



**AGENDA FOR THE
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1),
TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ #2),
TAX INCREMENT REINVESTMENT ZONE #3 (TIRZ #3),
TAX INCREMENT REINVESTMENT ZONE #4 (TIRZ #4),
AND REGULAR CITY COUNCIL MEETING**

**MONDAY, JANUARY 26, 2026 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

TIRZ #1 ITEMS

1. Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #1 Annual Report.

TIRZ #1 ADJOURNMENT

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

TIRZ #2 ITEMS

2. Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #2 Annual Report.

TIRZ #2 ADJOURNMENT

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

TIRZ #3 ITEMS

3. Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #3 Annual Report.

TIRZ #3 ADJOURNMENT

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

TIRZ #4 ITEMS

4. Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #4 Annual Report.

TIRZ #4 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

5. Business of the Month - Dynamic Fitness
6. Introduction of Fire Chief - Brian Watson
7. Introduction of Fire Lieutenant - Dillon Jackson
8. Police Department Promotion Recognition - Captain - Jason Stastny

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from the December 15, 2025, Work Session and Regular City Council Meeting.
10. Consider and take appropriate action to schedule a Special City Council Meeting for Wednesday, May 13, 2026, for the purpose of canvassing the Election Returns.
11. Consider and take appropriate action to reschedule the Regular City Council Meeting from Monday, May 25, 2026, to Monday, May 18, 2026, due to Memorial Day.
12. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #1 Annual Report.
13. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #2 Annual Report.
14. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #3 Annual Report.
15. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #4 Annual Report.

END OF CONSENT AGENDA

PUBLIC HEARING

16. Conduct a public hearing, consider and take appropriate action on Ordinance O-01-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving a Service Plan and Assessment Roll 2025-2026 for the Kaufman Public Improvement District No. 6, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Service Plan and Assessment Roll for PID 6 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Enclave at Kings Fort")
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-01-26
17. Conduct a public hearing, consider, and take appropriate action on Ordinance O-02-26, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance, Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to zone approximately 2.166 acres (Property ID 5431) from Agriculture-Open (A-O) to Single Family (SF-20) for single-family residential uses. The property is located at 5176 Tabor Parkway (Parcel ID 5431), part of the D. Falcon Survey, Tract 820, City of Kaufman, Kaufman County, TX. (Case No. Z-01-26)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-02-26

DISCUSSION/ACTION ITEMS

18. Consider and take appropriate action on a second amendment to the agreement for Emergency Medical Services between the City of Kaufman and CareFlite, extending the term of the agreement; and authorizing the Mayor or his designee to execute necessary documents
19. Consider and take appropriate action on Ordinance O-03-26, an ordinance of the City Council of the City of Kaufman, Texas, ordering and calling the City's General Election to be held on May 2, 2026, for the purpose of electing three (3) people to serve as Council members for the City of Kaufman for a term of two (2) years each; providing notice of election; providing for the approval of a joint election and Contract for Election Services with Kaufman County; designating polling dates, times and locations for election day and early voting; and authorizing the Mayor or designee to execute necessary documents.
20. Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, creating a Kaufman Downtown Design Review Committee ("Committee"); prescribing the purpose, composition, function, duties, accountability and

tenure of the Committee in accordance with Article VIII of the City's Home Rule Charter; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

21. Consider and take appropriate action on Resolution R-01-26, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for City Lakes Park and establishing the date for a two (2) year warranty period.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:
- a. Filing period for Application for a Place on the Ballot for the City's General Election is Wednesday, January 14, 2026, through Friday, February 13, 2026.
 - b. Kaufman Chamber of Commerce Banquet - February 24
 - c. Kaufman County Days - March 22 & 23
 - d. Comprehensive Plan Update
 - e. Discussion Items Report (DIR)
 - f. STAR Transit Ridership Report - December 2025
 - g. Careflite Compliance Report - December 2025
 - h. Fire Department Monthly Report - December 2025
 - i. Police Department Monthly Report - December 2025
 - j. Development Services Monthly Report - December 2025
 - k. Monthly Calendars Attached

EXECUTIVE SESSION

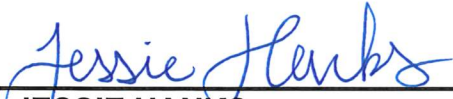
23. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Section 551.071. Consultation with Attorney (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; 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.

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON TUESDAY, JANUARY 20, 2026, 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.



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 1.

Dept.: Finance

Discussion Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #1 Annual Report.

