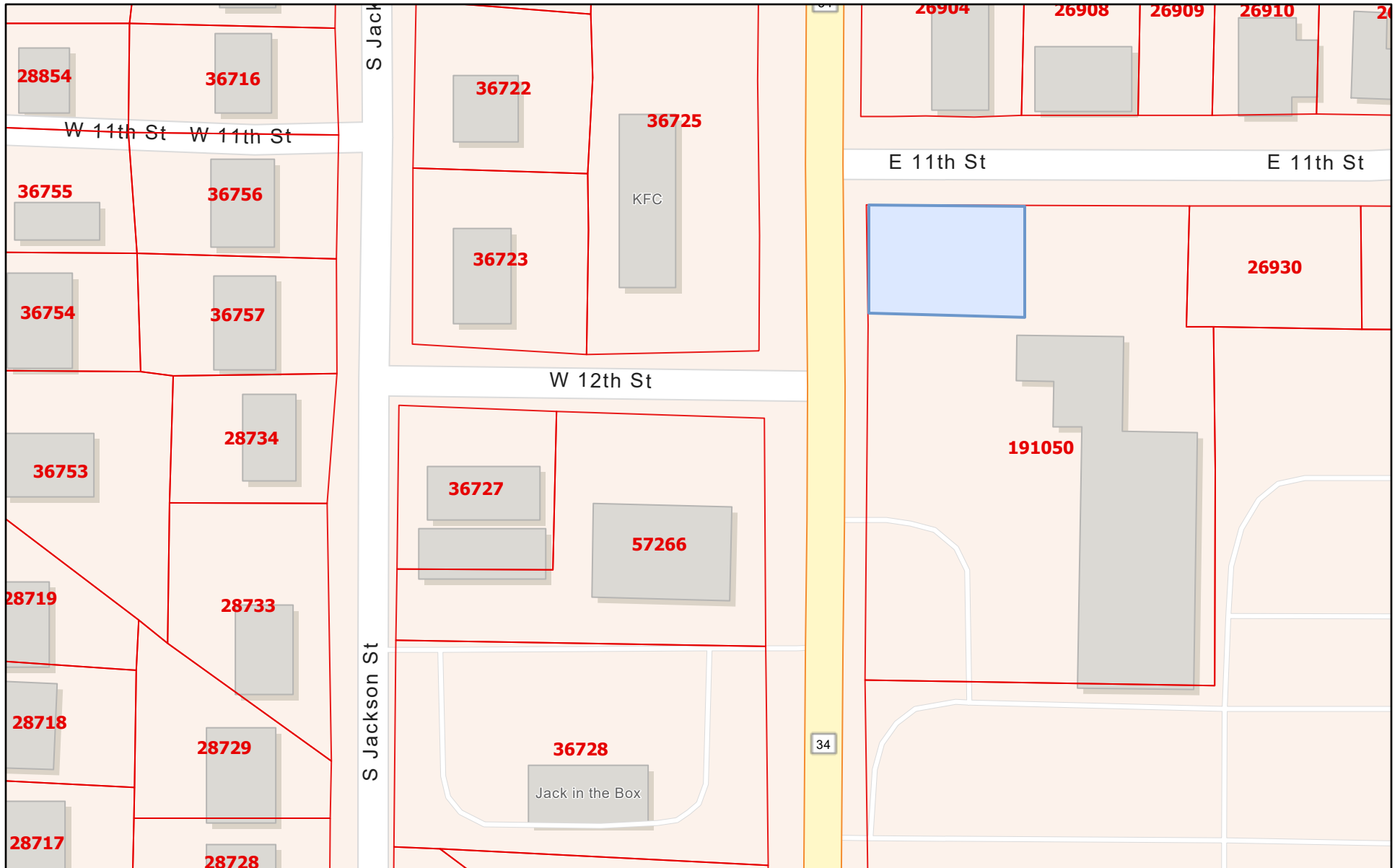
1. The property, including all buildings, premises, and land used pursuant to this SUP, shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size or layout from the approved Site Plan and associated exhibits unless an amendment to SUP-60 is first approved by the City Council specifically authorizing such changes.
2. The property owner shall obtain TxDOT approval for the two driveway connections along South Washington Street prior to the issuance of a Certificate of Occupancy

ATTACHMENTS:

Location Map
Exhibit A - Site Plan and associated exhibits
Exhibit B - Survey
Exhibit C - Final Plat

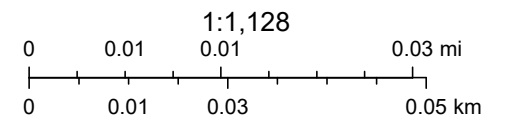
Martin Mares
Senior Planner
972-932-2216 ext. 141
MMares@kaufmantx.org

1801 S. Washington



8/8/2025, 3:15:37 PM

 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

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

PROJECT DESCRIPTION



WATERMILL EXPRESS PID 114180
1801 S WASHINGTON ST, KAUFMAN, TX 75142

Our new vending station is a 106sf pre-manufactured, stand-alone, unmanned unit that will sit on a new 15x15 surface-level pad located in 2 leased parking spaces and will connect to existing utilities from the old unit. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections.

The unit is connected to city water, this connection will allow the unit to produce purified water and ice. The purified ice and water will be produced within the unit.

1. The use is harmonious and compatible with surrounding existing and proposed uses.
We are proposing a retail use as a water dispensing unit. This is compatible and harmonious with the surrounding shopping center as well as the existing “Twice the Ice” machine down the road.
2. The activities requested are normally associated with permitted uses in the base district.
Our activities as a water and ice dispensing unit are associated with permitted uses in the district as there are existing “Twice the Ice” kiosks within the city. Additionally, our units are more aesthetically pleasing and provide low-cost, high-quality water and ice to your community.
3. The nature of the use is reasonable.
We believe the nature of the use is reasonable as we are a self-service water dispensing kiosk. We are providing adequate parking to allow for safe movement around the property. Watermill Express has saved nearly 15 billion single-use plastic water bottles from going into the nation’s landfills with our refill kiosk concept.
4. Any negative impact on the surrounding area has been mitigated.
We are mitigating any negative impact with the addition of shrubs and trees, our operations crew make daily visits to ensure the kiosk and surrounding area are clear of any litter and to sanitize the unit to ensure a consistently positive experience for customers and landlords. Our refill kiosk concept allows our customers to save money by refilling their own water bottles thus cutting down on plastic waste.

5. Any additional conditions specified ensure that the district purposes are upheld.
Our self-service, refill kiosk uses a multi-barrier water purification system that effectively treats viruses, bacteria, nitrates, arsenic, lead, PFAs, and other contaminants. This low-cost, high-quality water ensures that Watermill Express is a destination for customers.

Please confirm receipt of this submittal package and let us know an approximate review time.

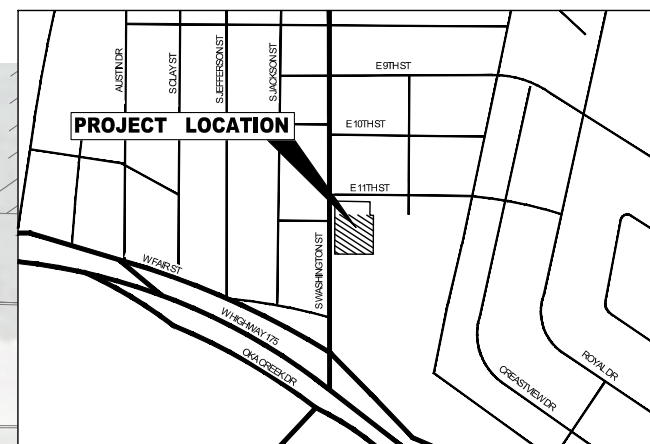
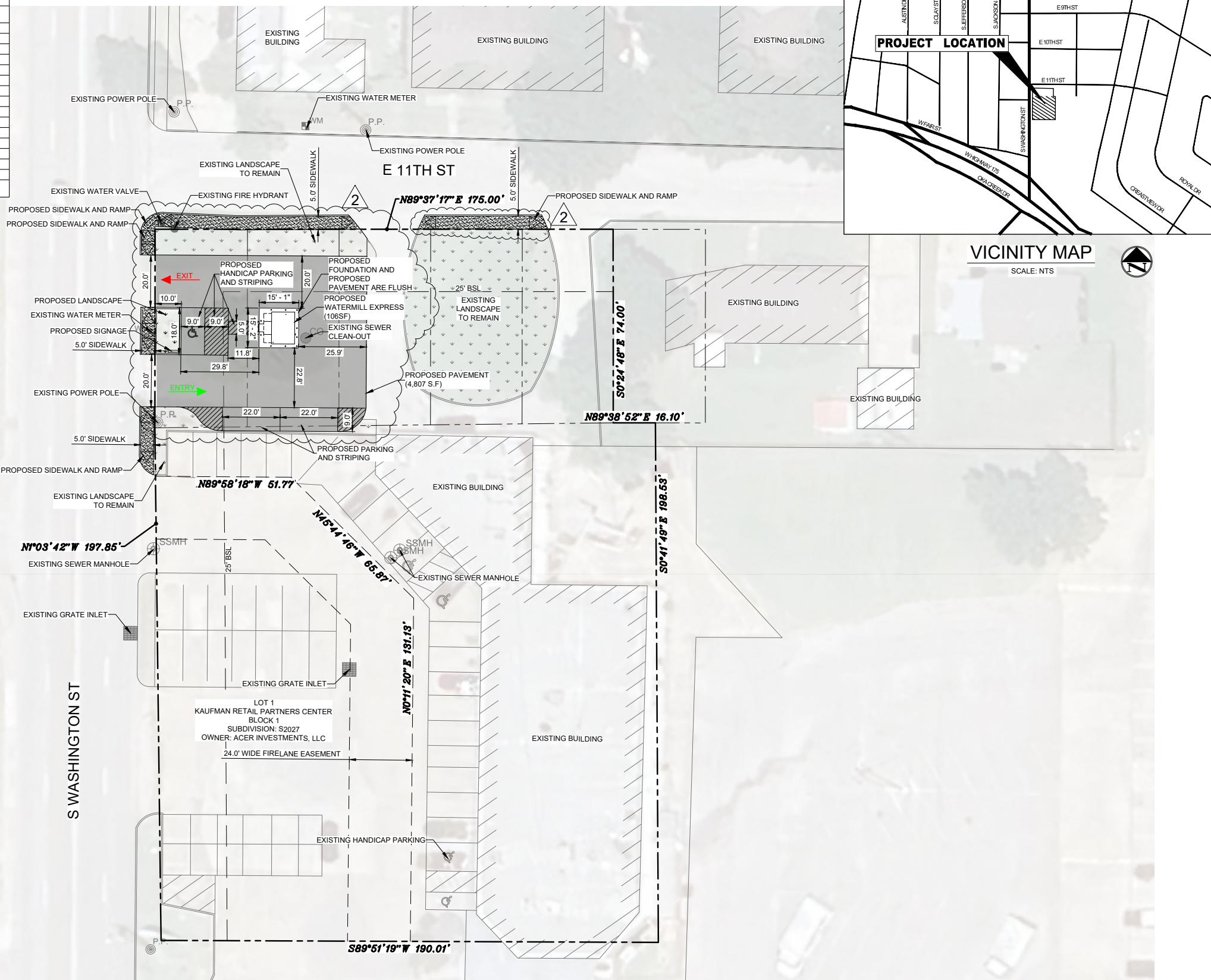
Thank you,

A handwritten signature in black ink that reads "Ashley Hayes". The signature is written in a cursive, flowing style.

Ashley Hayes
Watermill Express, LLC / Permitting Coordinator
561.313.9614
Ashley.Hayes@Watermillexpress.com

PARKING ANALYSIS		
	REQUIRED	PROVIDED
LOT AREA (S.F.)		50,530 S.F. (1.16 ACRES)
TOTAL BUILDING AREA (S.F.)		8,075 S.F.
OFFICE (1 SPACE/300S.F.)		
H&R BLOCK (1,800 S.F.)	6 SPACES	
RETAIL (1 SPACE/200S.F.)		
DIRECT ONE WIRELESS (1,800 S.F.)	9 SPACES	
TERRY KAY, O.D. (1,800 S.F.)	9 SPACES	
LITTLE CAESARS (2,300 S.F.)	12 SPACES	
ASADOS MEXICAN GRILL (2,475 S.F.)	12 SPACES	
TOTAL STANDARD PARKING SPACES	48 SPACES	
ACCESSIBLE PARKING	2 SPACES	
TOTAL PARKING SPACES	50 SPACES	
PROPOSED IMPROVEMENTS		
PROPOSED KIOSK (106 S.F.)	1 SPACE	2 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL PARKING SPACES AFTER KIOSK INSTALLATION	52 SPACES	52 SPACES

SITE SUMMARY	
ITEM	PROVIDED
LOT SIZE	50,530 SQ. FT. (1.16 ACRES)
LOT COVERAGE (%)	11.34%
LANDSCAPING (%)	16.23%
PARKING REQUIRED/PROPOSED	52 SPACES



LEGEND

- PROPERTY LINE
- LOT LINE
- BSL
- EASEMENT LINE
- PROPOSED PAVING
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE
- PROPOSED RAMP
- EXIT
- ENTRY
- EXISTING POWER POLE
- EXISTING METER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING GRATE INLET
- EXISTING WATER METER

- NOTES**
- CONSTRUCTION WILL BE IN ACCORDANCE WITH STANDARD CITY DETAILS AS SHOWN IN THE CITY OF KAUFMAN DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
 - THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL WATER AND SEWER SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
 - UTILITY LOCATION BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY SIZE, LOCATION AND INVERT OF EXISTING UTILITIES ON SITE AND PROVIDE APPROVAL SKETCH FOR THE CONNECTION OF PROPOSED UTILITIES BEFORE COMMENCING CONSTRUCTION.



NO.	DATE	REVISION
1	2025-10-27	REVISED SITE, PARKING, AND LANDSCAPE LAYOUT
2	2025-09-10	REVISED PER CITY COMMENTS

WATERMILL EXPRESS
 1801 S WASHINGTON ST.
 CITY OF KAUFMAN
 KAUFMAN COUNTY, TEXAS

SITE PLAN

MES MODERN ENGINEERING SOLUTIONS
 805 GLENDEVON DRIVE
 MCKINNEY TX, 75051
 PHONE: (214) 833-6748
 FIRM #20221

DESIGNED: TL	DATE: OCTOBER 2025	PROJECT #: 114180	SHEET: C3.0
DRAWN: TL			
REVIEWER: MG			





SITE SUMMARY	
ITEM	PROVIDED
LOT SIZE	50,530 SQ. FT. (1.16 ACRES)
LOT COVERAGE (%)	11.34%
LANDSCAPING (%)	16.23%
TREES - SHRUBS PROVIDED	3 TREES/20 SHRUBS

LEGEND

- PROPERTY LINE
- LOT LINE
- BSL
- EASEMENT LINE
- BUFFER YARD
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED RAMP
- EXISTING METER POLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING GRATE INLET
- EXISTING WATER METER

NOTES

1. CONSTRUCTION WILL BE IN ACCORDANCE WITH STANDARD CITY DETAILS AS SHOWN IN THE CITY OF KAUFMAN DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
2. THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. ALL WATER AND SEWER SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
4. UTILITY LOCATION BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY SIZE, LOCATION AND INVERT OF EXISTING UTILITIES ON SITE AND PROVIDE APPROVAL SKETCH FOR THE CONNECTION OF PROPOSED UTILITIES BEFORE COMMENCING CONSTRUCTION.



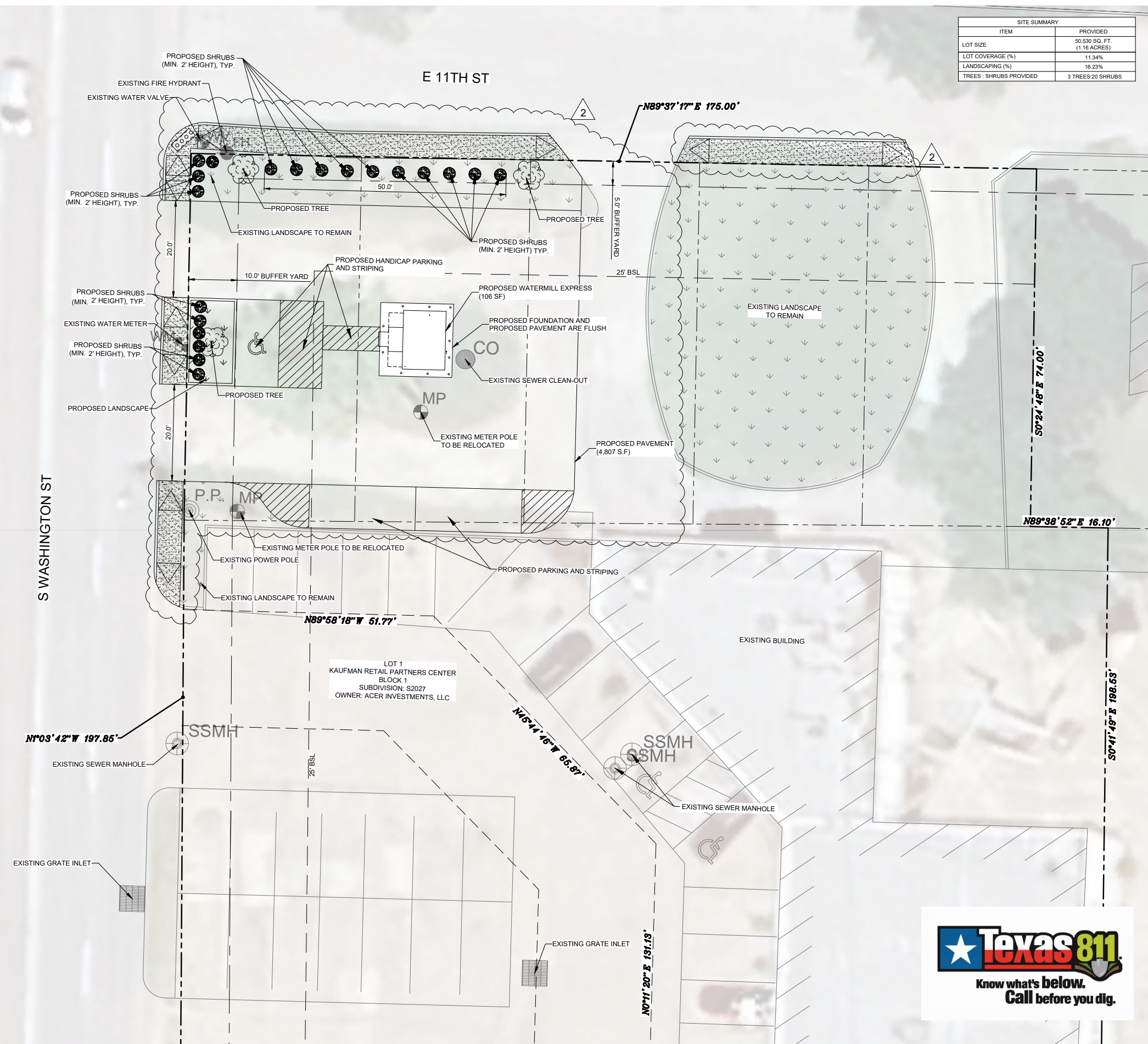
NO.	DATE	REVISION
1	2025-10-27	REVISED SITE, PARKING, AND LANDSCAPE LAYOUT
2	2025-09-10	REVISED PER CITY COMMENTS

WATERMILL EXPRESS
 1801 S WASHINGTON ST.
 CITY OF KAUFMAN
 KAUFMAN COUNTY, TEXAS

LANDSCAPE PLAN

MES MODERN ENGINEERING SOLUTIONS
 805 GLENDEVON DRIVE
 MCKINNEY TX, 75051
 PHONE: (214) 833-6748
 FIRM #20221

DESIGNED: TL	DATE: OCTOBER 2025	PROJECT #: 114180	SHEET: C3.1
DRAWN: TL	REVIEWER: MG		



Drawing: WATERMILL EXPRESS 11/11/2025 - 1801 S WASHINGTON ST, KAUFMAN, TX 75001
 Last Saved: 10/27/2025 10:48 AM
 Plot Date/Time: 10/27/2025 10:53 PM

EXHIBIT A
229 SQUARE FOOT STRIP OF LAND
PART OF THE ANNA L. CARTER SURVEY, ABST. No. 98
LOT 1, BLOCK 1, KAUFMAN RETAIL PARTNERS CENTER ADDITION
IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

BEING a 229-square foot (0.005-acre) tract of land and being part of Lot 1, Block 1 of the Kaufman Retail Partners Center, an addition to the City of Kaufman as shown in Cabinet 3, at Slide 241 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch steel rod found in the east right-of-way line of Washington Street (State Highway No. 34), and the south right-of-way line of East Eleventh Street, same being the northwest corner of the northwest corner of said Lot 1, Block 1, and having grid coordinates of:

X = 2,643,338.47 feet,
 Y = 6,899,958.73 feet;

THENCE S 50°28'00" E a distance of 51.60 feet to the **POINT OF BEGINNING** at the northwest corner of the herein described tract, said point having grid coordinates of:

X = 2,643,378.26 feet,
 Y = 6,899,925.89 feet;

THENCE N 89°36'00" E a distance of 15.08 feet;

THENCE S 00°24'00" E a distance of 15.17 feet;

THENCE S 89°36'00" W a distance of 15.08 feet;

THENCE N 00°24'00" W a distance of 15.17 feet to the **POINT OF BEGINNING** and containing 229 square feet or 0.005 acres of land.

OCTOBER 2025

3475-25

Sheet 1 of 2

rdelta
 E N G I N E E R S

618 Main Street
 Garland, TX 75040
 Ph. (972) 494-5031
 www.rdelta.com
 TBPE No. F-1515
 TBPLS No. 10155000

A graphical exhibit of even date accompanies this description.

EXHIBIT A

**229 SQUARE FOOT STRIP OF LAND
PART OF THE ANNA L. CARTER SURVEY, ABST. No. 98
LOT 1, BLOCK 1, KAUFMAN RETAIL PARTNERS CENTER ADDITION
IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS**

P.O.C.

X = 2,643,338.47'
Y = 6,899,958.73'
1/2-INCH SRF WITH
YELLOW CAP STAMPED
"RPLS 5239"

EAST ELEVENTH STREET

WASHINGTON STREET (S.H. 34)

LOT 1, BLOCK 1
KAUFMAN RETAIL PARTNERS CENTER
CABINET 3, SLIDE 241
INST. NO. 2015-0016441
O.P.R.K.C.T.



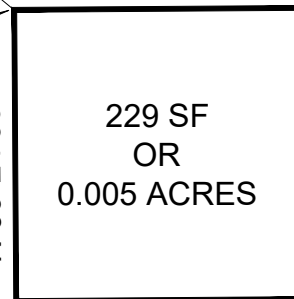
Wayne C. Terry
Wayne C. Terry
Registered Professional Land Surveyor
Registration No. 4184
October 20, 2025

P.O.B.

X = 2,643,378.26'
Y = 6,899,925.89'

15.08'
N 89°36'00" E

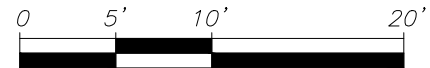
15.17'
N 00°24'00" W



S 89°36'00" W
15.08'

S 00°24'00" E
15.17'

229 SF
OR
0.005 ACRES



GRAPHIC SCALE IN FEET
SCALE: 1" = 10'

LEGEND

- INST. NO. = Instrument Number
- POB = Point of Beginning
- POC = Point of Commencing
- O.P.R.K.C.T. = Official Public Records of Kaufman County, Texas
- SF = Square Feet
- SRF = Steel Rod Found

Notes:

The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Kaufman County is 1.000114077. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.

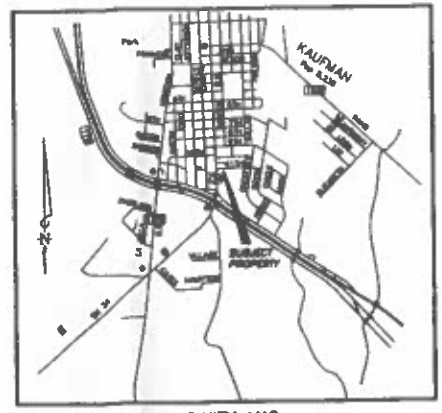
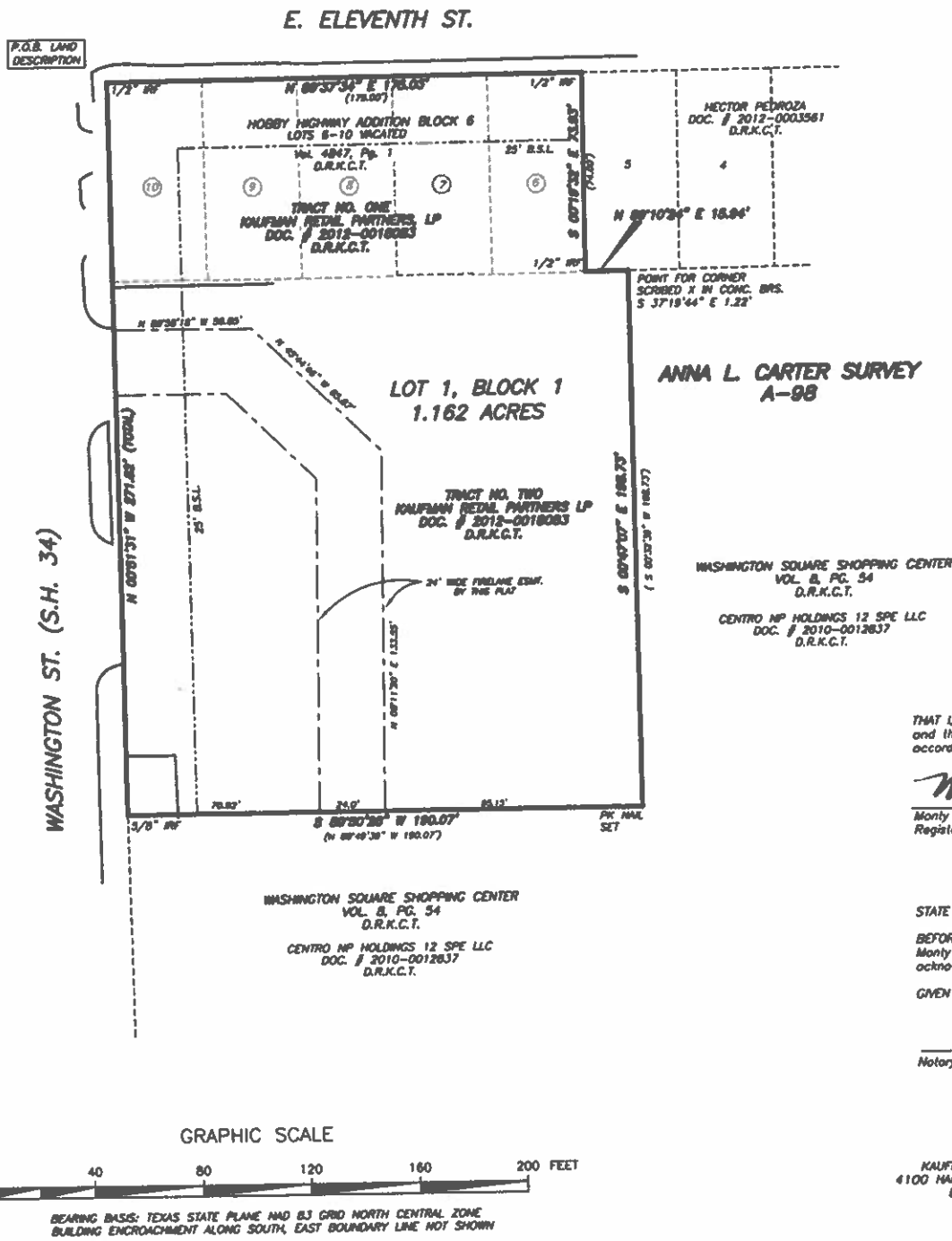
OCTOBER 2025 3475-25 Sheet 2 of 2

rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

Copyright 2009, Summit Surveying, Inc.

Summit Surveying, Inc. 15-020 Crosspoint Kaufman (Aug) 15-020 Crosspoint Kaufman



Approved by City of Kaufman, Texas
 City Manager
[Signature]
 City Secretary
 8-28-15
 Date

THAT I, Monty Nixon, do hereby certify that this plat was prepared from an actual on the ground survey and the corner monuments shown hereon were found or set under my direction and supervision, in accordance with the Plating Rules and Regulations of the City of Kaufman, Kaufman County, Texas.

[Signature]
 Monty Nixon
 Registered Professional Land Surveyor No. 5542



STATE OF TEXAS
 BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Monty Nixon known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the ___ Day of _____, 2015.

Notary Public

OWNER:
 KAUFMAN RETAIL PARTNERS LP
 4100 HARRY HINES BLVD. SUITE 300C
 DALLAS, TEXAS 75219

SURVEYOR:
 SUMMIT SURVEYING, INC.
 2040 DEERBROOK DRIVE
 TYLER, TEXAS 75703

Legal Description
 1.162 Acres
 Anna L. Carter Survey A-98
 City of Kaufman
 Kaufman County, Texas

INST # 2015-001641
 Filed for record in Kaufman County
 8/31/15 at 9:27 AM

ALL THAT CERTAIN lot, tract, or parcel of land situated within the Anna L. Carter Survey Abstract 88, Kaufman County, Texas, being all of Tract One (Lots 5, 7, 8, 9, 10, Block 6 of Hobby Highway Addition vacated in Volume 4847, Pg. 1) and Tract Two described in a deed to Kaufman Retail Partners, LP recorded in Document No. 2012-0018083 in the Deed Records of Kaufman County, Texas and being more completely described as follows:

BEGINNING of a 1/2 inch iron rod found in the east right of way line of Washington Street (State Highway 34) and the south right of way line of East Eleventh Street, same being the northeast corner of said Tract One, same being the northwest corner of Lot 10, Block 6 Hobby Highway Addition recorded in Volume 185, Page 371 in said Deed Records;

THENCE North 89 deg. 37 min. 34 sec. East along said south right of way line and the north line of said Tract One and Lots 10, 9, 8, 7 and 6 of said Hobby Highway Addition, a distance of 175.00 feet to a 1/2 inch iron rod found for the northeast corner of said Tract One and said Lot 6;

THENCE South 00 deg. 19 min. 32 sec. East along the east line of said Tract One and said Lot 6, a distance of 73.83 feet to a 1/2 inch iron rod found for the southeast corner of said Tract One and said Lot 6, same being in the north line of said Tract Two;

THENCE North 89 deg. 10 min. 24 sec. East along the north line of said Tract Two and the south line of Lot 5 of said Hobby Highway Addition, a distance of 15.94 feet to a point far corner, from which a found X scribed in concrete bears South 37 deg. 18 min. 44 sec. East, a distance of 1.22 feet;

THENCE South 00 deg. 47 min. 07 sec. East along the east line of said Tract Two and the most northerly west line of Washington Square Shopping Center recorded in Volume 8, Page 54 in said Deed Records, a distance of 188.73 feet to a PK Nail set for corner in asphalt for the southeast corner of said Tract Two and an old corner in said Washington Square Shopping Center;

THENCE South 89 deg. 50 min. 26 sec. West along the south line of said Tract Two and the most westerly north line of said Washington Square Shopping Center a distance of 180.07 feet to a 5/8 inch iron rod found for the southwest corner of said Tract Two and the most westerly northwest corner of said Washington Square Shopping Center, same being in the east right of way line of said Washington Street;

THENCE North 00 deg. 51 min. 31 sec. West along said east right of way line and the west line of said Tract Two and Tract One, a distance of 271.82 feet to the PLACE OF BEGINNING containing 1.162 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That Kaufman Retail Partners, LP acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as Kaufman Retail Partners Center in 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 in 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 of any time procuring permission from anyone.

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

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

Witness my hand, this the ___ Day of _____, 2015

Authorized Signature - Owner

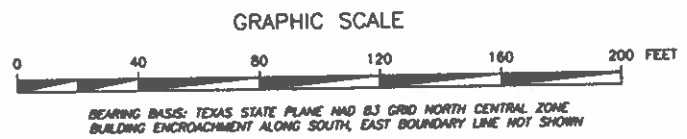
STATE OF TEXAS

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

GIVEN under my hand and seal of office this the ___ Day of _____, 2015.

Notary Public

**FINAL PLAT
 SHOWING
 LOT 1, BLOCK 1
 KAUFMAN RETAIL PARTNERS CENTER
 BEING A PART OF THE
 ANNA CARTER SURVEY A-98
 CITY OF KAUFMAN
 KAUFMAN COUNTY, TEXAS
 ONE LOT - 1.162 ACRES**



REVISIONS	DATE	BY
ISSUED		

**FINAL PLAT
 KAUFMAN RETAIL PARTNERS CENTER
 CITY OF KAUFMAN
 KAUFMAN COUNTY, TEXAS**

Summit Surveying, Inc.
 Land Boundary • Topography • GPS • Geodetic
 2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
 TBPLS Firm No. 10081000

This drawing and all related documents, including those on electronic media, were prepared by Summit Surveying, Inc. (Summit) and are the property of Summit. The information hereon shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold Summit and its duly authorized representatives harmless from all liabilities which may arise from such unauthorized use. Such use shall cover any facilities which may arise from the use or reuse of any such unauthorized use or changes.

PROJECT MOR. MLN
PROJECT TECH. MLN/AAU
CHECKED BY JWC
JOB NO. 15-020

ORDINANCE O-37-25

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING CHAPTER 9A, "ZONING ORDINANCE", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, AND THE OFFICIAL ZONING MAP OF THE CITY, TO APPROVE SPECIFIC USE PERMIT NO. SIXTY ("SUP-60"), ADOPTING SUP-60 AND ITS SITE PLAN AS SET FORTH HEREIN, TO PERMIT A KIOSK TO PROVIDE ICE AND WATER, SUBJECT TO CONDITIONS, ON AN APPROXIMATE 1.162 ACRE TRACT OF LAND (PROPERTY ID 191050) ZONED "C" COMMERCIAL DISTRICT, SUCH PROPERTY BEING GENERALLY LOCATED AT 1801 SOUTH WASHINGTON STREET, BEING LOT 1, BLOCK 1, OF KAUFMAN RETAIL PARTNERS, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS THAT IMPOSE CONDITIONS UPON THE SUP FOR THE PROPERTY, AND RESTRICTIONS ON USE OR BUILDING EXPANSION OR MODIFICATION; PROVIDING A ZONING MAP AMENDMENT AND PROVIDING APPROVAL OF A SITE PLAN; PROVIDING ASSIGNABILITY AND EXPIRATION/RECISSION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, at its regular meeting held on the 4th day of November, 2025, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of SUP-60, and its Site Plan (Z-09-25), to allow a kiosk to provide ice and water with the conditions listed in Section 2 of this Ordinance on an approximate 1.162 acre tract of land, Kaufman CAD Property ID 191050, zoned Commercial District "C", generally located at 1801 south Washington Street, being lot 1, block 1 of Kaufman Retail Partners, City of Kaufman, Kaufman, Texas; and more specifically described and depicted on **Exhibit "A"**, a copy of which is attached hereto and incorporated herein as, (the "Property"); and

WHEREAS, at its regular meeting held on the 17th day of November, 2025, the City Council held a public hearing to consider approving SUP-60, and its Site Plan (**Exhibit “B”**) as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed SUP-60 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the City, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

WHEREAS, pursuant to the foregoing findings, the City Council determined it necessary and beneficial to the public health, safety and welfare to adopt this Ordinance approving SUP-60 and Site Plan as set forth herein.

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 Chapter 9A, “Zoning Ordinance”, of the Code of Ordinances of the City of Kaufman, and the Official Zoning Map”, are hereby amended to reflect a change in zoning to the Property, described and depicted in **Exhibit “A”**, attached hereto and incorporated herein, from Commercial District to Commercial District with Specific Use Permit-60 (“SUP-60”).

Pursuant to the zoning designation of Commercial District with SUP-60, the Property shall only be used as allowed by the Commercial District zoning district of the City of Kaufman, as amended by SUP-60 which hereby authorizes a kiosk to provide ice and water subject to the following conditions, each of which shall also be included on the Site Plan for SUP-60:

- a. The Property, including all buildings, premises, or land used pursuant to this SUP-60 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, described and depicted in **Exhibit “B”** hereto, unless an amendment to SUP-60 and the Site Plan, are first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, or associated exhibits.
- b. The property owner shall obtain TxDOT approval for the two driveway connections along South Washington Street prior to the issuance of a Certificate of Occupancy.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change in zoning classification of the Property from Commercial to Commercial with Specific Use Permit-60 (“SUP-60”), thereon and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. SITE PLAN. The Site Plan for SUP-60 attached hereto and incorporated as if set forth fully herein as **Exhibit “B”**, is hereby approved by the City Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by SUP-60 for the Property.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-60 is non-transferable. SUP-60 shall expire or terminate when the Planning and Zoning Commission and the City Council take proper zoning action to rescind the SUP, with appropriate publication notification and public hearing, pursuant to Section 30.1 of the City’s Comprehensive Zoning Ordinance.

SECTION 6. LAND USE REGULATIONS. The regulations contained in the City’s Comprehensive Zoning Ordinance for Commercial District zoning, as amended, shall control, except as expressly modified by SUP-60.

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

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

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

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

[The remainder of this page intentionally left blank]

PASSED AND APPROVED this 17th day of November, 2025.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

“EXHIBIT A” Legal Description

Z-09-25

**1801 South Washington Street –
Kaufman CAD Property ID 191050**



“EXHIBIT A” Legal Description

EXHIBIT A
229 SQUARE FOOT STRIP OF LAND
PART OF THE ANNA L. CARTER SURVEY, ABST. No. 98
LOT 1, BLOCK 1, KAUFMAN RETAIL PARTNERS CENTER ADDITION
IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

BEING a 229-square foot (0.005-acre) tract of land and being part of Lot 1, Block 1 of the Kaufman Retail Partners Center, an addition to the City of Kaufman as shown in Cabinet 3, at Slide 241 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch steel rod found in the east right-of-way line of Washington Street (State Highway No. 34), and the south right-of-way line of East Eleventh Street, same being the northwest corner of the northwest corner of said Lot 1, Block 1, and having grid coordinates of:
X = 2,643,338.47 feet,
Y = 6,899,958.75 feet;

THENCE S 50°28'00" E a distance of 51.80 feet to the **POINT OF BEGINNING** at the northwest corner of the herein described tract, said point having grid coordinates of:
X = 2,643,378.26 feet,
Y = 6,899,925.89 feet;

THENCE N 89°38'00" E a distance of 15.08 feet;

THENCE S 00°24'00" E a distance of 15.17 feet;

THENCE S 89°38'00" W a distance of 15.08 feet;

THENCE N 00°24'00" W a distance of 15.17 feet to the **POINT OF BEGINNING** and containing 229 square feet or 0.005 acres of land.

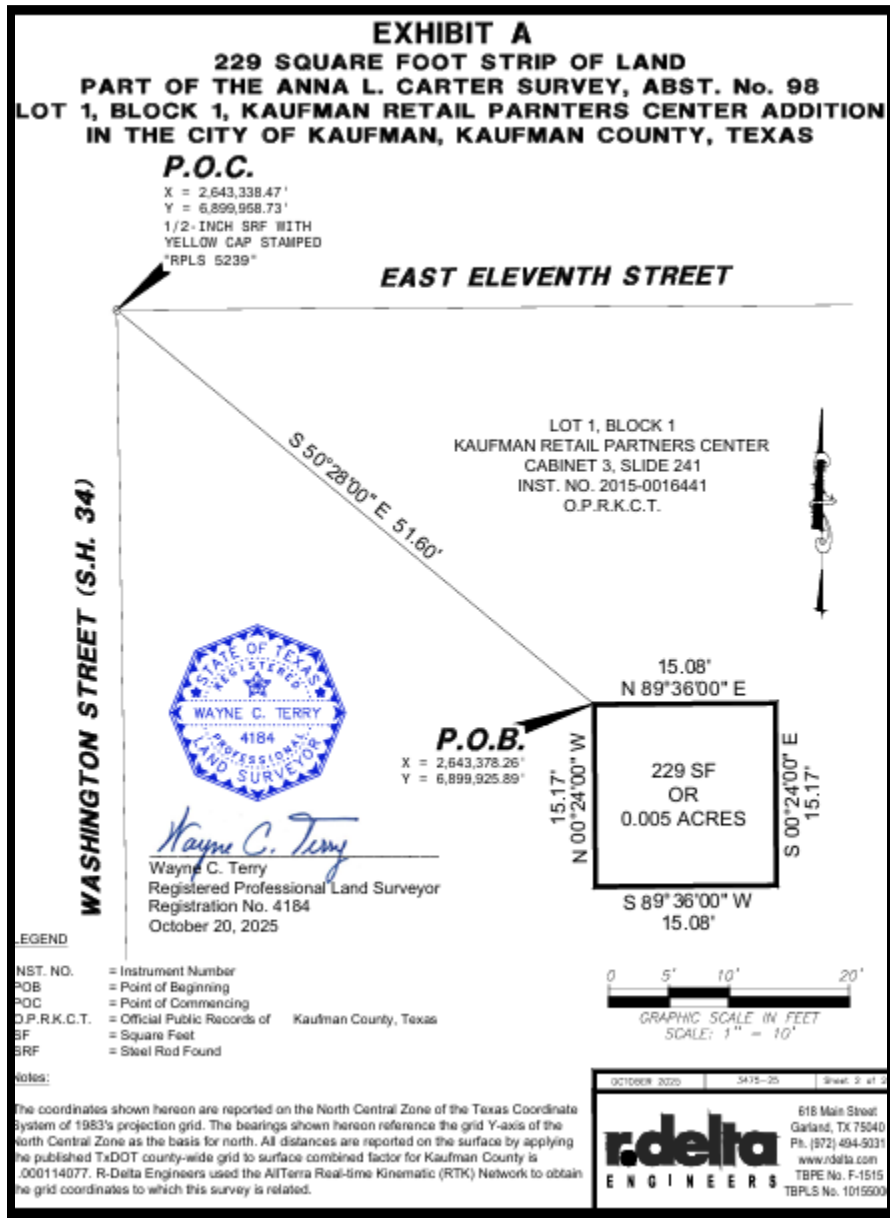
OCTOBER 2020	3435-20	Sheet 1 of 2
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rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 1015600

A graphical exhibit of even date accompanies this description.