BACKGROUND:

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

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2025 TIRZ #1 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 1

ANNUAL REPORT

FISCAL YEAR 2025
(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/BOARD & COUNCIL ACTIONS

Fiscal Year 2016

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

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

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

Fiscal Year 2017

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

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

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

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

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

Fiscal Year 2018

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

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

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

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

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

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

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

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

Fiscal Year 2019

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

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

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

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

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

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

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

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

Fiscal Year 2020

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

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

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

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

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

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

Fiscal Year 2021

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

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

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

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

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

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

Fiscal Year 2022

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

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

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

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

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

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

Fiscal Year 2023

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

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

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

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

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

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

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, and Mike Hunt.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #1 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #1 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Quattro Boarders – Council Member; Ashlea Longenecker – Council Member; and Jason Nelson – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2017-2018

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

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

2018-2019

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

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

2019-2020

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

2020-2021

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

2021-2022

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

2022-2023

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

2023-24

The public improvements for Phases 2A-2B of the Georgetown at Kings Fort development were accepted in the fourth quarter of 2023.

2024-25

There were no public infrastructure projects FY 2024-2025.

PRIVATE DEVELOPMENT PROJECTS

2017-2018

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

2018-2019

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

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

2019-2020

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

2020-2021

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

2021-2022

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

2022-2023

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

2023-24

QuikTrip was under construction and has an estimated completion timeframe of their approximately 5,000 sq. ft. building of April 2025.

Jiffy Lube was constructed and opened.

2024-25

Construction on the residential homes within the Freeman Farms development, a proposed 123 single family lot community commenced.

Construction on homes in Phase #1A-1B of the Georgetown at Kings Fort development was completed. Of the 125 residential lots estimated to be developed within Phase #1A-1B, 125 residential lots were owned by end users representing 100 percent in FY 2024-25.¹ Construction on homes in Phase #2A-2B of the Georgetown at Kings Fort development continued, with 23 completed homes out of the 166 homes anticipated to be built within Phase #2A-2B.²

Construction on businesses Lowes and Brakes Plus began in FY 2024-25. Construction on the QuikTrip was completed.

¹ According to the Kaufman Central Appraisal District's online records as of September 30, 2025.

² According to Georgetown KF, Ltd's, a Texas limited liability Partnership's Quarterly Improvement Implementation Report dated as of September 30, 2025.

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

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

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

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

As of September 30, 2025

BUDGET VS. EXPENDITURES

Project	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$8,274,005	\$1,520,599	\$1,520,599	\$6,753,406
<i>Georgetown at Kings Fort Development</i>	<i>\$1,202,933</i>	<i>\$1,201,751</i>	<i>\$1,201,751</i>	<i>\$1,183</i>
<i>Lion's Den Water Line Extension</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$0</i>
<i>Future Water Facilities and Improvements</i>	<i>\$6,752,224</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,752,224</i>
Sanitary Sewer Facilities and Improvements	\$4,964,403	\$925,970	\$925,970	\$4,038,433
<i>Georgetown at Kings Fort Development</i>	<i>\$927,151</i>	<i>\$925,970</i>	<i>\$925,970</i>	<i>\$1,181</i>
<i>Future Sanitary Sewer Facilities and Improvements</i>	<i>\$4,037,252</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,037,252</i>
Storm Water Facilities and Improvements	\$3,309,602	\$2,086,982	\$2,086,982	\$1,222,620
<i>Georgetown at Kings Fort Development</i>	<i>\$2,413,363</i>	<i>\$2,086,982</i>	<i>\$2,086,982</i>	<i>\$326,381</i>
<i>Future Storm Water Facilities and Improvements</i>	<i>\$896,239</i>	<i>\$0</i>	<i>\$0</i>	<i>\$896,239</i>
Street and Intersection Improvements	\$33,096,021	\$10,950,068	\$10,950,068	\$22,145,953
<i>Kings Fort Parkway Extension</i>	<i>\$7,100,000</i>	<i>\$7,071,924</i>	<i>\$7,071,924</i>	<i>\$28,076</i>
<i>Georgetown at Kings Fort Development</i>	<i>\$3,892,537</i>	<i>\$3,878,144</i>	<i>\$3,878,144</i>	<i>\$14,392</i>
<i>Future Street and Intersection Improvements</i>	<i>\$22,103,484</i>	<i>\$0</i>	<i>\$0</i>	<i>\$22,103,484</i>
Open space, Park and Recreation Facilities and Improvements	\$20,685,013	\$1,021,315	\$1,021,315	\$19,663,698
<i>Georgetown at Kings Fort Development</i>	<i>\$432,842</i>	<i>\$383,311</i>	<i>\$383,311</i>	<i>\$49,530</i>
<i>Georgetown at Kings Fort Park Improvements</i>	<i>\$1,470,750</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,470,750</i>
<i>Land purchase (4.51 acres)</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$0</i>
<i>Future Open Space, Park and Recreation Facilities and Improvements</i>	<i>\$18,143,417</i>	<i>\$0</i>	<i>\$0</i>	<i>\$18,143,417</i>
Utilities and Street Lighting	\$4,137,003	\$0	\$0	\$4,137,003
Economic Development Grants	\$7,446,605	\$0	\$0	\$7,446,605
Administrative Costs	\$827,402	\$0	\$0	\$827,402
Total	\$82,740,054	\$16,504,933	\$16,504,933	\$66,235,121

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available. The Expended \$ to date for the Georgetown at Kings Fort Development represent TIRZ-funded portion (75.59%) of the public infrastructure amounts spent through September 30, 2024 as provided by the Developer and attached as Appendix A to this report.