“EXHIBIT A” Legal Description





Meeting
Date: 11/17/2025

Date: 11/04/2025

Item #: 10.

Dept.: Public Works

Action Item

SUBJECT:

Consider and take appropriate action on Resolution R-35-25, a resolution of the City of Kaufman, accepting Public Improvements for Phase I of the Enclave at Kings Fort Development; establishing the date for a two (2) year warranty period for all Phase I Improvements; approving the Enclave at Kings Fort Phase I Maintenance Agreement between the City and The Enclave at Kings Fort Inc., LLC, for the maintenance of sewer public improvements and facilities serving Phase I but located within future Phase II of the development; and authorizing the Mayor or designee to execute necessary documents. (Enclave at Kings Fort)

BACKGROUND:

This resolution authorizes the City’s final acceptance of all public utility improvements associated with the Enclave at Kings Fort Development, as documented in the attached resolution and acceptance letter. In coordination with City staff, the Developer has elected to utilize a Roadway and Access Easement rather than a maintenance agreement to ensure the City’s ability to access certain sewer improvements constructed in Phase I but located within the future Phase II area. This easement grants the City the necessary access rights and requires the Developer to construct and maintain a temporary roadway sufficient for City personnel and contractors to reach and service these public improvements as needed.

Author:
Tim Hopwood, Public Works Director

Reviewed:
Mike Holder, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Staff recommends approval of Resolution R-35-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RESOLUTION NO. R-35-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING PUBLIC IMPROVEMENTS FOR THE ENCLAVE AT KINGS FORT PHASE 1; PROVIDING FOR THE INCORPORATION OF PREMISES; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; APPROVING A ROADWAY AND ACCESS EASEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and The Enclave at Kings Fort Inc., LLC, a Delaware limited liability company, (“Developer”) entered into an agreement dated February 26, 2024, (the “Agreement”), pursuant to which Developer was to construct certain public improvements in The Enclave at Kings Fort Phase I (the “Public Improvements”); and

WHEREAS, Developer has constructed all required Public Improvements for the Enclave at Kings Fort Phase I, (the “Development”) and City Council accepts the actual quantities and construction of those Public Improvements pursuant to final estimate; and

WHEREAS, the City of Kaufman has inspected or caused the inspection of the Public Improvements and finds them to be acceptable for public use and maintenance pursuant to City regulations; 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 the Public Improvements commences as of the date of this Resolution; and

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

WHEREAS, the City Council of the City of Kaufman, Texas, has further determined that it is in the best interest of the City of Kaufman to accept a Roadway and Access Easement provided by the Developer and attached hereto as **Exhibit “A”**; and

WHEREAS, it is in the best interest of the City of Kaufman to formally accept the Public Improvements for Phase I of the for long-term public ownership and maintenance.

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 the final inspection of the City of Kaufman Public Works Department.

SECTION 3. Warranty Establishment. That the City establishes the warranty period to be in effect commencing on November 17, 2025, the effective date of this Resolution, and remaining in full force and effect until November 17, 2027, 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. Roadway and Access Easement. The City hereby accepts the Roadway and Access Easement provided by the Developer conveying to the City a right of access to and requiring Developer to construct and maintain a temporary roadway for the purpose of allowing City access to certain sewer public improvements and facilities constructed by Developer as part of the Public Improvements for Phase I accepted by City pursuant to this Resolution but that are located on future Phase II of the Development. The Roadway and Access Easement provides access and obligates Developer to construct a roadway sufficient to allow City and its contractors to access those Public Improvements for maintenance and repair. A copy of the Roadway and Access Easement is attached hereto and incorporated herein as **Exhibit "A,"** "Roadway and Access Easement" and incorporated herein.

SECTION 5. Effective Date. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 17th day of November 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

EXHIBIT "A"
ROADWAY AND ACCESS EASEMENT

ROADWAY AND ACCESS EASEMENT

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE**
 PRESENTS:
 §

COUNTY OF KAUFMAN

THAT, Enclave at Kings Fort, LLC, a Delaware Limited Liability Company, whose address is 1531 SE 36 Avenue, Ocala, FL, 34471 hereinafter referred to as "**Grantor**," in consideration of the sum of Ten DOLLARS (\$10.00) CASH and other good and valuable consideration to Grantor paid by the City of Kaufman, Texas (the "City"), its successors and/or assigns, hereinafter referred to as "**Grantee**," the receipt and sufficiency of which is hereby acknowledged, has **GRANTED, SOLD, AND CONVEYED** and does by these presents **GRANT, SELL, AND CONVEY** unto said Grantee, its successors and/or assigns, all or in part, the following easement located on, over, under and across certain land within a portion of those certain tracts of land owned by Grantor ("**Grantor's Property**") which easement is more particularly depicted in the attached **Exhibit "A"** (the "Roadway and Access Easement"), which is incorporated by reference for any and all purposes:

- A. A non-exclusive, unobstructed roadway access easement for vehicular access hereinafter referred to as the "Roadway and Access Easement," for the maintenance, operation, replacement, protection, repair, use, and removal of a Manhole and all associated infrastructure located as indicated in **Exhibit A (the "Manhole")**, by Grantee and its contractors.

- B. The Road in the Roadway and Access Easement shall be constructed of Caliche by Grantor, shall be comprised of sufficient materials and design to support the weight of equipment utilized by Grantee and its contractors to access the Manhole, and shall be constructed at the approximate width as shown on the attached **Exhibit A (the "Access Road")**;

- C. Grantor shall be responsible for the maintenance of the Access Road until the expiration of termination of this Roadway and Access Easement pursuant to it's terms.

The Easement granted shall be unobstructed and Grantor grants the following rights unto Grantee:

A. Grantee and its authorized contractors shall have full rights of ingress and egress along the Roadway and Access Easement;

B. Grantee and its authorized contractors, along with Grantor, shall have the right to remove all trees and shrubs from the Easement and to cut and trim all limbs of trees that intrude into the Easement from Grantor's Property immediately adjoining thereto; and further, to remove from the Easement any and all other obstructions which may interfere with Grantee's rights of ingress and egress or use of the Easement;

C. Grantee and its authorized contractors shall have the right to remove any obstructions that, in the sole opinion of the Grantee, interfere with Grantee's rights, including but not limited to, ingress, and egress, which otherwise would endanger or Interfere with the safe and efficient operation and maintenance of the Access Road and the Manhole.

D. Grantee and its authorized contractors shall have the right, but not the obligation, to maintain the Roadway and Access Easement with new aggregates. at Grantee's sole discretion; and

E. Grantor reserves the rights for any and all purposes and retains fee title and full enjoyment to the Easement to the extent Grantor does not restrict the rights conveyed herein.

THIS CONVEYANCE IS EXPRESSLY MADE AND ACCEPTED SUBJECT TO THE FOLLOWING, TO WIT:

This conveyance is made subject to all valid and subsisting easement, restrictions, rights of way, conditions, exceptions, reservations, and covenants and other encumbrances of whatsoever nature of record, if any, now in force and existing of record in the office of the County Clerk of Kaufman County, Texas, to which reference is here made for all purposes, and also the zoning laws and other restrictions, regulations, ordinances, and statutes of municipal or other governmental authorities applicable to and enforceable against the described property.

SAVE AND EXCEPT and reserved unto Grantor, Grantor's heirs, representatives, successors, and assigns, forever, all of Grantor's subsurface mineral interest and all of the subsurface oil, gas, and other minerals of which Grantor may own, if any.

REVERTER: If, in the discretion of the Grantee, the Manhole is no longer necessary for maintenance of the public improvements which serve the Enclave at Kaufman Public Improvement District No. 6, this Roadway and Access Easement shall terminate.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's heirs,

successors, assigns, and legal representatives to warrant and forever defend against every person whomsoever *lawfully* claiming *or* to claim the same or any part thereof, by, through, or under Grantor, but none otherwise.

EXECUTED this _____ day of _____, 2025.

GRANTOR:

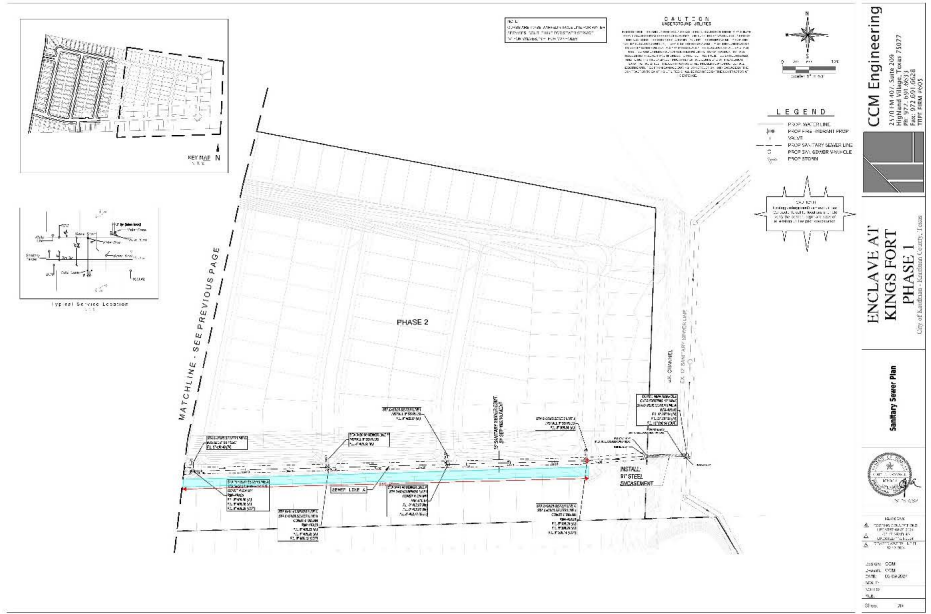
Enclave at Kings Fort, LLC

A Delaware limited liability company

Signature

Printed

Title/Authority





November 14, 2025

Enclave at Kings Fort Inc.
Calibrex Development
Attn: Ashley Sud
1531 SE 36 Ave.
Ocala, FL 34471

Re: Final Acceptance for Enclave at Kings Fort, Phase 1

Dear Mr. Sud,

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 November 14, 2025.

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

Sincerely,

tnp
teague nall & perkins



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

cc: Mike Holder, City Manager - City of Kaufman (via email)
Rachel Balthrop Mendoza, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
Joshua Trees, J&K Excavation, LLC (via email)
KAU 24005 File



Meeting
Date: 11/17/2025

Date: 09/30/2025

Item #: 11.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-36-25, 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. 6; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Enclave at Kings Fort)

BACKGROUND:

This Preliminary Service and Assessment Plan (PSAP) for consideration is for The Enclave at Kings Fort (Public Improvement District No. 6), as well as setting a public hearing for December 15, 2025, regarding the proposed levy of assessments. All stakeholders had the opportunity to review/edit this document to ensure compliance with statutes and the intent of the assessment levy.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

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

Recommendation: Staff recommends approval of Resolution R-36-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION NO. R-36-25

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. 6; 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 41 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 March 18, 2024, the City Council accepted the Petition and called a public hearing for April 22, 2024, on the creation of Kaufman Public Improvement District No. 6 (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 April 22, 2024; and

WHEREAS, the City Council approved the creation of the District by Resolution No. R-13-24, approved on April 22, 2024 (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 within Phase #1 (the “Authorized Improvements”) of 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 Phase #1 of the District and such apportionment is made on the basis of special benefits accruing to the assessed property within Phase I of the District because of the Authorized Improvements; and

WHEREAS, the City Council also directed the preparation of an assessment roll for Phase #1 of 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 Phase #1 of 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 for Phase I 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 for Phase 1, 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 December 15, 2025, 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 Phase I of 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 December 15, 2025, meeting of the City Council.

[Signature Page Follows]

DULY RESOLVED by the City Council of the City of Kaufman, Texas, on the 17th day of November, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

EXHIBIT A

PROPERTY DESCRIPTION

Metes and Bounds Description

41.00 ACRES

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

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

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

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

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

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

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

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

EXHIBIT B
PRELIMINARY SERVICE AND ASSESSMENT PLAN

EXHIBIT C

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 December 15, 2025, at the regular meeting place of the City, the City Council Chamber at Kaufman City Hall, 209 S. Washington St., 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. 6 (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 \$20,000,000. 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 \$5,800,000. The City will pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners, including funds from a Tax Increment Financing Zone, if any.

Boundaries: Approximately 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, located in the corporate limits of the City of
R-36-25

Kaufman, Kaufman County, Texas. Such Property being identified as The Enclave Development. 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 17th day of November, 2025.

/s/

City Secretary

KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 6

CITY OF KAUFMAN, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

November 17, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 6

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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APPENDIX G - PROPOSED PHASE #1 ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On April 22, 2024, the City Council of the City of Kaufman, Texas passed and approved Resolution No. R-13-24 approving and authorizing the creation of Kaufman Public Improvement District No. 6 (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 multiple phases. 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. 6 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 may be 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 all Parcels within the PID that benefits from the Authorized Improvements to be provided by the PID, on which Assessments have been imposed relating to the Authorized Improvements, as shown in the Assessment Roll, as the 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 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 actual revenues received by or on behalf of the City from the collection of Assessments levied against Assessed Property, or the Annual Installments thereof, for the Authorized Improvements.

“Authorized Improvements” mean those public improvements benefitting all Assessed Property in the PID 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, which shall be in the form attached to the Trust Indenture pursuant to which the relates series of bonds is issued.

“**City**” means the City of Kaufman, Texas.

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

“**County**” means Kaufman County, Texas.

“**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 Enclave at Kings Fort, Inc., a Delaware corporation.

“**Development Agreement**” means that certain development agreement by and between the City and Enclave at Kings Fort, Inc., and related to the Property effective April 22, 2024, as 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.

“**Improvement Area**” means an area of development consisting of one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area are being assessed and/or will be assessed in connection with the issuance of

bonds for Authorized Improvements designated herein or in an update to this Service and Assessment Plan that specifically benefit the Parcels within the Improvement Area.

“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 relating to the Phase #1 Improvements for each applicable Lot Type as follows:

Lot Type 1 (60 Ft) - \$13,665.95

Lot Type 2 (50Ft) - \$11,479.40

“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.

“Phase #1” means the Assessed Property identified as Phase #1 on the map attached as Appendix A.

“Phase #1 Assessed Property” means all Parcels within Phase #1 other than non-benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Improvements is levied.

“Phase #1 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Improvements.

“Phase #1 Assessments” means an assessment levied against a Parcel in Phase #1 as shown on the Phase #1 Assessment Roll attached hereto as Appendix G, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Phase #1 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.

“Phase #1 Improvements” mean the Authorized Improvements which only benefit Phase #1 Assessed Property, and described in section III.B.

“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 Assessment notice” means the homebuyer disclosure required under section 372.013 of the PID Act and is further described in Section IV and Appendix F of this Service and Assessment Plan.

“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.

“Reimbursement Agreement” means that certain Kaufman Public Improvement District No. 6 Reimbursement Agreement dated as of February 24, 2025, as amended or restated, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interested permitted by the PID Act solely from Assessment revenues and/or the net proceeds of the PID Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property

“Service and Assessment Plan” 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.

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

“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.

(remainder of this page is intentionally left blank)

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 41.00 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 215 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 – PID

Proposed Development	Quantity (Phase #1)	Quantity (Phase #2)	Total	Measurement
Lot Type 1	27	46	73	Units
Lot type 2	74	68	142	Units
Total	101	114	215	Units

At completion, Phase #1 is expected to consist of approximately 101 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 Phase #1 is proposed to be developed as follows:

Table II-A
Proposed Development - Phase #1

Proposed Development	Quantity	Measurement
Lot Type 1	27	Units
Lot type 2	74	Units
Total	101	Units

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

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 AND BUDGETED COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements benefit all the Assessed Property within Phase #1 of the PID, excluding Non-Benefited Property. The Costs of the Phase #1 Improvements are allocated proportionally throughout the entire Phase #1 Assessed Property, excluding Non-Benefitted Property, in a manner that anticipates planned development of the Phase #1 Property based on the anticipated number of Equivalent Units. Each Parcel of the Assessed Property will be proportionally allocated the costs of the Phase #1 Improvements, as shown in Table III-A.

The descriptions of the Phase #1 Improvements are presented below as provided by the project engineer. The Budgeted Costs of the Phase #1 Improvements are shown in table III-A. The costs shown in table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements deemed necessary to further improve the properties within the PID.

A description of the Phase #1 Improvements are as follows:

Roadway Improvements:

The roadway improvements of the Phase #1 Improvements consist of subgrade stabilization, lime base, concrete pavement and reinforcing steel, concrete curb and gutters, materials testing and surveying, ADA ramps, sidewalks, signage, striping, supervision and general conditions, which benefit the Phase #1 Assessed Property. All related earthwork, excavation, erosion control and re-vegetation of all disturbed areas within the right-of way are included. The roadway improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements:

The water improvements of the Phase #1 Improvements consist of trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, material testing, surveying, related earthwork, erosion control, supervision, general conditions, and all necessary appurtenances, which benefit the Phase #1 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and will be owned and operated by the City.

Sanitary Sewer Improvements:

The sanitary sewer collection system improvements of the Phase #1 Improvements consist trench excavation and embedment, trench safety, piping, manholes, service connections, material testing, surveying, related earthwork, excavation, and erosion control, supervision, general conditions and

all necessary appurtenances, which benefit the Phase #1 Assessed Property. The sanitary sewer collection system improvements will be designed and constructed in accordance with City standards and will be owned and operated by the City.

Storm Drainage Improvements:

The storm drainage collection system improvements of the Phase #1 Improvements consist of trench excavation and embedment, trench safety, piping, manholes, inlets, related earthwork, material testing, surveying and erosion control, supervision, general conditions, and all necessary appurtenances, which benefit the Phase #1 Assessed Property. The storm drainage collection system improvements will be constructed to City standards and will be owned and operated by the City.

Landscaping Improvements:

The landscaping improvements of the Phase #1 Improvements consist of park features with trail sidewalks that will connect with the City trails, sitting stations, benches, shaded structure, landscaping and irrigation, paved parking spaces and surveying, which benefit the Phase #1 Assessed Property. The landscaping improvements will be designed according to City standards and will be owned and operated by the City.

Other Soft and Miscellaneous Costs

The other soft and miscellaneous costs of the Phase #1 Improvements consist of costs related to designing, constructing, financing, and installing the Phase #1 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 Costs - Phase #1 Improvements

Authorized Improvements	Total Phase #1 Improvements
Roadway Improvements	\$1,730,623
Water Improvements	\$569,209
Sanitary Sewer Improvements	\$608,546
Drainage Improvements	\$507,870
Landscaping	\$118,780
Other Soft and Miscellaneous Costs	\$2,166,036
Total Authorized Improvements	\$5,701,064

Note: Costs provided by CCM Engineering. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Assessment related to the Authorized Improvements does not increase.

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. The Phase #1 Improvements were completed and will be accepted by the City in the fourth quarter of 2025.

The Budgeted Costs for the Phase #1 Improvements plus costs related to levying Phase #1 Assessments and operation of the PID are \$5,776,064 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 on the following page shows the projected sources and uses of funds for the Authorized Improvements.

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Table IV-A
Sources and Uses

Sources of Funds	Total
Assessment Amount	\$1,218,456
Other Funding Sources	\$4,557,608
Total Sources	\$5,776,064
Uses of Funds	
<i>Authorized Improvements:</i>	
Roadway Improvements	\$1,730,623
Water Improvements	\$569,209
Sanitary Sewer Improvements	\$608,546
Drainage Improvements	\$507,870
Landscaping	\$118,780
Other Soft and Miscellaneous Costs	\$2,166,036
<i>Subtotal Authorized Improvements</i>	<i>\$5,701,064</i>
<i>Estimated Assessment Levy Related Costs:</i>	
First Year Administrative Expenses	\$25,000
Consulting Fees Related to Assessment Levy	\$50,000
<i>Subtotal Estimated Assessment Levy Fees</i>	<i>\$75,000</i>
Total Uses	\$5,776,064

¹Other funding sources are being funded by the Developer and are not anticipated to be reimbursed by the PID. Other funding sources include all sources of capital for use at the discretion of the Developer, except for proceeds from payment of the Phase #1 Assessments.

B. PROJECTED FIVE-YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness for Phase #1 are shown in Table IV-B on the following page. 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 – Phase #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources¹	Projected Annual Installments^{2,3}
2025	\$5,776,064	\$1,218,456	\$4,557,608	\$0
2026	\$0	\$0	\$0	\$121,200
2027	\$0	\$0	\$0	\$121,200
2028	\$0	\$0	\$0	\$121,200
2029	\$0	\$0	\$0	\$121,200
2030	\$0	\$0	\$0	\$121,200
2031	\$0	\$0	\$0	\$121,200
Total	\$5,776,064	\$1,218,456	\$4,557,608	\$727,198

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 2026 are being funded by the Developer.

³ Includes amounts to be paid from Phase #1 Assessments related to the obligations under the Reimbursement Agreement.

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 Assessment levy related costs are 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”). 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 Phase #1 Improvements shall be allocated as described below:

1. The costs of the Phase #1 Improvements 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 Phase #1 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 Phase #1 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 Phase #1 Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Phase #1 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 Phase #1 Improvements, (ii) provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Phase #1 Assessments to be levied on the Phase #1 Assessed Property for such Phase #1 Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Phase #1 Improvements to Parcels in a manner that results in

equal shares of the Actual Costs of the Phase #1 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. Financing of the costs of the Authorized Improvements through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and

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 Phase #1 Improvements may be assessed by the City Council against the Phase #1 Assessed Property so long as the special benefit conferred upon the Phase #1 Assessed Property by the Phase #1 Improvements equals or exceeds the Assessments. The costs of the Phase #1 Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Phase #1 Assessed Property similarly benefited.

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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 Phase #1 Improvements to be financed under the Reimbursement Agreement shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #1 Improvements, as set forth in Table III-A, the City Council has determined that the benefit to the Phase #1 Assessed Property of the Phase #1 Improvements is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned on a pro-rata basis 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 Phase #1 is shown on the Phase #1 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 Phase #1 Assessments are 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 Phase #1 Assessment Roll subject to any revisions made during an Annual Service Plan Update, if any. Non- Benefited Property will not be subject to any Assessments.

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 the Assessment Roll, attached as Appendix G, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Phase #1 Assessment and Annual Installments for each Phase #1 Assessed Property is shown on the Phase #1 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 Phase #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the obligation related to the Phase #1 Improvements under the Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID.

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 of the Phase #1 Assessed Property 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 under an obligation related to the Reimbursement Agreement, Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing the related obligation under the Reimbursement Agreement, resulting in a need to reduce the obligations under the Reimbursement Agreement, those obligations may be reduced as provided in the terms of the Reimbursement Agreement, then the Assessment securing such obligation under the Reimbursement Agreement 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 debt service on the outstanding amounts due under a related reimbursement agreement. 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 a need to reduce the obligations under the Reimbursement Agreement, 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 obligations under the Reimbursement Agreement, including interest and Administrative Expenses. The City Council may reduce the Phase #1 Assessments and the Annual Installment for each Parcel (i) in an amount that represents the Phase #1 Improvements provided for each Parcel or (ii) by an equal percentage calculated based on the number of units within the PID, if determined by the City Council to be the most fair and practical means of reducing the Assessment for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the obligations related to the Reimbursement Agreement, including all interest and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments such that the sum of the resulting reduced principal portion of the obligations under the Reimbursement Agreement allocable to each Parcel is equal to the total outstanding principal amount of the Reimbursement Agreement.

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.

2. Payment in Annual Installments

Phase #1

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 Phase #1 Assessment Roll, as updated as provided for herein, which include interest, and Administrative Expenses. Payment of the first Annual Installments shall be due January 31, 2027.

The interest on the unpaid portion of each Assessment shall be paid at a rate set not to exceed five hundred basis points above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an estimated interest rate of 6.00% for years 1 through 30. The index approved by the City is the Bond Buyer Index for which the highest average rate during the previous thirty days prior to the levy of Assessments was 5.07%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #1 Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix G.

The Annual Installments shall equal the Actual Costs of repaying the Phase #1 Assessments, 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.

Bonds may be issued to refinance the obligations due pursuant to the Reimbursement Agreement. If such Bonds are issued, the interest rate for Phase #1 Assessments shall adjust to the interest rate on the Bonds plus Additional Interest. The Additional Interest Component of the Annual Installments may be allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs as provided in the applicable Trust Indenture and in an update or amendment to this Service and Assessment Plan reflecting the issuance of such Bonds.

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 reimbursement agreement. 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 February 1, 2027.

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VII. THE ASSESSMENT ROLL

A. THE 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 Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Improvements. Table VII-A summarizes the \$5,776,064 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Improvements. The Assessment levy amount is \$1,218,456, which is less than or equal to the benefit received by the Phase #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is \$1,218,456 plus interest and annual Administrative Expenses. The Assessment for each Phase #1 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	\$5,701,064
<u>Estimated Assessment Levy Related Costs:</u>	
First Year Administrative Expenses	\$25,000
Consulting Fees Related to Assessment Levy	\$50,000
<i>Subtotal Assessment Levy Related Costs</i>	<i>\$75,000</i>
Total Special Benefit	\$5,776,064
<u>Special Benefit:</u>	
Total Special Benefit	\$5,776,064
Projected Assessment	\$1,218,456
Excess Benefit	\$4,557,608

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

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”.

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.

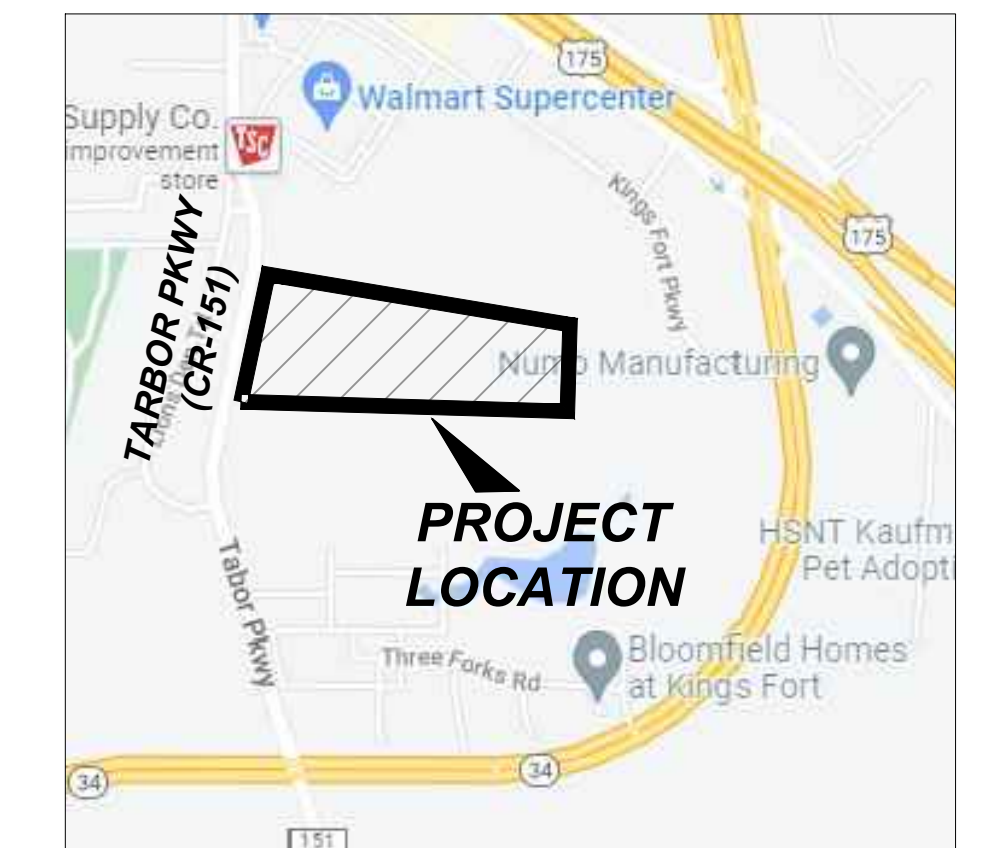
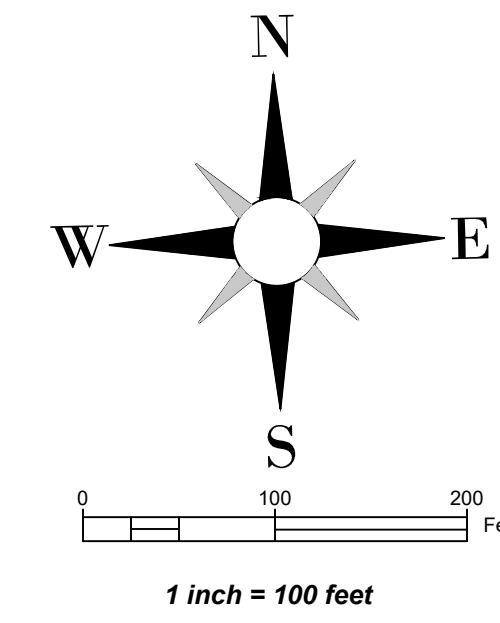
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the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

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APPENDIX A
PID MAP



LEGEND

PHASE I

- 50' - 64 Lots
- 60' - 23 Lots
- 55' - 60' - 10 Lots
60' - 70' - 4 Lots

----- Paving centerline = 3,917.22 feet

PHASE II BALANCE

- 50' - 62 Lots
- 60' - 35 Lots
- 55' to 60' - 6 Lots
60' to 70' - 11 lots

----- Paving centerline = 4,167.37 feet

**ENCLAVE AT KINGS FORT
PHASE I**

CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
101 SINGLE FAMILY LOTS, 1 COMMON AREA LOTS
NOVEMBER 2023

PREPARED BY :

CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633

APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

ENCLAVE AT KING'S FORT - PHASE 1

CONSTRUCTION COST SUMMARY - PUBLIC COSTS

ITEM NO.	DESCRIPTION OF WORK	PHASE 1
		PUBLIC IMPROVEMENTS
01	GENERAL CONDITIONS	277,293.20
02.002	CONSTRUCTION SURVEYING	37,015.00
02.003	MATERIAL TESTING	49,613.00
03	CAST IN PLACE CONCRETE	1,023,088.00
03-001-1	CIP CONCRETE - MISC.	25,000.00
03-001-2	CONSTRUCTION STAKING/LAYOUT	7,500.00
03-001-3	SUPERVISION	5,000.00
03-001-4	PAYMENT & PERFORMANCE BONDS	16,000.00
03-001-5	6" CONCRETE PAVEMENT	720,440.00
03-001-6	6" LIME STABILIZATION	59,616.00
03-001-7	LIME MATERIAL (36 LBS/SY)	67,830.00
03-001-8	CONNECT TO EXISTING CONCRETE	3,600.00
03-001-9	5FT CONCRETE SIDEWALK (4" THICK)	7,938.00
03-001-10	BARRIER FREE RAMPS (STANDARD)	36,000.00
03-001-11	BARRIER FREE RAMPS (TYPE A)	9,600.00
03-001-12	SIGN ASSEMBLIES ON TXDOT POSTS	11,250.00
03-001-13	STOP BAR PAVEMENT MARKINGS	1,350.00
03-001-14	END OF ROAD GUARDRAILS	5,400.00
03-001-15	ADDITIONAL FLATWORK	5,814.00
03-001-16	CURB INLET THROATS	40,750.00
26.002	LIGHTING FIXTURES	18,988.00
31.001	EARTHWORK	411,253.90
31-001-1	SAW CUTTING & CONCRETE REMOVAL	5,067.34
31-001-2	CLEAR & GRUB TREES	58,540.96
31-001-3	STRIP SITE	9,104.12
31-001-4	ROUGH GRADE (CUT/FILL)	38,539.06
31-001-7	SCARIFY & RECOMPACT PAVEMENT SUBGRADE	27,870.15
31-001-8	STOCKPILE EXCESS MATERIAL ONSITE	103,514.46
31-001-9	GRADE PAVEMENT SUBGRADE TO +/- 0.10'	39,693.85
31-001-10	GRADE SITE TO +/- 0.20' & BACKFILL CURBS	61,395.84
31-001-11	EARTHWORK - STREETSWEeping	2,514.59
31-001-12	EARTHWORK - SURVEYING	8,496.00
31-001-13	EARTHWORK - PAYMENT & PERFORMANCE BONDS	18,352.10
31-001-14	EARTHWORK - MOBILIZATION	22,420.00
31-001-15	EARTHWORK - SUPERVISION	15,745.43
31.005	EROSION CONTROLS	55,000.00
32.004	LANDSCAPE & IRRIGATION	118,779.85
33	UTILITIES	1,793,069.00
33-001-1	STORM - 42" Class III RCP	43,978.06
33-001-2	STORM - 36" CLASS III RCP	127,658.10
33-001-3	STORM - 27" CLASS III RCP	32,921.76
33-001-4	STORM - 21" CLASS III RCP	9,743.69
33-001-5	STORM - 18" CLASS III RCP	69,672.85
33-001-6	STORM - 42" SLOPING HEADWALL	7,405.24
33-001-7	STORM - 36" SLOPING HEADWALL	6,722.87
33-001-8	STORM - 15' CURB INLET	77,582.52
33-001-9	STORM - 10' CURB INLET	54,249.29
33-001-10	STORM - 4X4 JUNCTION BOX	9,994.31
33-001-11	STORM - ROCK RIP RAP	12,941.27
33-001-12	SANITARY - 8" PVC	269,517.80
33-001-13	SANITARY - 4" SERVICE	134,903.88

ENCLAVE AT KING'S FORT - PHASE 1

CONSTRUCTION COST SUMMARY - PUBLIC COSTS

ITEM NO.	DESCRIPTION OF WORK	PHASE 1
		PUBLIC IMPROVEMENTS
33-001-14	SANITARY - 4' MANHOLE	152,928.24
33-001-15	SANITARY - 4' MANHOLE @ EXISTING	9,017.19
33-001-16	SANITARY - BORE 8" W/STEEL CASING	42,179.03
33-001-17	WATER - 12"X8" TEE & VALVE	20,784.67
33-001-18	WATER - 8"X1" DOMESTIC SERVICE	168,673.06
33-001-19	WATER - 8"X1" IRRIGATION SERVICE W/BACKFLOW PREVENTION	4,403.11
33-001-20	WATER - 8" PVC	211,702.27
33-001-21	WATER - 6" PVC	5,697.61
33-001-22	WATER - GATE VALVE ASSEMBLY - 8"	55,197.59
33-001-23	WATER - GATE VALVE ASSEMBLY - 6"	16,526.75
33-001-24	WATER - FIRE HYDRANT	47,293.45
33-001-25	WATER - 1" AUTOMATIC FLUSHING ASSEMBLY	6,980.74
33-001-26	WATER - CAST IRON FITTINGS	31,949.93
33-001-27	UTILITIES MISC. - SURVEYING	11,500.00
33-001-28	UTILITIES MISC. - MAINTENANCE BONDS	38,362.00
33-001-29	UTILITIES MISC. - MOBILIZATION	40,000.00
33-001-30	UTILITIES MISC. - SUPERVISION	51,362.73
33-001-31	UTILITIES MISC. - BONDS	21,218.99
91.004	GENERAL CONTRACTORS FEE	255,149.00
91.003	INSURANCE	88,439.01
91.007	OWNER CONTINGENCY	367,004.88
91.008	MATERIAL COST ESCALATION	-
DIRECT PUBLIC IMPROVEMENT HARD COSTS		4,494,692.84
	CONSTRUCTION MANAGEMENT (CM) FEES	352,850.00
	PROFESSIONAL/ENGINEERING FEES	210,000.00
	PID CONSULTANT***	35,000.00
	PID LEGAL FEES***	20,000.00
	CITY/INSPECTION FEES	177,853.00
	CONTINGENCY	410,668.00
INDIRECT PUBLIC IMPROVEMENT HARD COSTS		1,206,371.00
TOTAL HARD COSTS		5,701,063.84

*** Budget does not include District Formation Costs that are eligible to be funded with PID revenues

APPENDIX C
LEGAL DESCRIPTION

EXHIBIT A

Property Description

EXHIBIT A

Metes and Bounds Description

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

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

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

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

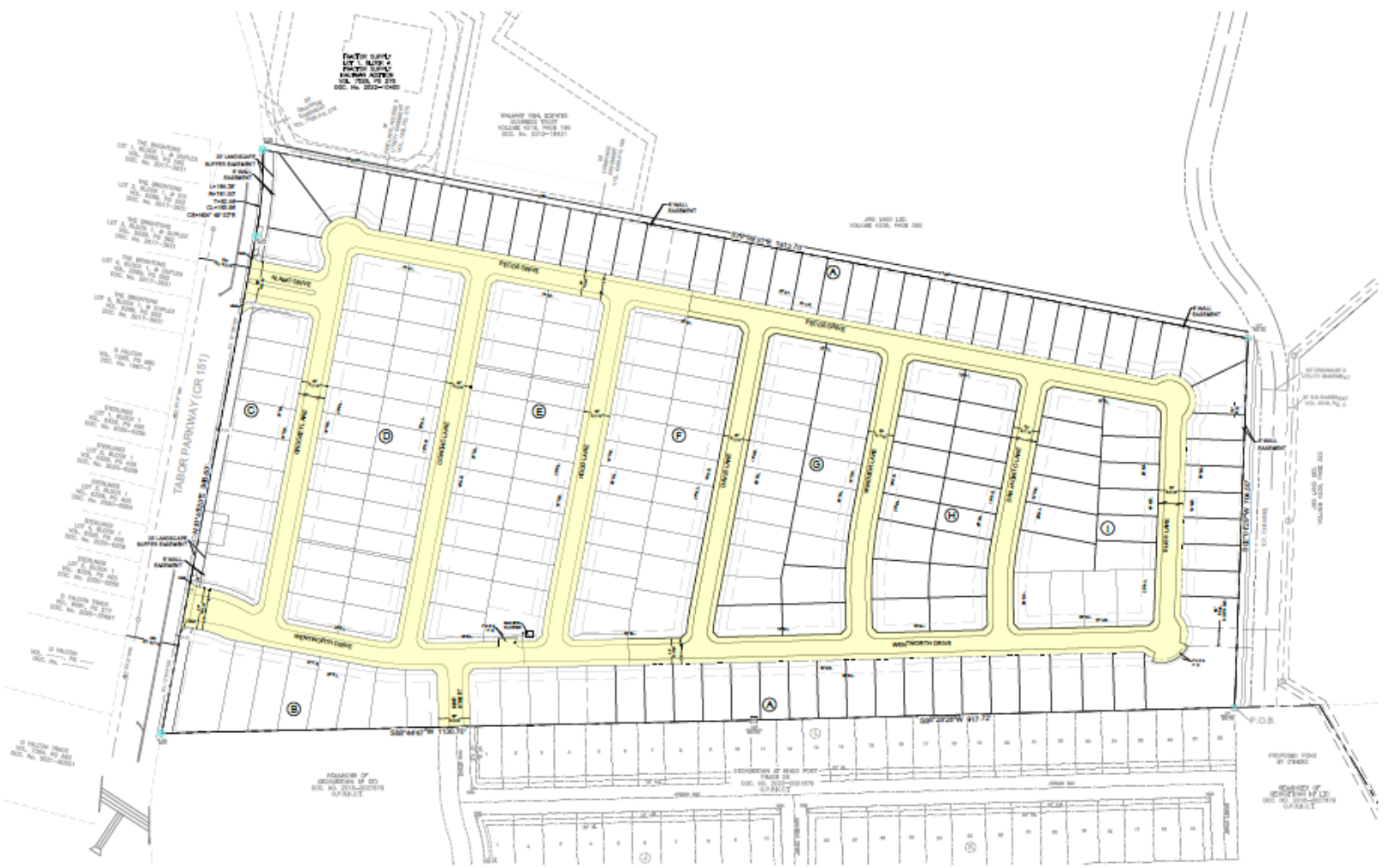
THENCE North 10 degrees 45 minutes 20 seconds East, a distance of 966.60 feet, to a point for corner, said point being in a curve to the left having a radius of 761.00 feet;

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

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

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

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



VICINITY MAP
K.T.S.

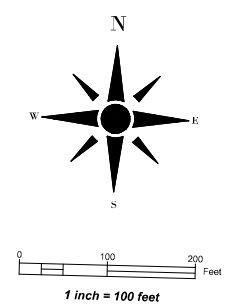
Legend

- STREET IMPROVEMENTS
- PROPERTY LINE

EXHIBIT A
STREET IMPROVEMENTS
ENCLAVE AT KINGS FORT
 41.00 ACRES
 SITUATED IN THE
 D. FALCON SURVEY, ABSTRACT NO. 151
 CITY OF KAUFMAN, TEXAS
 KAUFMAN COUNTY, TEXAS
 215 SINGLE FAMILY LOTS, 6 COMMON AREA LOTS

OWNER/DEVELOPER:
 THE ENCLAVE AT KINGS FORT INC.
 801 US HIGHWAY 1
 NORTH PALM BEACH, FL
 CONTACT: ASHLEY SUD
 EMAIL: ASHLEY@CALIBREX.CA
 (289) 716-0959

PREPARED BY:
 CCM ENGINEERING
 2570 JUSTIN ROAD #209
 HIGHLAND VILLAGE, TX
 CONTACT: CODY CRANNELL
 EMAIL: CODY@CCM-ENG.COM
 (972) 691-6633



VICINITY MAP
N.T.S.