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

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	\$44,584.56
Revenues:			
FY25 County Tax Increment	0	0	\$153,046.86
FY25 City Tax Increment	0	0	\$427,101.86
TOTAL REVENUES	0	0	\$580,148.72
Expenditures:			
TOTAL EXPENDITURES	0	0	\$572,873.67
Ending Balance:			
September 30, 2025	0	0	\$51,859.61

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

ANNUAL REPORT

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

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

\$	153,046.86	Tax Increment from Kaufman County
\$	<u>427,101.86</u>	Tax Increment from City of Kaufman
\$	580,148.72	Total Revenue

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

\$	40,332.83	Art. 3, Sect. 3.1(c) of Lion's Den Agreement
\$	252,203.26	Art. 4, Sect. 4.2 (d) TIF Agreement (JWS, Land Ltd. – Kings Fort Extension)
\$	<u>277,612.63</u>	Art. 4, Sect. 4.2(e) Res. TIF Agreement (PID)
\$	570,148.72	Total TIRZ Expenditures (Reimbursed) for FY 2025

**Note: \$2,724.95 Administrative Expense*

\$	572,873.67	Total Expenditures
		<i>Purpose: TIF agreements (TIRZ administration, JWS, Land Ltd., Lion's Den, and PID)</i>

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

Taxing Jurisdiction	Base Year	Net Taxable Value 2024	Base Value¹	Captured Appraised Value 2024
City of Kaufman				
TIRZ #1	2015	128,769,101	24,114,359	104,907,629
TIRZ #1A	2016	30,425,318	8,466,169	22,002,156
Kaufman County				
TIRZ #1	2015	128,746,601	24,114,359	104,885,129
TIRZ #1A	2016	30,410,318	8,466,169	21,987,156

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

Taxing Jurisdiction		Base Year	Amount of 2024 Increment	Amount Due Based on Collections	Amount Received Value 2024
<i>City of Kaufman</i> (.3903555)	TIRZ #1	\$369,184.89	\$369,184.89	\$369,184.89	\$304,935.70
	TIRZ #1A	\$57,916.97	\$57,916.97	\$57,916.97	\$72,285.89
Total received from municipality based on 2024 valuations				<u>\$427,101.86</u>	<u>\$427,101.86</u>
<i>Kaufman County</i> (.139795)	TIRZ #1	\$132,326.67	\$132,326.67	\$132,326.67	\$114,150.51
	TIRZ #1A	\$20,720.19	\$20,720.19	\$20,720.19	\$27,076.98
Total received from county based on 2024 valuations				<u>\$153,046.86</u>	<u>\$153,046.86</u>
Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025:					\$580,148.72

Total Amount paid for TIF Agreements. In FY 2025: \$570,148.72

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

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$580,148.72.
- a. The total amount received by JWS Land, Ltd. For Art. 4, Sect. 4.2 (d) TIF Agreement from the municipality and other taxing jurisdictions in FY 2024 for reimbursement of public improvements was: \$252,203.56
 - b. The total amount received by Lion's Den for Art. 3, Sect 3.1 (c) – Lion's Den Agreement from the municipality and other taxing jurisdictions in FY 2024 was: \$40,332.83
 - c. The total amount transferred to the PID fund for Art. 4, Section 4.2 (e) Res. TIF Agreement from the municipality and other taxing jurisdictions in FY 2024 was: \$277,612.63
 - d. The total amount retained in the TIRZ Fund for Administrative Expense Reimbursement Allowance from the municipality and other taxing jurisdictions in FY 2024 was: \$10,000.00 (\$2,724.95 of allowance paid)
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 2.

Dept.: Finance

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #2 Annual Report.

BACKGROUND:

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

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2025 TIRZ #2 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 2

ANNUAL REPORT

FISCAL YEAR 2025
(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2021

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

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

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

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

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

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

Fiscal Year 2022

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

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

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

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

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

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

Fiscal Year 2023

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

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

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Carole Aga, Patty Patterson, Mike Hunt, Ken Cates, Ray Raymond.

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

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

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

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, Jason Nelson, Mike Hunt, Ken Cates, and Mike Hembree.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #2 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #2 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Quattro Borders – Council Member; Ashlea Longenecker – Council Member; and Jason Nelson – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

**PUBLIC INFRASTRUCTURE/BUILDING
PROJECTS**

2020-2021

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

2021-2022

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

2022-2023

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

2023-2024

Construction of public infrastructure projects associated with the Five Points Development commenced and is ongoing.

2024-25

Construction of public infrastructure projects associated with the Five Points Development were completed and approved in November 2024.

PRIVATE DEVELOPMENT PROJECTS

2020-2021

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

2021-2022

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

2022-2023

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

2023-2024

Construction of Five Points' 174 multi-family units with an anticipated completion date for two of five buildings and the clubhouse in Q2 2025. A final plat for a Five Points' commercial development (5,000 sq. ft. restaurant) has been approved. Construction is anticipated to commence in 2025.

2024-25

Construction of the Cici's Pizza restaurant and the Five Points' 174 multi-family units were completed in FY 2024-25.

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

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

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

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

As of September 30, 2025

BUDGET VS. EXPENDITURES

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

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

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

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	(70,321.61)
Revenues:			
FY25 County Tax Increment	0	0	0
FY25 City Tax Increment	0	0	0
FY25 Trinity Valley Tax Increment	0	0	0
TOTAL REVENUES ¹	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2025	0	0	(70,321.61)

¹ Administrator will continue to monitor and follow up with tax office regarding receipt of anticipated revenues for fiscal year 2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

ANNUAL REPORT

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

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

\$	0	Tax Increment from City of Kaufman
\$	0	Tax Increment from Kaufman County
<u>\$</u>	<u>0</u>	<u>Tax Increment from Trinity Valley CC</u>
\$	0	Total Revenue

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

\$	29,550.00	Establishment for TIRZ during FY 2020
\$	5,405.11	Invoices for TIRZ during FY 2021
\$	31,750.00	Invoices for TIRZ during FY 2022
\$	3,616.50	Invoices for TIRZ during FY 2023
\$	0.00	Invoices for TIRZ during FY 2024
<u>\$</u>	<u>0.00</u>	<u>Invoices for TIRZ during FY 2025</u>
\$	70,321.61 ¹	Total Expenditures as of September 30, 2025

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

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value</u>	<u>Captured Appraised Value 2024</u>
City of Kaufman	TIRZ #2	2021	5,328,680	0	5,328,680
Kaufman County	TIRZ #2	2021	5,328,680	0	5,328,680
Trinity Valley CC	TIRZ #2	2021	5,328,680	0	5,328,680

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2025.

Taxing Jurisdiction		Base Year	Amount of 2024 Increment	Amount Due Based on Collections	Amount Received
<i>City of Kaufman</i>	TIRZ #2	2021	\$5,328,680	\$20,800.80	\$0.00
<i>Kaufman County</i>	TIRZ #2	2021	\$5,328,680	\$7,449.23	\$0.00
<i>Trinity Valley CC</i>	TIRZ #2	2021	\$5,328,680	\$3,028.29	\$0.00
Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025:					\$0.00

Total Amount paid for TIF in FY 2025: \$0

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 3.

Dept.: Finance

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #3 Annual Report.

BACKGROUND:

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

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2025 TIRZ #3 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 3

ANNUAL REPORT

FISCAL YEAR 2025

(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #3 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, and Jason Nelson.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #3 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #3 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #3 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Quattro Borders – Council Member; Ashlea Longenecker – Council Member; and Jason Nelson – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

Construction of public infrastructure projects associated with the Highland Meadows development commenced.

2024-2025

Construction of public infrastructure projects associated with the Highland Meadows development continued.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

2024-2025

There were no private development projects for FY 2024-2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$4,375,169
Sanitary Sewer Facilities and Improvements	\$4,375,169
Storm Water Facilities and Improvements	\$4,375,169
Transit/Parking Improvements	\$1,215,325
Street and Intersection Improvements	\$4,861,298
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$2,430,649
Economic Development Grants	\$2,430,649
Administrative Costs	\$243,065
Total Improvement Costs	<u>\$24,306,493</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2025

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$4,375,169	\$2,010,862	\$1,074,415	\$3,300,754
Sanitary Sewer Facilities and Improvements	\$4,375,169	\$1,848,001	\$1,090,093	\$3,285,076
Storm Water Facilities and Improvements	\$4,375,169	\$3,617,257	\$2,129,587	\$2,245,582
Street and Intersection Improvements	\$1,215,325	\$3,929,931	\$2,540,059	(\$1,324,734)
Open space, Park and Recreation Facilities and Improvements	\$4,861,298	\$2,571,083	\$271,083	\$4,590,215
Utilities and Street Lighting	\$2,430,649	\$0	\$0	\$2,430,649
Economic Development Grants	\$2,430,649	\$2,430,649	\$2,430,649	\$0
Administrative Costs	\$243,065	\$243,065	\$243,065	\$0
Total	\$24,306,493	\$16,650,848	\$9,778,951	\$14,527,542

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	(3,000.00)
Revenues:			
FY25 City Tax Increment	0	0	0
TOTAL REVENUES	<u>0</u>	<u>0</u>	<u>0</u>
Expenditures:			
Professional Services	0	0	(28,417.25)
TOTAL EXPENDITURES	<u>0</u>	<u>0</u>	<u>(28,417.25)</u>
Ending Balance:			
September 30, 2025	<u>0</u>	<u>0</u>	<u>(31,417.25)</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

ANNUAL REPORT

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

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

\$	0.00	Tax Increment from City of Kaufman
\$	0.00	Total Revenue

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

\$	3,000.00	Invoices for TIRZ during FY 2024
\$	28,417.25	Invoices for TIRZ during FY 2025
\$	31,417.25	Total Expenditures as of September 30, 2025

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

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value¹</u>	<u>Captured Appraised Value 2024²</u>
City of Kaufman	TIRZ #3	2023	\$757,084	\$748,196	\$20,929

¹ According to the Kaufman Central Appraisal District as of December 30, 2025. The base year values reported increased from the FY 2024 report as parcels annexed into the City limits were assigned a taxable value in year 2024.