Legend

- PROP. SANITARY SEWER
- PROP. SANITARY SEWER MANHOLE
- PROP. WATER LINE
- PROP. FIRE HYDRANT
- PROPERTY LINE

EXHIBIT B
WATER AND SEWER IMPROVEMENTS
ENCLAVE AT KINGS FORT
 41.00 ACRES
 SITUATED IN THE
 D. FALCON SURVEY, ABSTRACT NO. 151
 CITY OF KAUFMAN, TEXAS
 KAUFMAN COUNTY, TEXAS
 215 SINGLE FAMILY LOTS, 6 COMMON AREA LOTS

OWNER/DEVELOPER:
THE ENCLAVE AT KINGS FORT INC.
 801 US HIGHWAY 1
 NORTH PALM BEACH, FL
 CONTACT: ASHLEY SUD
 EMAIL: ASHLEY@CALIBREX.CA
 (289) 716-0959

PREPARED BY:
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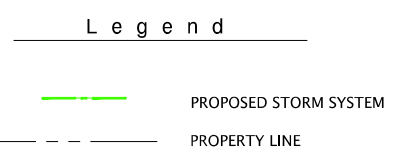
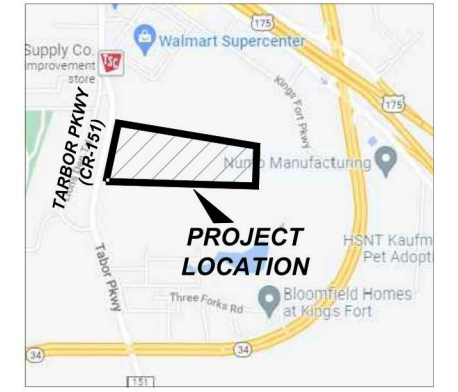
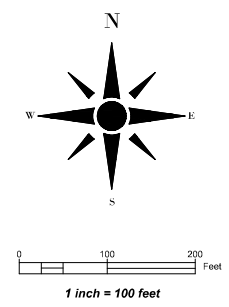
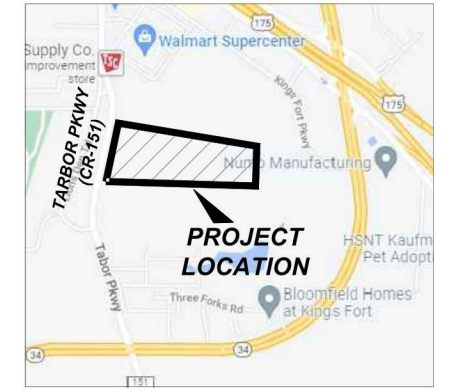
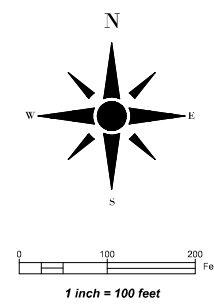


EXHIBIT C
STORM IMPROVEMENTS
ENCLAVE AT KINGS FORT
 41.00 ACRES
 SITUATED IN THE
 D. FALCON SURVEY, ABSTRACT NO. 151
 CITY OF KAUFMAN, TEXAS
 KAUFMAN COUNTY, TEXAS
 215 SINGLE FAMILY LOTS, 6 COMMON AREA LOTS

OWNER/DEVELOPER :
 THE ENCLAVE AT KINGS FORT INC.
 801 US HIGHWAY 1
 NORTH PALM BEACH, FL
 CONTACT: ASHLEY SUD
 EMAIL: ASHLEY@CALIBREX.CA
 (289) 716-0959

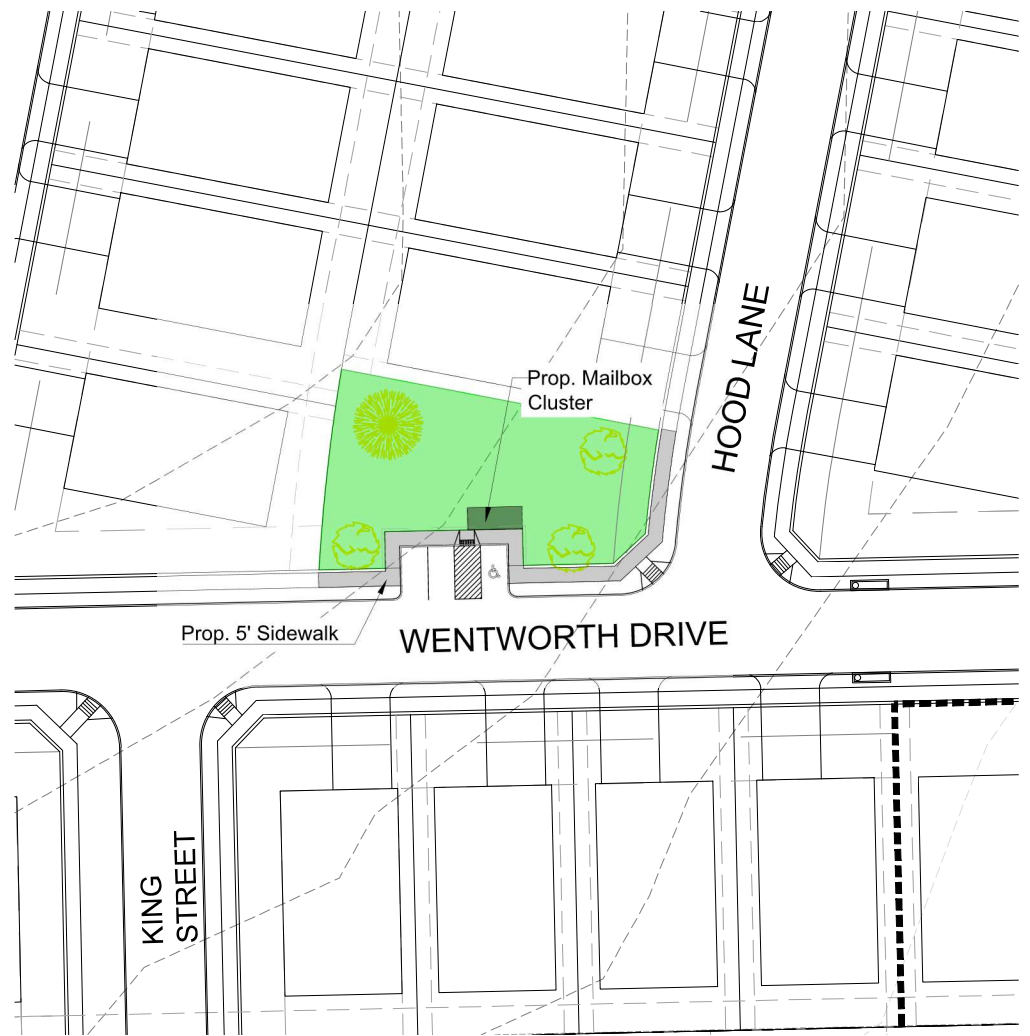
PREPARED BY :
 CCM ENGINEERING
 2570 JUSTIN ROAD #209
 HIGHLAND VILLAGE, TX
 CONTACT: CODY CRANNELL
 EMAIL: CODY@CCM-ENG.COM
 (972) 691-6633



VICINITY MAP
N.T.S.

Legend

- OPEN SPACE
- PROP. TREES



OPEN SPACE
LOT 14X - BLOCK E



OPEN SPACE
LOT 46X - BLOCK A

EXHIBIT D
OPEN SPACE IMPROVEMENTS
ENCLAVE AT KINGS FORT

41.00 ACRES
SITUATED IN THE
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
215 SINGLE FAMILY LOTS, 6 COMMON AREA LOTS

OWNER/DEVELOPER :
THE ENCLAVE AT KINGS FORT INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL
CONTACT: ASHLEY SUD
EMAIL: ASHLEY@CALIBREX.CA
(289) 716-0959

PREPARED BY :
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633

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 55 feet or greater.

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being all Lots other than Lot Type 1.

A) Proposed Development

The following table shows the proposed residential units to be developed within Phase #1 of the PID.

Table E-1
Proposed Development – Phase #1

Description	Proposed Development	
Lot Type 1	27	Units
Lot type 2	74	Units
Total	101	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 Phase #1 Improvements to be financed with under obligations related to the Reimbursement Agreement shall be allocated to the Phase #1 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) representing the highest value to Lot Type 2) 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) to 1.0.

Table E-2
Equivalent Unit Factors

Lot Type	Estimated Average Home Value per Unit¹	Equivalent Unit Factor
Lot Type 1	\$427,500	1.00 per dwelling unit
Lot Type 2	\$359,990	0.84 per dwelling unit

¹As provided by the Developer.

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-2, estimated Lot Types and number of units estimated to be built within the PID.

Table E-3
Equivalent Units – Phase #1

Description	Planned No. of Units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1	27	1.00	27.00
Lot Type 2	74	0.84	62.16
Total	101		89.16

C) Allocation of Assessments to Lots within Phase #1

The total amount of the Phase #1 Assessments, which represents the total Assessment to be allocated on all Parcels within Phase #1, is \$1,218,456. As shown above, there are a total of 89.16 equivalent units, resulting in an Assessment per Unit of \$13,665.95 (i.e. $\$1,218,456 \div 89.16 = \$13,665.95$).

Table E-4 on the following page sets forth the Assessment per dwelling unit within the PID.

(remainder of this page is intentionally blank)

Table E-4
Assessment Per Unit – Phase #1

Description	Planned No. of Units	Assessment		Assessment per Unit	Total Assessments
		per Equivalent Unit	Equivalent Unit Factor		
Lot Type 1	27	\$13,665.95	1.00	\$13,665.95 per dwelling unit	\$368,981
Lot Type 2	74	\$13,665.95	0.84	\$11,479.40 per dwelling unit	\$849,475
Total	101				\$1,218,456

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 – Phase #1

Description	Planned No. of Units	Estimated Finished Lot Value per Unit ¹	Estimated Average Home Value per Unit ¹	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2	74	\$80,000	\$360,000	\$11,479.40	6.97	31.36

¹As provided by the Appraisal Report prepared in connection with the obligations related to the Reimbursement Agreement. Represents the average of the per lot value of Phase #1 and Phase #2 within the PID.

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 below.

Table E-6
Estimated Tax Rate Equivalent per Unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit ¹	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 2	74	\$80,000	\$360,000	\$1,141.85	\$1.43	\$0.32

¹As provided by the Appraisal Report prepared in connection with the obligations related to the Reimbursement Agreement. ²Represents the average of the per lot value of Phase #1 and Phase #2 within the PID.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the proposed Phase #1 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. 6*** (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 PHASE #1 ASSESSMENT ROLL

**Appendix G-1
Proposed Phase #1 Assessment Roll**

**Parcel
Equivalent Units
Assessment**

**57208, 239092-239195
89.16
\$1,218,456**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/15/2027	\$23,000	\$73,107	\$25,092	\$121,200
9/15/2028	\$23,000	\$71,727	\$26,472	\$121,200
9/15/2029	\$24,000	\$70,347	\$26,852	\$121,200
9/15/2030	\$25,000	\$68,907	\$27,292	\$121,200
9/15/2031	\$26,000	\$67,407	\$27,792	\$121,200
9/15/2032	\$26,000	\$65,847	\$29,352	\$121,200
9/15/2033	\$27,000	\$64,287	\$29,912	\$121,200
9/15/2034	\$28,000	\$62,667	\$30,532	\$121,200
9/15/2035	\$29,000	\$60,987	\$31,212	\$121,200
9/15/2036	\$30,000	\$59,247	\$31,952	\$121,200
9/15/2037	\$31,000	\$57,447	\$32,752	\$121,200
9/15/2038	\$32,000	\$55,587	\$33,612	\$121,200
9/15/2039	\$34,000	\$53,667	\$33,532	\$121,200
9/15/2040	\$35,000	\$51,627	\$34,572	\$121,200
9/15/2041	\$36,000	\$49,527	\$35,672	\$121,200
9/15/2042	\$38,000	\$47,367	\$35,832	\$121,200
9/15/2043	\$39,000	\$45,087	\$37,112	\$121,200
9/15/2044	\$41,000	\$42,747	\$37,452	\$121,200
9/15/2045	\$43,000	\$40,287	\$37,912	\$121,200
9/15/2046	\$45,000	\$37,707	\$38,492	\$121,200
9/15/2047	\$47,000	\$35,007	\$39,192	\$121,200
9/15/2048	\$49,000	\$32,187	\$40,012	\$121,200
9/15/2049	\$51,000	\$29,247	\$40,952	\$121,200
9/15/2050	\$54,000	\$26,187	\$41,012	\$121,200
9/15/2051	\$56,000	\$22,947	\$42,252	\$121,200
9/15/2052	\$59,000	\$19,587	\$42,612	\$121,200
9/15/2053	\$62,000	\$16,047	\$43,152	\$121,200
9/15/2054	\$65,000	\$12,327	\$43,872	\$121,200
9/15/2055	\$68,000	\$8,427	\$44,772	\$121,200
9/15/2056	\$72,456	\$4,347	\$44,396	\$121,200
Total	\$1,218,456	\$1,351,901	\$1,065,632	\$3,635,989

¹The 9/15/XX dates represent the fiscal year end for the obligations related to the Phase #1 Assessments.

² The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 to match the interest rate on the Phase #1 Assessments for the Phase #1 Improvements. If Bonds are issued, the interest rate on the Phase #1 Assessments shall adjust to the interest rate on the Bonds, plus Additional Interest.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Appendix G-2
Proposed Phase #1 Assessment Roll by Lot Type

Parcel
Equivalent Units
Assessment

Lot Type 1 (60 Ft)
1.00
\$13,666

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/15/2027	\$258	\$820	\$281	\$1,359
9/15/2028	\$258	\$804	\$297	\$1,359
9/15/2029	\$269	\$789	\$301	\$1,359
9/15/2030	\$280	\$773	\$306	\$1,359
9/15/2031	\$292	\$756	\$312	\$1,359
9/15/2032	\$292	\$739	\$329	\$1,359
9/15/2033	\$303	\$721	\$335	\$1,359
9/15/2034	\$314	\$703	\$342	\$1,359
9/15/2035	\$325	\$684	\$350	\$1,359
9/15/2036	\$336	\$665	\$358	\$1,359
9/15/2037	\$348	\$644	\$367	\$1,359
9/15/2038	\$359	\$623	\$377	\$1,359
9/15/2039	\$381	\$602	\$376	\$1,359
9/15/2040	\$393	\$579	\$388	\$1,359
9/15/2041	\$404	\$555	\$400	\$1,359
9/15/2042	\$426	\$531	\$402	\$1,359
9/15/2043	\$437	\$506	\$416	\$1,359
9/15/2044	\$460	\$479	\$420	\$1,359
9/15/2045	\$482	\$452	\$425	\$1,359
9/15/2046	\$505	\$423	\$432	\$1,359
9/15/2047	\$527	\$393	\$440	\$1,359
9/15/2048	\$550	\$361	\$449	\$1,359
9/15/2049	\$572	\$328	\$459	\$1,359
9/15/2050	\$606	\$294	\$460	\$1,359
9/15/2051	\$628	\$257	\$474	\$1,359
9/15/2052	\$662	\$220	\$478	\$1,359
9/15/2053	\$695	\$180	\$484	\$1,359
9/15/2054	\$729	\$138	\$492	\$1,359
9/15/2055	\$763	\$95	\$502	\$1,359
9/15/2056	\$813	\$49	\$498	\$1,359
Total	\$13,666	\$15,163	\$11,952	\$40,781

¹The 9/15/XX dates represent the fiscal year end for the obligations related to the Phase #1 Assessments.

² The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 to match the interest rate on the Phase #1 Assessments for the Phase #1 Improvements. If Bonds are issued, the interest rate on the Phase #1 Assessments shall adjust to the interest rate on the Bonds, plus Additional Interest.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

¹The 9/15/XX dates represent the fiscal year end for the obligations related to the Phase #1 Assessments.

Appendix G-3
Proposed Phase #1 Assessment Roll by Lot Type

**Parcel
Equivalent Units
Assessment**

**Lot type 2 (50 ft)
0.84
\$9,663**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
9/15/2027	\$217	\$689	\$236	\$1,142
9/15/2028	\$217	\$676	\$249	\$1,142
9/15/2029	\$226	\$663	\$253	\$1,142
9/15/2030	\$236	\$649	\$257	\$1,142
9/15/2031	\$245	\$635	\$262	\$1,142
9/15/2032	\$245	\$620	\$277	\$1,142
9/15/2033	\$254	\$606	\$282	\$1,142
9/15/2034	\$264	\$590	\$288	\$1,142
9/15/2035	\$273	\$575	\$294	\$1,142
9/15/2036	\$283	\$558	\$301	\$1,142
9/15/2037	\$292	\$541	\$309	\$1,142
9/15/2038	\$301	\$524	\$317	\$1,142
9/15/2039	\$320	\$506	\$316	\$1,142
9/15/2040	\$330	\$486	\$326	\$1,142
9/15/2041	\$339	\$467	\$336	\$1,142
9/15/2042	\$358	\$446	\$338	\$1,142
9/15/2043	\$367	\$425	\$350	\$1,142
9/15/2044	\$386	\$403	\$353	\$1,142
9/15/2045	\$405	\$380	\$357	\$1,142
9/15/2046	\$424	\$355	\$363	\$1,142
9/15/2047	\$443	\$330	\$369	\$1,142
9/15/2048	\$462	\$303	\$377	\$1,142
9/15/2049	\$480	\$276	\$386	\$1,142
9/15/2050	\$509	\$247	\$386	\$1,142
9/15/2051	\$528	\$216	\$398	\$1,142
9/15/2052	\$556	\$185	\$401	\$1,142
9/15/2053	\$584	\$151	\$407	\$1,142
9/15/2054	\$612	\$116	\$413	\$1,142
9/15/2055	\$641	\$79	\$422	\$1,142
9/15/2056	\$683	\$41	\$418	\$1,142
Total	\$11,479	\$12,737	\$10,040	\$34,256

¹The 9/15/XX dates represent the fiscal year end for the obligations related to the Phase #1 Assessments.

² The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 to match the interest rate on the Phase #1 Assessments for the Phase #1 Improvements. If Bonds are issued, the interest rate on the Phase #1 Assessments shall adjust to the interest rate on the Bonds, plus Additional Interest.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

¹The 9/15/XX dates represent the fiscal year end for the obligations related to the Phase #1 Assessments.



Meeting
Date: 11/17/2025

Date: 10/01/2025

Item #: 12.

Dept.: Economic
Development
Corporation

Action Item

SUBJECT:

Consider and take appropriate action on Resolution R-37-25, a resolution of the City Council of the City of Kaufman, Texas, approving a tax abatement for Agile Cold Dallas, LLC, for a project in a reinvestment zone in the City of Kaufman, Texas, located at 269 SH 34 Bypass, and authorizing the City Manager to sign the Tax Abatement Agreement.

BACKGROUND:

At the October 27, 2025 City Council meeting, the Agile Cold Storage Reinvestment Zone was created. This is required as part of Chapter 312 of the Texas Tax Code to consider a tax abatement. A 30-day notice was posted regarding consideration of this tax abatement, in line with state law. The terms of the City's agreement with Agile Cold Dallas, LLC are to provide a 5-year tax abatement based on 50% of the City's M&O tax rate for real property improvements made by Agile. Estimated costs of improvements incurred by Agile are approximately \$46 million. The abatement is effective starting January 1, 2026 with a base year value from 2025 and will run through December 30, 2030.

The Kaufman County Appraisal District will administer the abatement for each taxing district participating (City, County & TVCC). Agile shall file for this abatement with KCAD each year and provide an annual report to the City.