² Represents the aggregate captured appraised value for each parcel in the TIRZ.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2025.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2024 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #3	2023	\$20,929.00	\$81.70	\$0.00

Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025: \$0.00

Total Amount paid for TIF in FY 2025: \$0.00

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 4.

Dept.: Finance

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-25 Tax Increment Reinvestment Zone #4 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #4 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2025 TIRZ #4 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 4

ANNUAL REPORT

FISCAL YEAR 2025
(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

City of Kaufman TIRZ #4 was created on June 24, 2024. As a result, there were no prior year-end summaries, annual reporting requirements, or any additional TIRZ Board of Directors or City Council actions taken during fiscal year 2024.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #4 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #4 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #4 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

There were no public development projects for FY 2023-2024.

2024-2025

The zoning and preliminary plat for the public infrastructure within The Trails development, a proposed 250 single family lot community, were approved. Construction had not yet commenced for FY 2024-2025.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

2024-2025

There were no private development projects for FY 2024-2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,573,769
Sanitary Sewer Facilities and Improvements	\$2,573,769
Storm Water Facilities and Improvements	\$2,573,769
Transit/Parking Improvements	\$714,936
Street and Intersection Improvements	\$2,859,744
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872
Economic Development Grants	\$1,429,872
Administrative Costs	\$142,987
Total Improvement Costs	\$14,298,718

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2025

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Storm Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Transit/Parking Improvements	\$714,936	\$0	\$0	\$0
Street and Intersection Improvements	\$2,859,744	\$0	\$0	\$0
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872	\$0	\$0	\$0
Economic Development Grants	\$1,429,872	\$0	\$0	\$0
Administrative Costs	\$142,987	\$0	\$0	\$0
Total	\$14,298,718	\$0	\$0	\$0

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	(38,232.26)
Revenues:			
FY25 City Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
Professional Services	0	0	(37,500.00)
TOTAL EXPENDITURES	0	0	(37,500.00)
Ending Balance:			
September 30, 2025	0	0	(75,732.26)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

ANNUAL REPORT

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

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

\$ <u>0</u>	Tax Increment from City of Kaufman
\$ 0	Total Revenue

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

\$ 38,232.26	Invoices for TIRZ during FY 2024
\$ <u>37,500.00</u>	Invoices for TIRZ during FY 2025
\$ 75,732.26	Total Expenditures as of September 30, 2025

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

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Net Taxable Value 2024¹</u>	<u>Base Value²</u>	<u>Captured Appraised Value 2024</u>
City of Kaufman	TIRZ #4	2024	\$0.00	\$0.00	\$0.00

¹ According to the Kaufman Central Appraisal District as of December 30, 2025 the property within TIRZ #4 had not yet been annexed into the City limits. As a result, the net taxable value reported for tax year 2024 was \$0.

² According to the Kaufman Central Appraisal District as of December 30, 2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2025.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2024 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #4	2024	\$0.00	\$0.00	\$0.00
Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025:					\$0.00

Total Amount paid for TIF in FY 2025: \$0.00

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 9.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the December 15, 2025, Work Session and Regular City Council Meeting.

BACKGROUND:

The minutes from the December 15, 2025, Work Session and Regular City Council Meeting are attached for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the December 15, 2025, Work Session and Regular City Council Meeting as presented.

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



**MINUTES OF THE
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, DECEMBER 15, 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, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Pro-Tem Matt Phillips was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Public Works Director Tim Hopwood, and Police Sergeant Jason Stastny.

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

1. Discussion and review regarding an update to the City of Kaufman's Personnel Policy.

Ms. Balthrop Mendoza informed the Council that staff have been working with our attorney on a complete overhaul of the city's personnel policy. She explained several of the changes are to comply with various statutes and the city's Charter. She reviewed the proposed updates to the policy, including employee responsibilities and performance standards; employee compensation and advancement; work schedules and time reporting; employee benefits; leave time; and holidays.

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

There were discussions on items 7 and 8 from the regular session agenda.

WORK SESSION ADJOURNMENT

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

PLEDGE OF ALLEGIANCE

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

Mayor Jordan called the City Council meeting to order at 6:30 p.m. Councilmembers present were Jeff Jordan, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Pro-Tem Matt Phillips was absent. Mayor Jordan declared a quorum present. Also

present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Human Resources Coordinator Sharna Ellis, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Police Sergeant Jason Stastny, and Police Chief Les Edwards.

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

No comments were given.

RECOGNITION

3. Business of the Month — Especially for You Tea Room

Mayor Jordan, Mr. McGregor, and Anita Hurtado, President of the Kaufman Chamber of Commerce, recognized Especially for You Tea Room as the business of the month.

4. Texas Municipal Human Resources Association Certified Professional — Sharna Ellis

Mayor Jordan and the Council recognized Sharna Ellis for earning her Texas Municipal Human Resources Association Certified Professional designation.

5. Bachelor of Applied Arts and Sciences in Public Administration and City Planning — Jessie Hanks

Mayor Jordan and the Council recognized Ms. Hanks on completing her Bachelor of Applied Arts and Sciences in Public Administration and City Planning from East Texas A&M University.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the November 17, 2025, Work Session and Regular City Council Meeting.
7. Consider and take appropriate action on a purchase order from Texas Materials Group, Inc. for street repair on Dallas Street and 6th Street through an Interlocal Cooperative Purchasing Agreement with Ellis County for pavement rehabilitation and resurfacing services for an amount not to exceed \$210,382.40; and authorize the City Manager or his designee to execute necessary documents.
8. Consider and take appropriate action on a purchase order from Texas Materials Group, Inc. for street repair on Adams Lane through an Interlocal Cooperative Purchasing Agreement with Ellis County for pavement rehabilitation and resurfacing services for an amount not to

exceed \$252,095.74; and authorize the City Manager or his designee to execute necessary documents.

Councilmember Gillenwater made a motion to approve consent agenda items 6, 7, and 8 as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

9. 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)

Mr. Holder informed the Council about the history of this item. Philip Varughese, with TNP Inc., explained the sewer line concerns that were expressed. There were discussions on concerns regarding the slope of the sewer line and potential issues with the line.

Mayor Jordan made a motion to approve Resolution R-35-25, conditionally 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 pursuant to the following conditions:

1. Revised temporary road and access easement will include that the developer will take all financial responsibility for maintenance to include staff time and effort, for cleanout of the 8" sewer, come to an agreement of a timeline for the access of the manhole to the road, failure to reimburse the city within an agreed amount of time, not to exceed 45 days;
 2. Failure to meet the agreed upon timeline would mean the suspension of issuing permits
- The motion was seconded by Councilmember Nelson and passed 5/1.

10. 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)

Jennifer Sloan, with MuniCap, presented the preliminary service and assessment plan for Phase 1 of Kaufman Public Improvement District No. 6, or The Enclave at Kings Fort Development.

Councilmember Nelson made a motion to approve Resolution R-36-25, 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). The motion was seconded by Councilmember Gillenwater and passed 6/0.

11. Consider and take appropriate action on an economic development agreement between the City and Georgetown KF, Ltd. for grant reimbursement pursuant to development agreements between the City of Kaufman, Texas, and Georgetown KF related to the Georgetown at Kings Fort development; and authorize the Mayor to execute necessary documents.

Mr. Holder outlined the purpose of the economic development agreement with the developer of Georgetown at Kings Fort. He reviewed the financing mechanism for this agreement.

Councilmember Borders made a motion to approve an economic development agreement between the City and Georgetown KF, Ltd. for grant reimbursement pursuant to development agreements between the City of Kaufman, Texas, and Georgetown KF related to the Georgetown at Kings Fort development; and authorize the Mayor to execute necessary documents. The motion was seconded by Councilmember Parker and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

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

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

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:56 p.m.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 10.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action to schedule a Special City Council Meeting for Wednesday, May 13, 2026, for the purpose of canvassing the Election Returns.

BACKGROUND:

Council needs to schedule a Special City Council Meeting to canvass the election returns. Per City Charter and State Law, this needs to be completed no earlier than the third day (May 5) or later than the 11th day (May 13) after the election. Kaufman County has requested that all entities entering into an election contract with them hold canvassing until May 13 to ensure the ability to properly certify the results.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of scheduling a Special City Council Meeting for May 13, 2026, for the purpose of canvassing the returns of the general election.

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



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 11.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action to reschedule the Regular City Council Meeting from Monday, May 25, 2026, to Monday, May 18, 2026, due to Memorial Day.

BACKGROUND:

The May 25, 2026, Regular City Council Meeting falls on Memorial Day. Staff recommends rescheduling the Regular City Council meeting to Monday, May 18, 2026.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends rescheduling the Regular City Council Meeting from Monday, May 25, 2026, to Monday, May 18, 2026, due to Memorial Day.

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



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 12.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #1 Annual Report.