Author:
Stewart McGregor , Executive Director

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-37-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION NO. R-37-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING THE EXECUTION OF A TAX ABATEMENT AGREEMENT BY AND BETWEEN AGILE COLD DALLAS, LLC, AND THE CITY OF KAUFMAN RELATIVE TO AN AD VALOREM TAX ABATEMENT FOR A PROJECT IN A REINVESTMENT ZONE IN THE CITY OF KAUFMAN, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; APPROVING AN AD VALOREM TAX ABATEMENT AGREEMENT AND AUTHORIZING SIGNATURE OF THE AGREEMENT INCORPORATED AS EXHIBIT A; PROVIDING A FINDING OF GOVERNMENTAL FUNCTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Agile Cold Dallas, LLC (hereinafter referred to as “Agile”) has submitted to the City of Kaufman, Texas (hereinafter referred to as “City”), an application for tax abatement of real property taxes for its investment in the real property improvements in Agile Cold Storage Reinvestment Zone in the City of Kaufman; and

WHEREAS, the Kaufman City Council has elected to participate in tax abatements in accordance with Texas Tax Code, Chapter 312 (“Chapter 312”), and has adopted policy statements, guidelines, criteria and procedures for evaluating and considering applications and agreements for such incentives; and

WHEREAS, the ultimate goal and public purpose of agreements and programs established under the City's economic development policies is to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the Property and that would contribute to the economic development of the City; and

WHEREAS, on October 16, 2025, which was at least thirty (30) days prior to the execution of the Agreement, public notice of the City’s intention to vote on the Agreement was given in the manner required by Chapter 551, Government Code; and

WHEREAS, on November 7, 2025, which was at least seven (7) days prior to the execution of the Agreement, notice of the City’s intention to enter into the Agreement was delivered to the governing bodies of each taxing unit that includes the Property in its boundaries; and

WHEREAS, following a public hearing held pursuant to the Act, the City Council adopted Ordinance No. O-34-25 designating the Property as Agile Cold Storage Reinvestment Zone; and

WHEREAS, Agile is located in the Agile Cold Storage Reinvestment Zone within the City of Kaufman, Texas, in accordance with the Chapter 312; and

WHEREAS, Agile has proposed a Project described as a cold storage distribution facility with office space that will employ up to 60 people (the “Project”); and

WHEREAS, the City has determined it appropriate to provide a tax abatement incentive to Agile in order to incentivize improvements to the property and contribute to

expansion of employment in the City, and tax abatement is part of the program of incentives offered by the City pursuant to Chapter 312 and City policies; and

WHEREAS, the City finds that the administration of a program of incentives provided to Agile pursuant to City policies (“Program”) in exchange for Agile’s completion of the Project proposed by Agile, which would contribute to the retention or expansion of employment in the City and would attract major investment, which would contribute to the economic development of the City; and

WHEREAS, the City has determined that the Program will directly establish a public purpose and that all transactions involving the use of public funds and resources in the establishment and administration of the Program contain sufficient controls to ensure that the public purpose is carried out; and

WHEREAS, the City finds that the Project meets the applicable guidelines, criteria, and minimum requirements previously established by the City; and

WHEREAS, based on these findings, the City proposes to execute a tax abatement agreement with Agile allowing abatement of real property tax on real property improvements at 50%, on the City’s Maintenance and Operation tax, for a period of five (5) years;

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

I.

Incorporation of Premises

That all of the recitals contained in the preamble of this resolution are found to be true and are adopted as findings of fact by the City Council and are hereby made part of the official record of the City Council.

II.

Approval and Execution of Agreement

That the Tax Abatement Agreement between the City of Kaufman and Agile Cold Dallas, LLC, providing an ad valorem tax abatement for a Project in Agile Cold Storage Reinvestment Zone in the City of Kaufman, Kaufman County, Texas, attached hereto as **Exhibit A, “Agreement”** is hereby approved and the Mayor or his designee is authorized to execute the Agreement and all necessary related documents.

III.

Agreement Incorporated

A substantial copy of Tax Abatement Agreement is attached hereto as Exhibit “A” and incorporated herein for all intents and purposes.

IV.
Finding of Governmental Function

In authorizing the execution of and in executing the referenced agreement, the City of Kaufman, Texas, through its City Council and City officials, hereby exercises a governmental function in accordance with but not limited to Section 101.0215 of the Texas Civil Practices and Remedies Code.

V.
Effective Date

This Resolution shall become effective immediately upon passage.

PRESENTED AND PASSED on this the 17th day of November, 2025, at a regular meeting of the City Council of the City of Kaufman, Texas.

JEFF JORDAN, Mayor

ATTEST:

JESSIE HANKS
City Secretary

APPROVED AS TO FORM:

M. ANN MONTGOMERY
City Attorney

Exhibit "A"

Tax Abatement Agreement

WHEREAS, the City Council finds that it is in the public interest to provide the tax abatement; **NOW THEREFORE**,

The CITY and OWNER, for and in consideration of the mutual premises and promises contained herein, do hereby agree, covenant, and contract as set forth below:

I.
Definitions

- A. “Added Taxable Value” is defined as the taxable value of the Eligible Property, as determined by the Kaufman Central Appraisal District, above the Base Year Value.
- B. “Base Year Value” is defined as the tax year 2025 taxable value of the Eligible Property, as of January 1, 2025, as finally determined by the Kaufman Central Appraisal District.
- C. “Eligible Property” is defined as the taxable real property improvements located on the Premises as of January 1, 2026.
- D. “Improvements” are defined as the development of the Eligible Property, to include building shell, warehouse, office space, and related structural improvements outside of land or other improvements not physically attached to the building.
- E. “Job” is defined as a permanent, full-time equivalent position that results in actual paid employment of an employee of OWNER, not independent contractor, at the Premises of at least 1,820 hours per position in a year. Part-time employees are defined as working 910 hours per year and are calculated as .5 full-time equivalent position.
- F. “Premises” is defined as the real property, owned by OWNER, located entirely within Agile Cold Storage Reinvestment Zone, located on 269 SH 34 Bypass, Kaufman, Texas, 75142, described in **Exhibit “A,”** which is attached hereto and incorporated herein for all purposes.
- G. “Project Cost” is defined as the actual cost to design, development, and construct the Improvements, including the land, fees and expenses of architects, engineers, general contractors, and subcontractors.
- H. “Agile Cold Storage Reinvestment Zone” is defined as the real property described in **Exhibit “A,”** which is attached hereto and incorporated herein for all purposes. Such property was designated as Agile Cold Storage Reinvestment Zone by City of Kaufman Ordinance No. O-34-25, which is attached hereto as **Exhibit “B”**.

II.
General Provisions

- A. This Agreement shall commence on the Effective Date and shall expire on the date that OWNER makes payment of all taxes owed on the Eligible Property for tax year 2030 (the “Term”), unless otherwise sooner terminated in accordance with the terms of this Agreement.
- B. The Premises are not in an improvement project financed by tax increment bonds.
- C. The Premises are not owned or leased by any member of the City Council or any member of the Planning and Zoning Commission of CITY.
- D. It is acknowledged and agreed by the parties that the completion of the Improvements is consistent with the purposes of encouraging development or redevelopment of Agile Cold Storage Reinvestment Zone.

III.
Improvement Conditions and Requirements

- A. OWNER shall improve the Eligible Property by completing the Improvements on or before January 1, 2026. Completion shall be evidenced by OWNER providing documentation to the CITY that the improvements to the Eligible Property are completed and a certificate of occupancy has been issued.
- B. In completing the Improvements, OWNER shall invest a minimum of Forty-Six Million and 00/100 Dollars (\$46,000,000.00) in Project Costs by no later than January 1, 2026. OWNER shall provide the CITY with documentation, satisfactory to the CITY, substantiating the investment made by OWNER in Project Costs.
- C. OWNER shall occupy the Premises as a distribution center and office no later than December 15, 2025, and shall maintain such operations at the Premises for the remainder of the Term of this Agreement.
- D. OWNER shall locate and fill no less than 20 Jobs at Premises by no later than January 1, 2026. Commencing on June 30, 2026, and continuing throughout the remainder of the Term, OWNER shall locate and fill no less than an additional 40 Jobs, for a total of no less than 60 Jobs, at the Premises. OWNER shall annually certify such Job counts to the CITY. CITY recognizes that the jobs on premises may fluctuate due to turnover and other job market factors. However, said fluctuation should never be more than 10% of listed Jobs required by this Agreement.
- E. Throughout the Term, all construction on Premises and operations of the Premises shall conform to the applicable building codes, zoning ordinances, and all other state, federal, or local laws, ordinances and regulations.
- F. Throughout the Term OWNER shall not fail to render for taxation any property

located within the City of Kaufman.

- G. Throughout the Term OWNER shall not allow the ad valorem taxes owed to the CITY on any property owned by OWNER and located within the CITY to become delinquent beyond the last day they can be paid without assessment of penalty, as such date is generally extended to allow for any appeal.
- H. OWNER covenants and certifies that OWNER does not and will not knowingly employ an undocumented worker as that term is defined by section 2264.001(4) of the Texas Government Code. In accordance with section 2264.052 of the Texas Government Code, if OWNER is convicted of a violation under 8 U.S.D. Section 132a(f), OWNER shall repay to the CITY the full amount of the taxes abated, plus 10% per annum from the date such abatements were applied. Repayment shall be paid within 120 days after the date following such conviction that OWNER receives notice of violation from the CITY as provided by 2264.101(c) of the Texas Government Code.

IV.

Abatement

- A. In exchange for OWNER's satisfaction of the Improvement Conditions and Requirements specified in Section III, CITY agrees to provide OWNER with the following exemption from ad valorem taxation:

Fifty Percent (50%), on the City's Maintenance and Operation tax, of the Added Taxable Value of the Eligible Property for a period of five (5) years, commencing in tax year 2026 (beginning on January 1, 2026) and continuing through and including tax year 2030 (beginning January 1, 2030).

V.

Reports, Audits and Inspections

- A. Annual Certification and KCAD Application

- 1. Annual Certification - During each year of the Abatement Period, the OWNER shall submit an Annual Certification Report ("Annual Report") for the preceding calendar year to the CITY through the Kaufman Economic Development Corporation ("KEDC") each year not later than February 15th. The Annual Report shall report the Minimum Annual Performance Criteria for the preceding calendar year. Annual abatements for each calendar year will be conditioned upon the OWNER'S compliance with this Agreement and the Minimum Annual Performance Criteria for the preceding calendar year. The Annual Report should substantially conform to the Annual Report Form hereto attached as **Exhibit "C"**. With each Annual Report, OWNER shall also submit the Certification Regarding Employment of Undocumented Workers hereto attached as **Exhibit "D"**. The first Annual Report shall be filed by OWNER no later than February 15, 2026. OWNER acknowledges that CITY will be unable to confirm OWNER'S compliance with the Minimum

Annual Performance Criteria without the Annual Report and OWNER'S failure to comply with this Section could result in loss of the tax abatement for that year.

2. CAD Application -- OWNER shall submit a completed application for Property Tax Abatement Exemption to the Kaufman Central Appraisal District (hereinafter "KCAD") by the statutory deadline of April 30 in each year that OWNER intends to claim an abatement exemption, with no expectation of prompting or reminding from the KCAD or CITY. The application for Property Tax Abatement Exemption must be obtained by OWNER from the KCAD.
- B. Right to Audit Books and Records - CITY shall have the right to audit the books and records related to the Eligible Property and OWNER's compliance with the Improvement Conditions and Requirements set forth in Article III and supporting reports. CITY shall notify OWNER in advance in writing of their intent to audit in order to allow OWNER adequate time to make such books and records available. To the fullest extent permitted under applicable law, CITY shall keep OWNER's books, records, and reports and the information contained therein confidential and shall not disclose it, except to the extent necessary to administer and enforce this Agreement or as may be required pursuant to the Texas Public Information Act.
- C. Inspection - At all times throughout the term of this Agreement, CITY and KCAD shall have reasonable access to the Premises for the purpose of inspecting such to ensure compliance with the terms of this Agreement. All inspections shall be conducted in a manner as to not unreasonably interfere with construction of improvements or the operation of the Premises. The inspections shall be conducted within a reasonable time period after notice by CITY or KCAD to OWNER, provided, however, that all inspections shall be made with one (1) or more representative(s) of OWNER present and in accordance with the safety standards of OWNER.
- D. Protest - This Agreement shall not be construed to prohibit OWNER's protest or contest of any or all appraisals or assessments of any property. The amount of the abatement provided for in this Agreement shall be based upon the taxes as finally determined by KCAD to be due after such protests or contests are finally determined.

VI.

Breach and Recapture

- A. Breach - A breach of this Agreement by OWNER may result in termination or modification of this Agreement and recapture by CITY of all abated taxes. OWNER's failure to satisfy in any of the Improvement Conditions and Requirements as specified in Article III or OWNER's failure to provide the annual certification in accordance with Section V.A.1. shall constitute a breach of this Agreement.
- B. Notice of Breach - In the event that CITY makes a reasonable determination that OWNER has breached this Agreement, then CITY shall give OWNER written notice of such. OWNER has sixty (60) days following receipt of said written notice to cure such breach, or this Agreement may be terminated by CITY, and recapture

of abated taxes may occur. Notice of breach and opportunity to cure shall be in writing and shall be delivered by personal delivery or certified mail to OWNER at its address provided in Article VIII of this Agreement.

- C. Recapture - During the Term of this Agreement, should OWNER commit and fail to timely cure a breach of this Agreement, CITY may terminate this Agreement and recapture all abated taxes. It shall be the duty of CITY to determine whether to require recapture and to demand payment of such. Repayment shall become due 60 days following receipt of such demand. The rights of CITY to require recapture and demand repayment, and the obligation of OWNER to pay such, shall survive termination of this Agreement. The City Attorney has the authority, on behalf of the CITY, to initiate any litigation necessary to pursue payment of recaptured abated taxes pursuant to this Agreement.

- D. Tax Lien Not Impaired - It is expressly agreed and acknowledged between the parties to this Agreement that nothing in this Agreement shall be deemed or construed to affect the lien for taxes against any property established by Section 32.01 of the Tax Code of the State of Texas. As provided in the Code, such lien shall secure the payment of all taxes, penalties, and interest ultimately imposed on the property, including any taxes abated and subject to recapture under this Agreement. Any such lien may be fully enforced pursuant to the provisions of the Code. For purposes of this Subsection, “property” refers to the Premises and improvements constructed thereon.

VII.

Effect of Sale or Lease of Property

The tax abatement authorized by this Agreement shall not be assignable to any new owner or lessee of all or a portion of the Premises unless such assignment is approved in writing by the CITY with approval of the City Council, which approval shall not be unreasonably withheld or delayed.

VIII.

Notice

All notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party designates in writing, by certified mail postage prepaid, return receipt requested, sent by common or contract carrier and bears a receipt mark, or by hand delivery:

OWNER: Agile Cold Dallas, LLC
3820 Mansell Road
Alpharetta, GA 30022

CITY: City of Kaufman
Attention: Economic Development Director
209 S. Washington Street
Kaufman, TX 75142

(6)

With Copy to:
City Attorney
Messer Fort
6371 Preston Road
Suite 200
Frisco, TX 75034

XI.
City Council Authorization

This Agreement was authorized by Resolution of the Kaufman City Council authorizing the Mayor or his designee to execute this Agreement on behalf of the CITY.

IX.
Severability

In the event any section, subsection, paragraph, sentence, phrase, or word is held invalid, illegal, or unconstitutional, the balance of this Agreement shall stand, shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word.

X.
Estoppel Certificate

Any party hereto may request an estoppel certificate from another party hereto, so long as the certificate is requested in connection with a bona fide business purpose. The certificate, which if requested, will be addressed to a subsequent purchaser or assignee or lender of OWNER, shall include, but not necessarily be limited to, statements that this Agreement is in full force and effect without default (or if default exists the nature of same), the remaining term of this Agreement, the levels and remaining term of the abatement in effect, and such other matters reasonably requested by the party(ies) to receive the certificates.

XI.
OWNER'S Standing

OWNER, as a party to this Agreement, shall be deemed a proper and necessary party in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or City Council actions authorizing same, and OWNER shall be entitled to intervene in said litigation.

XII.
Applicable Law

This Agreement shall be construed under the laws of the State of Texas. Venue for any action under this Agreement shall be the State District Court of Kaufman County, Texas. This Agreement is performable in Kaufman County, Texas.

XIII.
Indemnification

OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE, OR OTHER HARM FOR WHICH RECOVERY OF DAMAGES IS SOUGHT THAT MAY ARISE OUT OF OR BE OCCASIONED BY OWNER'S DEFAULT OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT, OR BY ANY NEGLIGENT ACT OR OMISSION OF OWNER, ITS OFFICERS, AGENTS, OR EMPLOYEES, IN THE PERFORMANCE OF THIS AGREEMENT; EXCEPT THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY OR ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR SEPARATE CONTRACTORS, AND IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OF BOTH OWNER (AND ITS APPLICABLE OFFICERS, AGENTS, OR EMPLOYEES) AND CITY (AND ITS APPLICABLE OFFICERS, AGENTS, EMPLOYEES, OR SEPARATE CONTRACTORS), RESPONSIBILITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS OR FEDERAL LAW. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

XIV.
Force Majeure

It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, government restrictions, inclement weather, fire or other casualty, court injunction, necessary condemnation proceedings, acts of the other party, its affiliates/related entities and/or their contractors, or any actions or inactions of third parties or other circumstances which are reasonably beyond the control of the party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated or not, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such design or construction requirement shall be extended for a period of time equal to the period such party was delayed.

XV.
No Other Agreement

This Agreement embodies all of the agreements of the parties relating to its subject matter as

specifically set out herein, supersedes all prior understandings and agreements regarding such subject matter, and may be amended, modified or supplemented only by an instrument or instruments in writing executed by the parties.

XVI.
Headings

The headings of this Agreement are for the convenience of reference only and shall not affect in any manner any of the terms and conditions hereof.

XVII.
Successors and Assigns

The parties to this Agreement each bind themselves and their successors, executors, administrators, and assigns to the other party of this Agreement and to the successors, executors, administrators, and assigns of such other party in respect to all covenants of this Agreement.

Except as provided, above, no successor, executor, administrator, or assign is valid in the place of the parties to this Agreement without the written consent of CITY and such consent shall not be unreasonably withheld or delayed.

XVIII.
Counterparts

This Agreement may be executed in any number of counterparts, each of which may be executed by any one or more of the parties hereto, but all of which shall constitute one instrument, and shall be binding and effective when all of the parties hereto have executed at least one counterpart.

XIX
No Third-Party Beneficiaries

For purposes of this Agreement, including its intended operation and effect, the parties specifically agree that: (1) this Agreement only affects matters/disputes between the parties to this Agreement, and is in no way intended by the parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with CITY or OWNER or both; and (2) the terms of this agreement are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either CITY or OWNER.

XX.
Remedies

No right or remedy granted herein or reserved to the parties is exclusive of any right or remedy herein by law or equity provided or permitted; but each shall be cumulative of

(9)

every right or remedy given hereunder. No covenant or condition of this agreement may be waived without consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this agreement.

XXI.
Survival of Obligations

All obligations under this Agreement shall survive the expiration or termination of this Agreement to the extent required for their full observance and performance.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year written above.

AGILE COLD DALLAS, LLC

BY _____
Signature

Typed or Printed Title

Date _____

CITY OF KAUFMAN, TEXAS

BY _____
JEFF JORDAN

Mayor

Date _____

APPROVED AS TO FORM

M. Ann Montgomery, City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

AGILE COLD DALLAS, LLC

Acknowledgment

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, known to me or proved to me on the oath of _____ or through _____ (*description of identity card or other document*) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed same for and as the act and deed of **AGILE COLD DALLAS, LLC** and as the _____ thereof, and for the purposes and consideration therein expressed, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public in and for
The State of _____

My Commission Expires

Notary's Printed Name

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

CITY OF KAUFMAN, TEXAS

Acknowledgment

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **JEFF JORDAN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of the **CITY OF KAUFMAN, TEXAS**, a municipal corporation of Kaufman County, Texas, and as **Mayor** thereof, and for the purposes and consideration therein expressed, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public in and for
The State of Texas

My Commission Expires

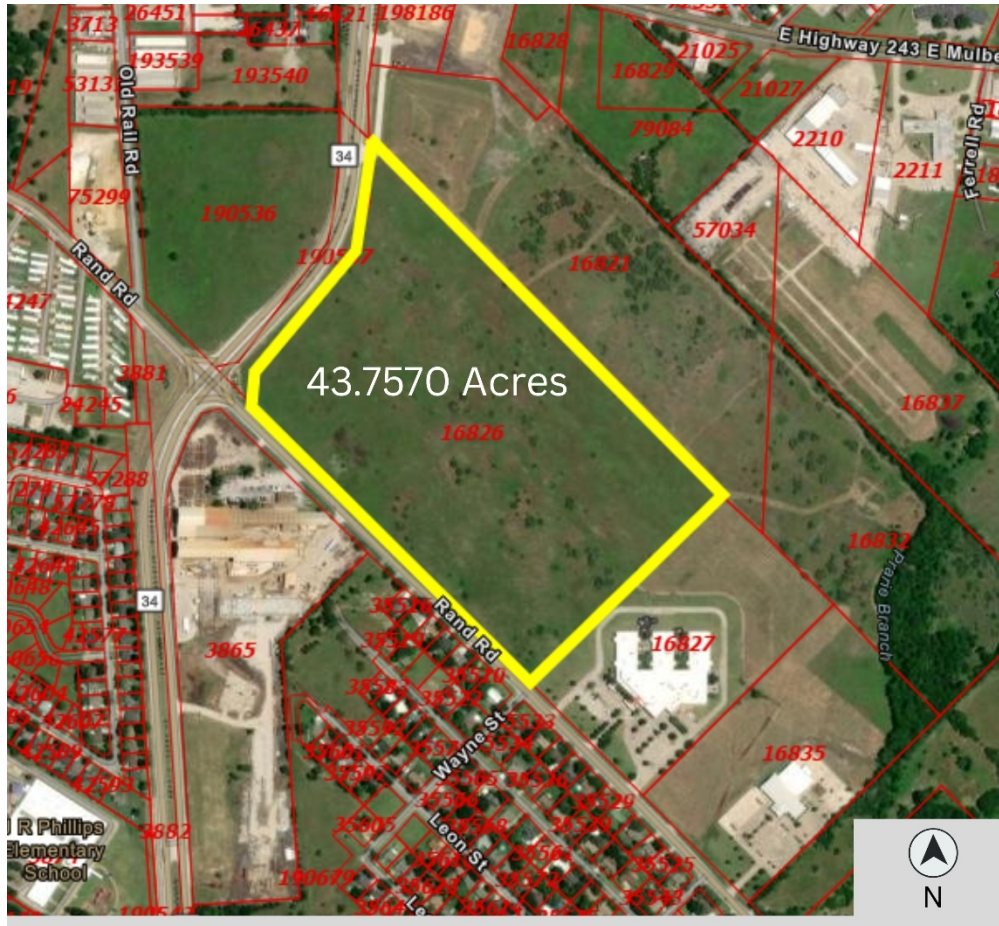
Notary's Printed Name

Exhibit "A"
Premises

Legal Description: Levi L York, Tract 35.00; 43.757 Acres

Recorded in Volume 9014, Page 172 (Cabinet 4, Sleeve 517)

Kaufman CAD Property ID: 16826



**Exhibit “B” Ordinance No. O-34-25
Creating Agile Cold Storage Reinvestment Zone**

**Exhibit “C”
Annual Reporting Certification**

Annual Certification Report

Reporting Period: January 1 to December 31, 20__

The Annual Certification Report for the City of Kaufman Tax Abatement Agreement (the “Agreement”) between the City of Kaufman and Agile Cold Dallas, LLC. (“Owner”) is due on February 15, 20__.