BACKGROUND:

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

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-25 TIRZ #1 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 1

ANNUAL REPORT

FISCAL YEAR 2025
(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/BOARD & COUNCIL ACTIONS

Fiscal Year 2016

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

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

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

Fiscal Year 2017

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

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

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

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

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

Fiscal Year 2018

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

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

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

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

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

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

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

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

Fiscal Year 2019

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

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

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

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

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

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

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

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

Fiscal Year 2020

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

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

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

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

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

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

Fiscal Year 2021

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

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

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

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

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

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

Fiscal Year 2022

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

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

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

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

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

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

Fiscal Year 2023

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

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

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

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

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

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

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, and Mike Hunt.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #1 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #1 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Quattro Boarders – Council Member; Ashlea Longenecker – Council Member; and Jason Nelson – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2017-2018

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

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

2018-2019

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

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

2019-2020

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

2020-2021

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

2021-2022

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

2022-2023

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

2023-24

The public improvements for Phases 2A-2B of the Georgetown at Kings Fort development were accepted in the fourth quarter of 2023.

2024-25

There were no public infrastructure projects FY 2024-2025.

PRIVATE DEVELOPMENT PROJECTS

2017-2018

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

2018-2019

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

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

2019-2020

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

2020-2021

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

2021-2022

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

2022-2023

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

2023-24

QuikTrip was under construction and has an estimated completion timeframe of their approximately 5,000 sq. ft. building of April 2025.

Jiffy Lube was constructed and opened.

2024-25

Construction on the residential homes within the Freeman Farms development, a proposed 123 single family lot community commenced.

Construction on homes in Phase #1A-1B of the Georgetown at Kings Fort development was completed. Of the 125 residential lots estimated to be developed within Phase #1A-1B, 125 residential lots were owned by end users representing 100 percent in FY 2024-25.¹ Construction on homes in Phase #2A-2B of the Georgetown at Kings Fort development continued, with 23 completed homes out of the 166 homes anticipated to be built within Phase #2A-2B.²

Construction on businesses Lowes and Brakes Plus began in FY 2024-25. Construction on the QuikTrip was completed.

¹ According to the Kaufman Central Appraisal District's online records as of September 30, 2025.

² According to Georgetown KF, Ltd's, a Texas limited liability Partnership's Quarterly Improvement Implementation Report dated as of September 30, 2025.

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

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

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

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

As of September 30, 2025

BUDGET VS. EXPENDITURES

Project	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$8,274,005	\$1,520,599	\$1,520,599	\$6,753,406
<i>Georgetown at Kings Fort Development</i>	<i>\$1,202,933</i>	<i>\$1,201,751</i>	<i>\$1,201,751</i>	<i>\$1,183</i>
<i>Lion's Den Water Line Extension</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$0</i>
<i>Future Water Facilities and Improvements</i>	<i>\$6,752,224</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,752,224</i>
Sanitary Sewer Facilities and Improvements	\$4,964,403	\$925,970	\$925,970	\$4,038,433
<i>Georgetown at Kings Fort Development</i>	<i>\$927,151</i>	<i>\$925,970</i>	<i>\$925,970</i>	<i>\$1,181</i>
<i>Future Sanitary Sewer Facilities and Improvements</i>	<i>\$4,037,252</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,037,252</i>
Storm Water Facilities and Improvements	\$3,309,602	\$2,086,982	\$2,086,982	\$1,222,620
<i>Georgetown at Kings Fort Development</i>	<i>\$2,413,363</i>	<i>\$2,086,982</i>	<i>\$2,086,982</i>	<i>\$326,381</i>
<i>Future Storm Water Facilities and Improvements</i>	<i>\$896,239</i>	<i>\$0</i>	<i>\$0</i>	<i>\$896,239</i>
Street and Intersection Improvements	\$33,096,021	\$10,950,068	\$10,950,068	\$22,145,953
<i>Kings Fort Parkway Extension</i>	<i>\$7,100,000</i>	<i>\$7,071,924</i>	<i>\$7,071,924</i>	<i>\$28,076</i>
<i>Georgetown at Kings Fort Development</i>	<i>\$3,892,537</i>	<i>\$3,878,144</i>	<i>\$3,878,144</i>	<i>\$14,392</i>
<i>Future Street and Intersection Improvements</i>	<i>\$22,103,484</i>	<i>\$0</i>	<i>\$0</i>	<i>\$22,103,484</i>
Open space, Park and Recreation Facilities and Improvements	\$20,685,013	\$1,021,315	\$1,021,315	\$19,663,698
<i>Georgetown at Kings Fort Development</i>	<i>\$432,842</i>	<i>\$383,311</i>	<i>\$383,311</i>	<i>\$49,530</i>
<i>Georgetown at Kings Fort Park Improvements</i>	<i>\$1,470,750</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,470,750</i>
<i>Land purchase (4.51 acres)</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$0</i>
<i>Future Open Space, Park and Recreation Facilities and Improvements</i>	<i>\$18,143,417</i>	<i>\$0</i>	<i>\$0</i>	<i>\$18,143,417</i>
Utilities and Street Lighting	\$4,137,003	\$0	\$0	\$4,137,003
Economic Development Grants	\$7,446,605	\$0	\$0	\$7,446,605
Administrative Costs	\$827,402	\$0	\$0	\$827,402
Total	\$82,740,054	\$16,504,933	\$16,504,933	\$66,235,121

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available. The Expended \$ to date for the Georgetown at Kings Fort Development represent TIRZ-funded portion (75.59%) of the public infrastructure amounts spent through September 30, 2024 as provided by the Developer and attached as Appendix A to this report.