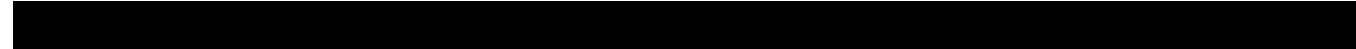
Owner’s legal name: _____,
Project address subject to incentive: 269 SH 34 Bypass, Kaufman, Texas 75142
Primary contact: _____, Title: _____
Phone number: _____, E-mail address: _____



Employment and Wage Information:
Has the Owner employed undocumented workers? Yes No
Total number of Full-Time Employees located at the Property during the Calendar Year? _____

Investment Information:
Ad valorem taxable value for Real Property for the Calendar Year? _____

Narrative:
Please attach a brief narrative explaining the current year’s activities, community involvement and/or comments relating to any potential defaults.



Employment:
Number of new full-time positions added in past year: _____
Total number of employers local in Kaufman Property: _____
Total annual payroll exclusive of benefits: _____
Total annual payroll inclusive of benefits: _____
Description of employee benefits provided: _____

EXHIBIT “D”

Certification Regarding the Employment of Undocumented Workers

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) The business receiving any public subsidies provides pursuant to this Agreement, or a branch, division, or department of the business, does not and will not knowingly employ undocumented workers. For purposes of this Certification, “Public Subsidies” means grants, loans, loan guarantees, benefits relating to an enterprise or empowerment zone, fee waivers or rebates, land price subsidies, infrastructure development and improvements designed to principally benefit a single business or defined group of businesses, matching funds, tax refunds, tax rebates, or tax abatements. For purposes of this Certification, “undocumented worker” means an individual who, at the time of employment, is not:

- (A) lawfully admitted for permanent residence to the United States; or
- (B) authorized to work in the United States under the federal Immigration and Nationality Act or by the Department of Homeland Security.

(2) If, after receiving the Public Subsidies provide herein, the business entity or a branch, division, or department of the business, is convicted of a violation under 8 U.S.C. to be Section 1324a(f), the business shall repay the amount of the Public Subsidy with interest to be charged at the statutory rate for delinquent taxes as determined by Section 33.01 of the Property Tax Code of the State of Texas, but without the addition of a penalty, according to the terms provided by this Agreement under V.T.C.A. Government Code § 2264.053, not later than the 120th day after the date the City notifies the business of the violation. As provided by Section 2264.101(c) of the Texas Government Code, Owner will not be liable for a violation by a subsidiary, affiliate, or franchisee of Owner or by a person with whom Owner contracts.

This certification is a material representation of fact upon which reliance was placed when this Agreement was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by V.T.C.A. Government Code § 2264.

Agile Cold Dallas, LLC

By: _____

(Type name and title)



Meeting
Date: 11/17/2025

Date: 11/10/2025

Item #: 13.

Dept.: Public Works

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-40-25, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for Agile Cold Storage and establishing the date for a two (2) year warranty period.

BACKGROUND:

This resolution is for the acceptance of all public utility improvements for Agile Cold Storage.

The resolution and final acceptance letter are attached.

Author:
Tim Hopwood, Public Works Director

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-40-25 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION NO. R-40-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING PUBLIC IMPROVEMENTS FOR AGILE COLD STORAGE; PROVIDING FOR THE INCORPORATION OF PREMISES; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Agile Cold Dallas, LLC (“Agile”) has completed the construction of public improvements in their development located within the corporate limits of the City of Kaufman (“City”) in accordance with applicable standards and specifications; and

WHEREAS, Agile has constructed all Public Improvements and the City Council accepts the actual quantities and construction of said Public Improvements and the obligation to provide maintenance of the improvements; and

WHEREAS, the City of Kaufman has inspected or caused the inspection of the improvements and finds them to be acceptable for public use and maintenance; and

WHEREAS, it is in the best interest of the City of Kaufman to formally accept the public improvements for long-term public ownership and maintenance

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 the 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 November 17, 2025, and remaining in full force and effect until November 17, 2027, at 12:00 a.m., midnight (24 months from the effective date of this Resolution). Further, 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 17th day of November 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

November 14, 2025

Agile Cold Storage
Attn: John Ripple
3117 Athens Highway
Gainesville, TX 30507

Re: Final Acceptance for Agile Cold Storage (Public Improvements)

Dear Mr. Ripple,

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 November 14, 2025.

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

Sincerely,

tnp
teague nall & perkins



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

cc: Mike Holder, City Manager - City of Kaufman (via email)
Rachel Balthrop Mendoza, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
Sean Kenworthy, Industrial Building Group (via email)
Carter Perry, Industrial Building Group (via email)
KAU 25005 File



Meeting
Date: 11/17/2025

Date: 10/01/2025

Item #: 14.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action to accept a Special Warranty and Dedication Deed from Georgetown KF, Ltd., conveying Block G, Lot 2X of Georgetown at Kings Fort, Phase Two A, subdivision to the City for use as a public park; and authorize the Mayor to execute necessary documents.

BACKGROUND:

The conveyance of the property to be utilized for Kings Fort Park was approved in the Development Agreement for Georgetown and through the creation of TIRZ #2. The acceptance of the property is a necessary component of being able to pursue the Texas Parks and Wildlife Department's grant and potential award, along with the installation of the Fitness Court awarded through a grant from the National Fitness Campaign.

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DONATION AND DEDICATION DEED

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF KAUFMAN §

That **GEORGETOWN KF, LTD.**, A Texas limited liability company (hereinafter called "**Grantor**"), for the consideration more specifically described hereinbelow, has **GRANTED, GIVEN and CONVEYED** and by these presents does **GRANT, GIVE and CONVEY**, unto the **CITY OF KAUFMAN, TEXAS** (hereinafter called "**Grantee**"), whose mailing address is 209 S. Washington Street, Kaufman, Texas 75142, and its successors and assigns, that certain tract or parcel of land situated in the County of Kaufman, State of Texas, described as follows, to wit (the "**Property**"):

Block G, Lot 2X of Georgetown at Kings Fort, Phase Two A, an addition to the City of Kaufman, Kaufman County, Texas, according to the Final Plat thereof recorded under Volume 7635, Page 165, Official Public Records, Kaufman County, Texas.

CONSIDERATION. This conveyance is made by Grantor pursuant to the Georgetown At Kings Fort Development Agreement executed on November 13, 2018, by and between Grantor and Grantee, recorded in Kaufman County Real Property Records at Volume 6072, Page 102, including all amendments thereto, for the consideration provided therein (the "Development Agreement"), the sufficiency of which is hereby acknowledged, and pursuant to the Ordinances of the City of Kaufman. No additional consideration is due by Grantee for this conveyance, and Grantor does hereby convey the Property, via dedication and donation pursuant to the covenants set forth in Development Agreement, to be used, operated, and maintained by Grantee, its successors and assigns, for municipal purposes as a public park, including without limitation the development, use, operation and maintenance of the Property for public park, recreation and leisure purposes determined by Grantee to serve public use, welfare, and benefit, and including associated public infrastructure to support such purposes.

This conveyance of fee simple title to the Property is made by Grantor and accepted by Grantee subject to: (a) all easements, restrictions, covenants, agreements, encumbrances and other matters that are filed of record in the Kaufman County Official Public Records on or before the date of this conveyance to the extent that the same are validly existing and applicable to the Property and (b) and any zoning laws and regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and

appurtenances thereto in anywise belonging, unto said Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject however to the Permitted Exceptions.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, AND GRANTOR HEREBY SPECIFICALLY DISCLAIMS, ANY REPRESENTATION OR WARRANTY OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY TO BE CONVEYED HEREUNDER, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE EXCEPT FOR AND OTHER THAN THE WARRANTY OF TITLE CONTAINED IN THIS DEED, ZONING, PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, VALUATION, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. GRANTEE AGREES TO ACCEPT THE PROPERTY AND ACKNOWLEDGES THAT THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE BY GRANTOR ON AN “AS IS, WHERE IS, AND WITH ALL FAULTS” BASIS. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS MADE ITS OWN INDEPENDENT INVESTIGATION OF THE PROPERTY. THE PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE THE EXECUTION HEREOF BY GRANTOR AND THE RECORDATION HEREOF IN THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

GRANTEE’S AGREEMENT TO, AND ACKNOWLEDGMENT OF, THE VARIOUS MATTERS SPECIFIED IN THIS SPECIAL WARRANTY DONATION AND DEDICATION DEED INCLUDING, WITHOUT LIMITATION, THE OWNERSHIP AND MAINTENANCE OF THE PROPERTY BY THE GRANTEE, SHALL BE CONCLUSIVELY EVIDENCED BY GRANTEE’S ACCEPTANCE HEREOF.

[The remainder of this page is intentionally left blank]

EXECUTED, this the 31st day of October, 2025.

GRANTOR:

GEORGETOWN KF, LTD., a Texas limited partnership

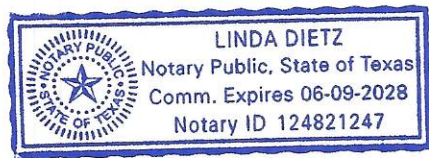
By: Seascope GP, LLC, a Texas limited liability company, its General Partner

By: *Kelly Cannell*
Kelly Cannell, President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the 31st day of October 2025, by Kelly Cannell, as President of Seascope GP, LLC, a Texas limited liability company, as General Partner of GEORGETOWN KF, LTD., a Texas limited partnership, on behalf thereof



Linda Dietz
Notary Public, State of Texas

[The remainder of this page is intentionally left blank]

GRANTEE:

City of Kaufman, Texas
a Home Rule Municipality

Accepted on behalf of Grantee

By: _____
Jeff Jordan, Mayor

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

This Instrument was acknowledged before me on the ____ day of _____, 2025, by Jeff Jordan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity as Mayor of the City of Kaufman, Texas a home rule municipality, on behalf of the City, for the purposes and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

City of Kaufman
209 S. Washington Street
Kaufman, Texas 75142
Attn: City Secretary



Meeting
Date: 11/17/2025

Date: 11/04/2025

Item #: 15.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-38-25, a resolution of the City Council of the City of Kaufman, Texas, casting its vote for a member of the Board of Directors of the Kaufman Central Appraisal District; and providing an effective date.

BACKGROUND:

The City of Kaufman has 29 votes to allocate in the upcoming election for the Kaufman Central Appraisal District Board of Directors, with the candidates' term starting January 1, 2026. Each taxing entity, including Kaufman, can distribute its votes among the listed candidates or give all votes to a single candidate. A total of 668 votes is required for a candidate to be appointed to the board.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

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

Recommendation: Staff recommends approval of Resolution R-38-25, casting its vote for Danny Kirbie and Bruce Wood.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION NO. R-38-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, CASTING ITS VOTE FOR A MEMBER OF THE BOARD OF DIRECTORS OF THE KAUFMAN CENTRAL APPRAISAL DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Chief Appraiser has provided the participating taxing units eligible to vote for nominees for the Appraisal District Board of Directors in accordance with the Texas Property Tax Code;

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

SECTION 1. That the City Council of the City of Kaufman does hereby cast its votes in accordance with the attached ballot, for a member of the Board of Directors of the Kaufman Central Appraisal District.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Kaufman, Texas, on this the 17th day of November 2025.

CITY OF KAUFMAN

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

Kaufman Central Appraisal District Official Ballot

Nominees	Votes
Kirbie, Danny	
Wood, Bruce	

KCAD TOTAL VOTE COUNT 12/16/2025

1. Place the number of votes you wish to cast for a candidate in the block beside that name.
2. Attach this ballot to the adopted resolution and return to this office by **December 14, 2025**.

Here is the voting entitlement for each jurisdiction for the 2026 terms.

Entity	Votes
KAUFMAN COUNTY	493
CRANDALL ISD	147
FORNEY ISD	619
KAUFMAN ISD	97
MABANK ISD	36
KEMP ISD	34
QUINLAN ISD	2
ROCKWALL ISD	23
SCURRY ROSSER ISD	22
TERRELL ISD	166
WILLS POINT ISD	14
CITY OF COTTONWOOD	0
CITY OF MESQUITE	11
CITY OF TALTY	4
CITY OF CRANDALL	15
CITY OF FORNEY	105
CITY OF SEAGOVILLE	0
CITY OF HEATH	2
CITY OF KAUFMAN	29
CITY OF MABANK	14
CITY OF OAK RIDGE	1
CITY OF OAK GROVE	0
CITY OF COMBINE	3
CITY OF KEMP	5
CITY OF TERRELL	93
TRINITY VALLEY CC	62



Meeting
Date: 11/17/2025

Date: 11/05/2025

Item #: 16.

Dept.: Administration

Discussion Item

SUBJECT:

Discuss and provide direction to Staff regarding waiving late fees related to utility billing and delaying water service disconnections due to non-payment through the end of the calendar year.

BACKGROUND:

Staff plans to make a temporary adjustment to utility billing practices. This includes waiving late fees and pausing water service disconnections for non-payment through the end of the calendar year. This discussion will enable the Council to assess the financial and operational implications of providing short-term relief to utility customers and to determine whether to implement these temporary measures.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: No action is required.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TRADITIONAL
Thanksgiving

**POTLUCK
LUNCHEON**

WEDNESDAY, NOVEMBER 19
11:00 a.m. - 1:00 p.m.



THE CIVIC CENTER

CHRISTMAS ON THE SQUARE

SATURDAY | DECEMBER 6

CHRISTMAS MARKET: 12:00-8:00 P.M.
FOOD & CRAFT VENDORS

KIDS ZONE: 12:00-5:00 P.M.
ICE SKATING RINK • SNOW TUBE SLIDE • BOUNCE HOUSES
TRAIN RIDES • FACE PAINTER • BALLOON ARTIST

PICTURES WITH SANTA: 1:00-3:00 P.M.
HERITAGE PARK

CRAFT ZONE: 1:00-3:00 P.M.
RECHURCH

LIGHTED PARADE: 6:00 P.M.

CITY HALL: 7:00 P.M.
TREE LIGHTING CEREMONY, PICTURES WITH SANTA, &
COOKIES

PRESENTED BY:

 **Kaufman** City of

&

 **BRINSON**

 North Texas
Chevy Dealers

EMPLOYEE

Christmas

LUNCHEON

THE CIVIC CENTER

December 17, 2025

11:00 a.m. - 1:00 p.m.

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
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	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Grant Awarded	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
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Kings Fort Park	PW/Admin		7/27/2022	On hold	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
Crestview/Royal Reconstruction	Public Works		9/1/2023	Construction Underway	5
Phillip's Drainage	Public Works		9/1/2023	Construction Underway	5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	In Progress	2,4,5
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	On Pause	2,3

Discussion Item Report (DIR)
Completed

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	01/28/2019 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 Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2

Discussion Item Report (DIR
Completed

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
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	1,2,3,4,5
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5

DATE: November 7, 2025
TO: Kaufman County
FROM: Teresa Elliott; Project Manager
RE: October 2025 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,293	2,367											4,660
Days of Service	21	23											44
Avg. Daily Trips	109	103											106
Elderly & Disabled Trips	2,106	2,179											4,285
E&D Percentage	92%	92%											92%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	42	57											99
Forney	565	585											1,150
Kaufman	266	292											558
Kemp	132	97											229
Mabank	14	9											23
Scurry	8	7											15
Terrell	733	800											1,533

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,047	3,360											6,407
Days of Service	21	23											44
Avg. Daily Trips	145	146											146
Median Wait Time (mins)	17.46	16.38											16.92

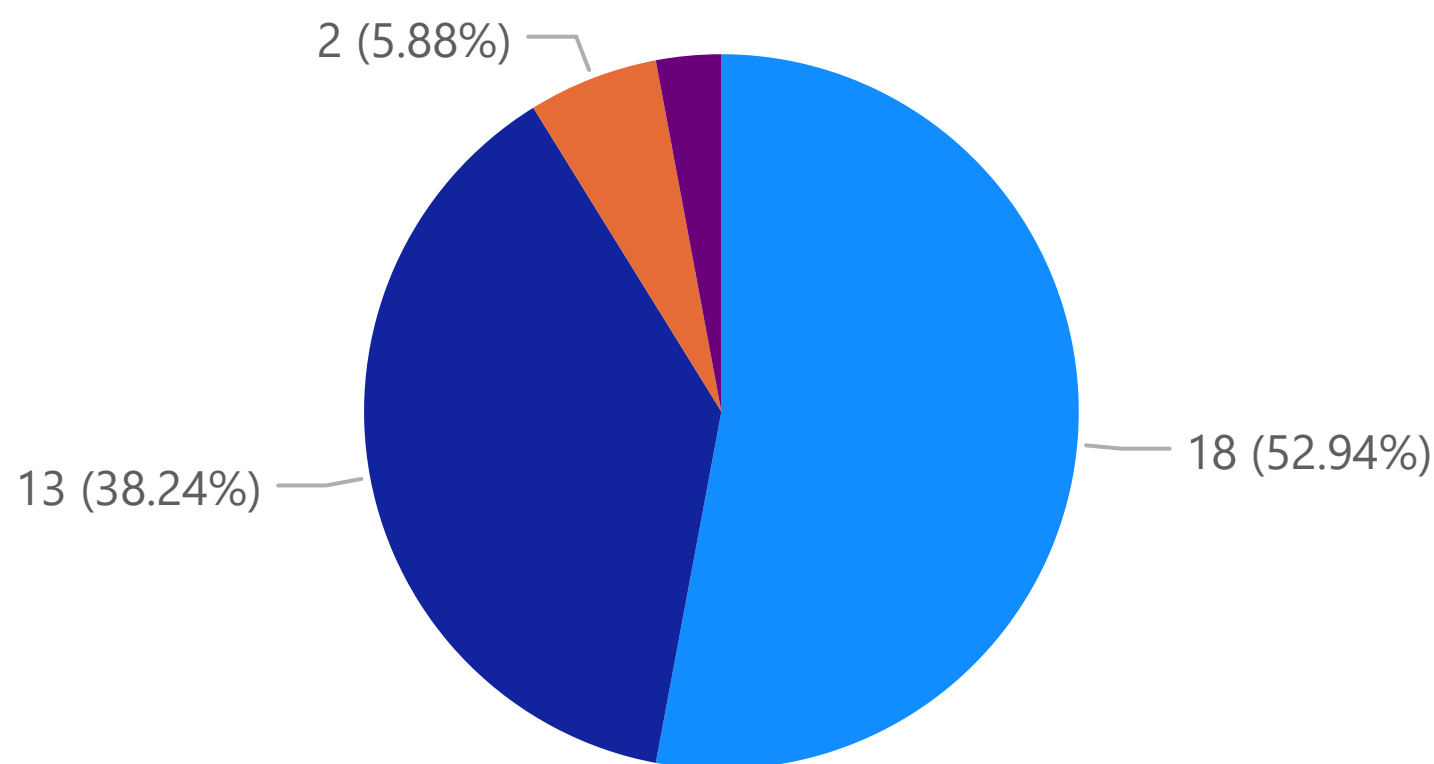
Total Requested Boardings	Completed Boardings	Avg. Boardings Per Service Hr.	Boarding Cancellations	Boarding Cancellations (No-Show)	Cancellation Percentage	Cancellation Percentage (No Show)	
4466	3360	1.95	1095	138	24.58 %	3.1 %	
Total Requests	Completed Requests	No Drivers Available Requests	Request Cancellations	Request Cancellations (No Show)	Avg. # of Requests per Rider	Avg. Travel Duration	Avg. Travel Distance
4090	3070	11	1009	125	9.71	13.47 min	4.43 mi
Mean Wait Time	Median Wait Time	Bookings from Admin Panel	Bookings from Rider Mobile App	Bookings from Rider Web	Flag Down Bookings	Bookings from IVR	Bookings from AI Voice
22.37 min	16.38 min	35.3 %	64.7 %	0 %	0 %	0 %	0 %

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	115	106											221
Forney	1,260	1,508											2,768
Terrell	1,672	1,746											3,418

City of Kaufman Compliance

Priority	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	18	14	3	83%	78%
City of Kaufman P2	85	53	2	98%	62%
City of Kaufman P3	25	16	1	96%	64%
Total	128	83	6	95%	65%

Cancel Reason



Cancel Reason

- Cancelled by FD - Prior to Arrival
- AMA Refused Treatment or Transport
- Cancelled by LE
- False Call/False Alarm

Dropoff Facilities

Dropoff Fac	Count of Transport	% of Destination
Texas Health Kaufman (KAUF)	51	61%
Dallas Regional Medical Center (MDR1)	7	8%
Non Facility	6	7%
Children's Medical Ctr (DCMC)	5	6%
Baylor Scott & White - Dallas (DBMC)	3	4%
Baylor Scott & White - Sunnyvale (SUNV)	3	4%
Texas Health Dallas (DPMC)	3	4%
Methodist Dallas Medical Center (DMMC)	2	2%
Baylor Scott & White - Lake Pointe Rowlett (ROWL)	1	1%
Medical City Dallas (DMCD)	1	1%
Texas Health Rockwall (RKPH)	1	1%
Total	83	100%

Fractile

Fractile Bin	Count of Transport
	23
1) <5 minutes	36
2) 5 to 10 Minutes	50
3) 10 to 20 minutes	16
4) 20 to 30 minutes	3
Total	128

Average Response Time

00:07:55

KAUFMAN FIRE DEPARTMENT

Monthly Report

October 2025



FIRE PREVENTION



7

Development Plans Reviewed



32

Fire Safety Inspections



6:03

Average Response Time



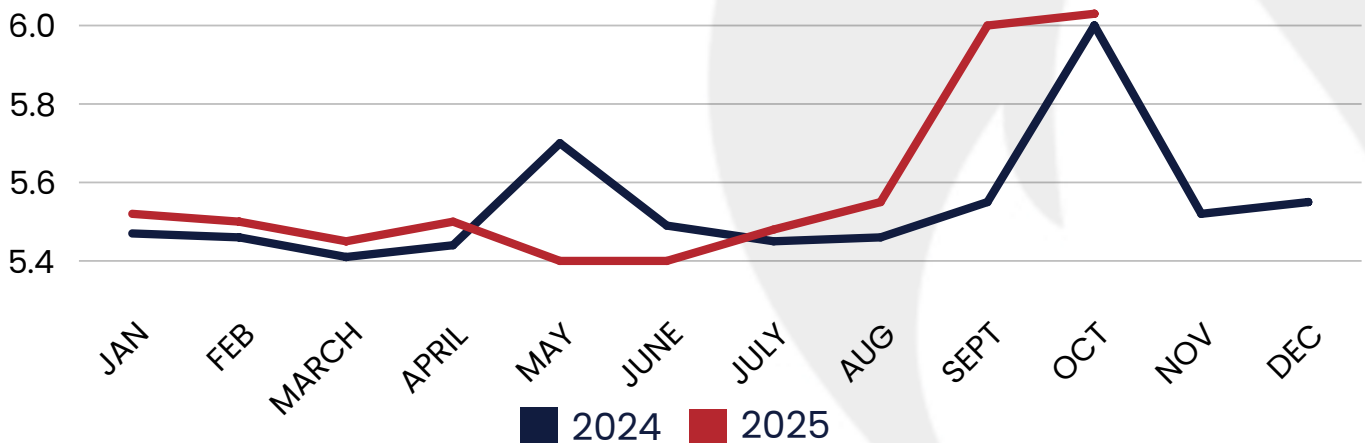
1450

KIDS AND CITIZENS RECEIVED FIRE PREVENTION PRESENTATIONS

TRAINING

- Forcible Entry on residential and commercial doors
- Fire prevention all month

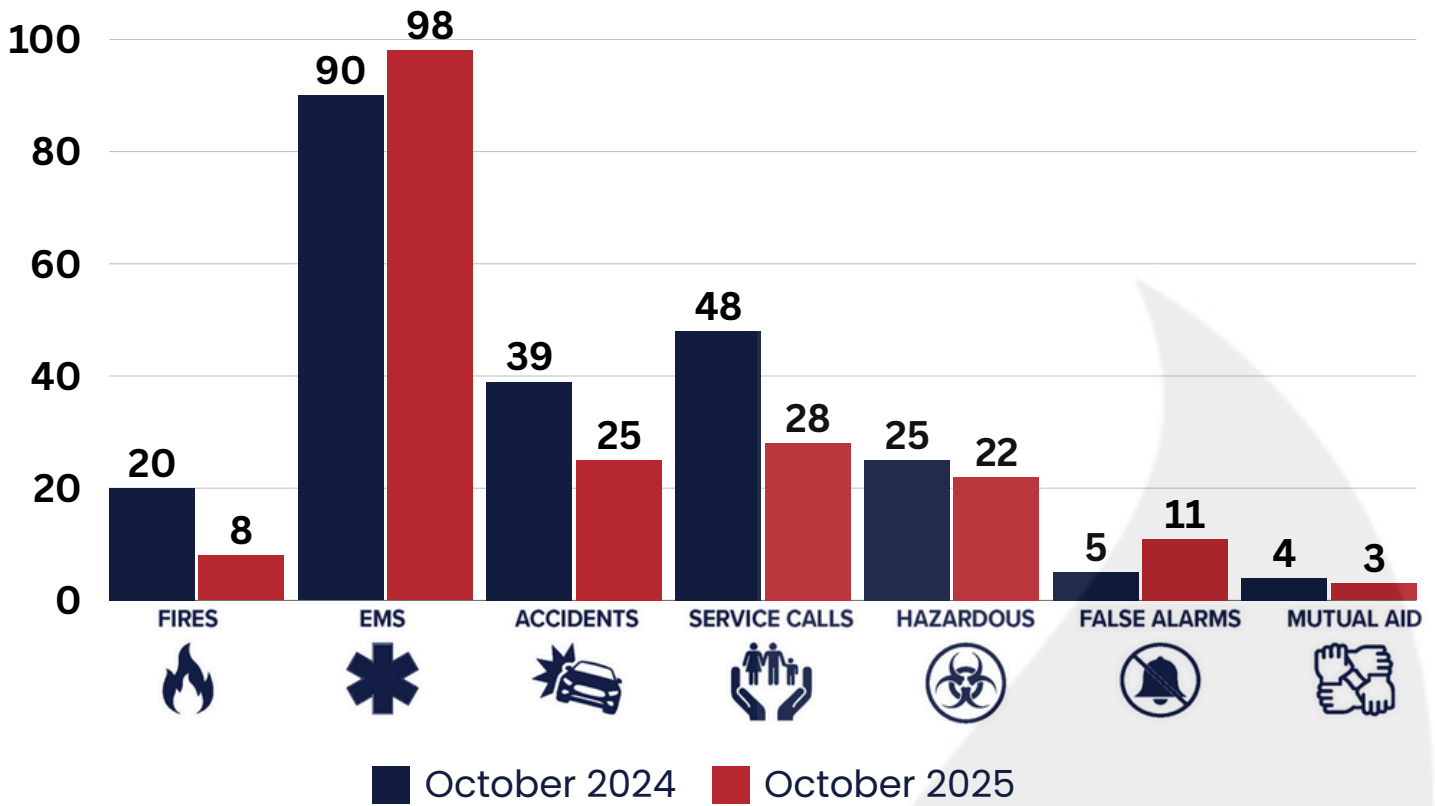
RESPONSE TIME TREND





Monthly Report

Call Volume by Major Category





KAUFMAN POLICE DEPARTMENT MONTHLY REPORT

OCTOBER 2025



EVENTS ATTENDED

- National Night Out Event
- Kaufman Harvest Festival
- Semi-Annual Kaufman County School Safety Meeting.
- Kaufman Sonshine School
- Community Leadership Meeting
- Kaufman ISD Middle School Ground Breaking Ceremony
- Halloween on Houston St.

TRAINING

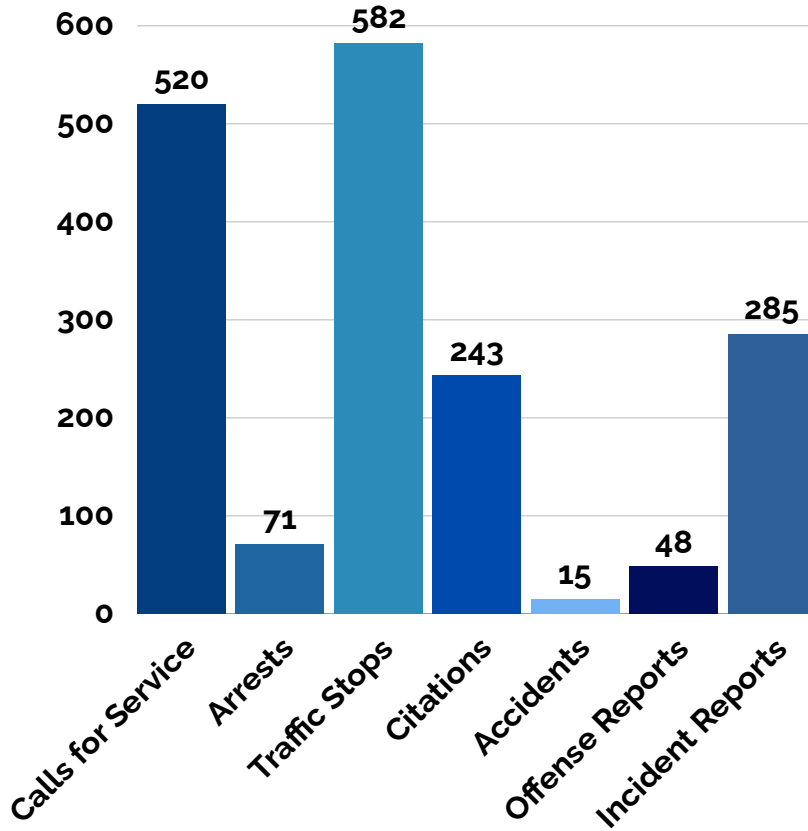
No Training Documented



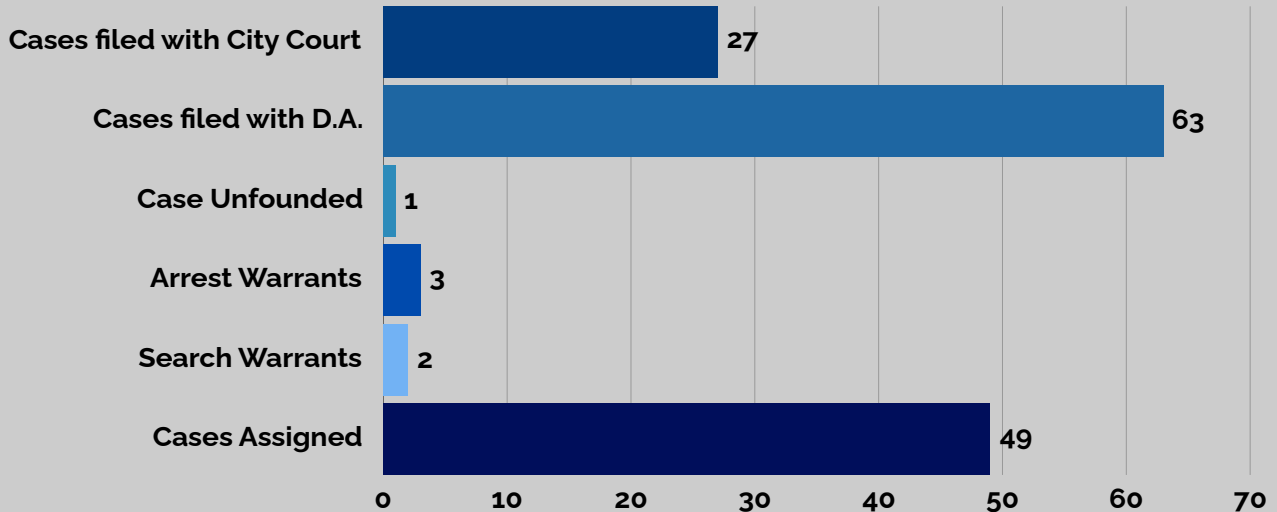


MONTHLY REPORT

PATROL DIVISION



CRIMINAL INVESTIGATION DIVISION





MONTHLY REPORT

CODE COMPLIANCE



0
Total
Violations



0
Cases
Opened/
First Notice
Sent



0
Second
Notice
Sent



0
Cases
Sent to
Court



0
Cases
Closed



0
Active
Cases



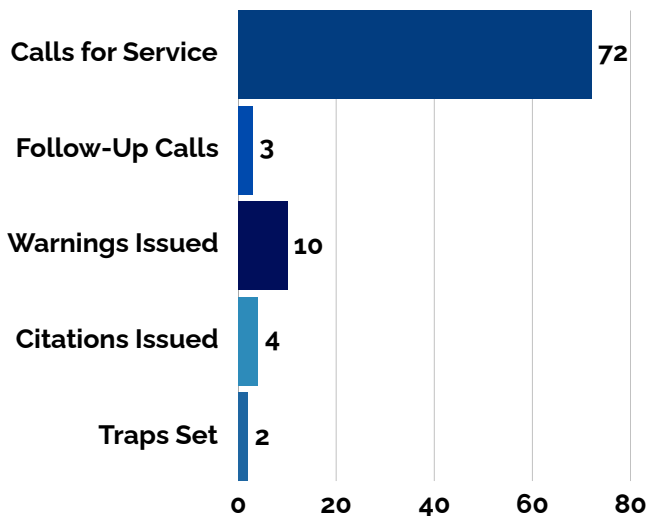
Welcome to our new Code Compliance officer, Jose Menjivar.

Jose has transitioned to the Code Compliance Division from the Parks Department and has begun his new role with great enthusiasm. We are confident that he will excel in this position.



ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 27
- On View - 0
- Non-Domestic - 3

Animals Turned Over



- To Owner - 2
- To Humane Society - 10



Deceased Animals Recovered - 1





MONTHLY REPORT

Year to Date Comparison Report

01/01/2025 - 10/31/2025

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	1	1	0.10	0	.
Arson, Total	0	0	0.00	0	.
Assault Offenses, Total	55	47	5.56	72	-23.61%
Aggravated Assault	9	6	0.91	5	80.00%
Intimidation	3	3	0.30	0	.
Simple Assault	43	38	4.34	67	-35.82%
Bribery, Total	0	0	0.00	0	.
Burglary/Breaking and Entering, Total	9	4	0.91	14	-35.71%
Counterfeiting/Forgery, Total	5	3	0.51	2	150.00%
Destruction/Damage/Vandalism of Property, Total	43	12	4.34	18	138.89%
Drug/Narcotic Offenses, Total	229	219	23.14	239	-4.18%
Drug Equipment Violations	84	82	8.49	70	20.00%
Drug/Narcotic Violations	145	137	14.65	169	-14.20%
Embezzlement, Total	3	0	0.30	0	.
Extortion/Blackmail, Total	1	1	0.10	2	-50.00%
Fraud Offenses, Total	14	6	1.41	17	-17.65%
False Pretenses/Swindle/Confidence Game	1	1	0.10	3	-66.67%
Credit Card/Automatic Teller Machine Fraud	4	0	0.40	5	-20.00%
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	9	5	0.91	9	0.00%
Gambling Offenses, Total	1	0	0.10	2	-50.00%
Betting/Wagering	0	0	0.00	0	.
Operating/Promoting/Assisting Gambling	1	0	0.10	2	-50.00%
Sports Tampering	0	0	0.00	0	.
Gambling Equipment Violations	0	0	0.00	0	.
Homicide Offenses, Total	0	0	0.00	0	.
Murder and Nonnegligent Manslaughter	0	0	0.00	0	.
Negligent Manslaughter	0	0	0.00	0	.
Human Trafficking, Total	0	0	0.00	0	.
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	.
Human Trafficking, Involuntary Servitude	0	0	0.00	0	.
Kidnapping/Abduction, Total	0	0	0.00	0	.
Larceny/Theft Offenses, Total	63	34	6.36	106	-40.57%
Motor Vehicle Theft, Total	4	1	0.40	6	-33.33%
Pornography/Obscene Material, Total	0	0	0.00	2	-100.00%
Prostitution Offenses, Total	0	0	0.00	0	.
Assisting or Promoting Prostitution	0	0	0.00	0	.





MONTHLY REPORT

Year to Date Comparison Report

01/01/2025 - 10/31/2025



Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	1	1	0.10	1	0.00%
Sex Offenses, Total	6	1	0.61	3	100.00%
Fondling	1	0	0.10	1	0.00%
Rape	5	1	0.51	1	400.00%
Sexual Assault with an Object	0	0	0.00	1	-100.00%
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	3	-100.00%
Weapon Law Violations, Total	13	13	1.31	18	-27.78%
Group A Offense, Total	448	343	45.26	505	-11.29%
Crimes Against Person, Total	61	48	6.16	75	-18.67%
Crimes Against Property, Total	143	62	14.45	169	-15.38%
Crimes Against Society, Total	244	233	24.65	261	-6.51%
Officers Killed or Assaulted YTD	0			0	-





**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
OCTOBER 2025**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling	2	\$6,450.00	\$708,000.00
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	8	\$1,583.40	\$234,065.68
Residential Addition	2	\$200.00	\$5,700.00
Electrical	2	\$200.00	\$5,500.00
Mechanical			
Plumbing	6	\$600.00	\$15,173.03
Irrigation	3	\$300.00	\$9,300.00
Fence	3	\$300.00	\$18,500.00
Swimming Pool	1	\$550.00	\$70,000.00
Accessory Structures	3	\$432.00	\$9,500.00
Demolition	1	\$100.00	\$9,900.00
<u>NEW COMMERCIAL</u>			
New Commercial Building	2	\$53,151.00	\$12,500,000.00
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel			
Commercial Addition			
Signs	7	\$1,170.40	\$28,473.00
Electrical			
Mechanical			
Plumbing			
Irrigation	1	\$1,100.10	\$88,049.00
Demolition			
Swimming Pool			
Fence/Screening Wall	2	\$2,124.57	\$172,000.00
Certificate Of Occupancy	5	\$600.00	
Temporary Use Permit	4	\$200.00	\$2.00
TOTALS	52	\$69,061.47	\$13,874,162.71

November 2025						
◀ October						December ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Planning & Zoning Meeting Election Day	5	6	7	8
9	10	11 City Hall Closed- Veteran's Day	12 KEDC	13	14	15
16	17 Regular City Council Meeting	18	19 Employee Thanksgiving	20 Parks & Rec Meeting	21	22
23	24	25	26	27 City Hall Closed- Thanksgiving	28 City Hall Closed- Thanksgiving	29
30						

December 2025						
◀ November						January ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Planning & Zoning Meeting	3	4	5	6 Christmas on the Square
7	8	9 KEDC	10	11	12	13
14	15 Regular City Council Meeting	16 KKBB Meeting	17 Employee Christmas Banquet	18 Parks & Rec Meeting	19	20
21	22	23	24 City Hall Closed-Christmas	25 City Hall Closed-Christmas	26	27
28	29	30	31			

January 2026						
◀ December						February ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 City Hall Closed- New Year's Day	2	3
4	5	6 Planning & Zoning Meeting	7	8	9	10
11	12	13 KEDC Meeting	14 First Day to File for Election	15 Parks & Rec Meeting	16	17
18	19 City Hall Closed- Martin Luther King Day	20 KKBB Meeting	21	22	23	24
25	26 Regular City Council Meeting	27	28	29	30	31

February 2026						
◀ January						March ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Planning & Zoning Meeting	4	5	6	7
8	9	10 KEDC Meeting	11	12	13 Last Day to File for Election	14
15	16 City Hall Closed- Presidents' Day	17 KKBB Meeting	18	19 Parks & Rec Meeting	20	21
22	23 Regular City Council Meeting	24	25	26	27	28