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

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	\$44,584.56
Revenues:			
FY25 County Tax Increment	0	0	\$153,046.86
FY25 City Tax Increment	0	0	\$427,101.86
TOTAL REVENUES	0	0	\$580,148.72
Expenditures:			
TOTAL EXPENDITURES	0	0	\$572,873.67
Ending Balance:			
September 30, 2025	0	0	\$51,859.61

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

ANNUAL REPORT

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

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

\$	153,046.86	Tax Increment from Kaufman County
\$	<u>427,101.86</u>	Tax Increment from City of Kaufman
\$	580,148.72	Total Revenue

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

\$	40,332.83	Art. 3, Sect. 3.1(c) of Lion's Den Agreement
\$	252,203.26	Art. 4, Sect. 4.2 (d) TIF Agreement (JWS, Land Ltd. – Kings Fort Extension)
\$	<u>277,612.63</u>	Art. 4, Sect. 4.2(e) Res. TIF Agreement (PID)
\$	570,148.72	Total TIRZ Expenditures (Reimbursed) for FY 2025

**Note: \$2,724.95 Administrative Expense*

\$	572,873.67	Total Expenditures
		<i>Purpose: TIF agreements (TIRZ administration, JWS, Land Ltd., Lion's Den, and PID)</i>

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

Taxing Jurisdiction	Base Year	Net Taxable Value 2024	Base Value¹	Captured Appraised Value 2024
City of Kaufman				
TIRZ #1	2015	128,769,101	24,114,359	104,907,629
TIRZ #1A	2016	30,425,318	8,466,169	22,002,156
Kaufman County				
TIRZ #1	2015	128,746,601	24,114,359	104,885,129
TIRZ #1A	2016	30,410,318	8,466,169	21,987,156

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

Taxing Jurisdiction		Base Year	Amount of 2024 Increment	Amount Due Based on Collections	Amount Received Value 2024
<i>City of Kaufman</i> (.3903555)	TIRZ #1	\$369,184.89	\$369,184.89	\$369,184.89	\$304,935.70
	TIRZ #1A	\$57,916.97	\$57,916.97	\$57,916.97	\$72,285.89
Total received from municipality based on 2024 valuations				<u>\$427,101.86</u>	<u>\$427,101.86</u>
<i>Kaufman County</i> (.139795)	TIRZ #1	\$132,326.67	\$132,326.67	\$132,326.67	\$114,150.51
	TIRZ #1A	\$20,720.19	\$20,720.19	\$20,720.19	\$27,076.98
Total received from county based on 2024 valuations				<u>\$153,046.86</u>	<u>\$153,046.86</u>
Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025:					\$580,148.72

Total Amount paid for TIF Agreements. In FY 2025: \$570,148.72

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

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$580,148.72.
- a. The total amount received by JWS Land, Ltd. For Art. 4, Sect. 4.2 (d) TIF Agreement from the municipality and other taxing jurisdictions in FY 2024 for reimbursement of public improvements was: \$252,203.56
 - b. The total amount received by Lion's Den for Art. 3, Sect 3.1 (c) – Lion's Den Agreement from the municipality and other taxing jurisdictions in FY 2024 was: \$40,332.83
 - c. The total amount transferred to the PID fund for Art. 4, Section 4.2 (e) Res. TIF Agreement from the municipality and other taxing jurisdictions in FY 2024 was: \$277,612.63
 - d. The total amount retained in the TIRZ Fund for Administrative Expense Reimbursement Allowance from the municipality and other taxing jurisdictions in FY 2024 was: \$10,000.00 (\$2,724.95 of allowance paid)
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 13.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #2 Annual Report.

BACKGROUND:

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

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-25 TIRZ #2 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 2

ANNUAL REPORT

FISCAL YEAR 2025
(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2021

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

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

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

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

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

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

Fiscal Year 2022

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

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

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

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

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

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

Fiscal Year 2023

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

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

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Carole Aga, Patty Patterson, Mike Hunt, Ken Cates, Ray Raymond.

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

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

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

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, Jason Nelson, Mike Hunt, Ken Cates, and Mike Hembree.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #2 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #2 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Quattro Borders – Council Member; Ashlea Longenecker – Council Member; and Jason Nelson – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

**PUBLIC INFRASTRUCTURE/BUILDING
PROJECTS**

2020-2021

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

2021-2022

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

2022-2023

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

2023-2024

Construction of public infrastructure projects associated with the Five Points Development commenced and is ongoing.

2024-25

Construction of public infrastructure projects associated with the Five Points Development were completed and approved in November 2024.

PRIVATE DEVELOPMENT PROJECTS

2020-2021

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

2021-2022

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

2022-2023

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

2023-2024

Construction of Five Points' 174 multi-family units with an anticipated completion date for two of five buildings and the clubhouse in Q2 2025. A final plat for a Five Points' commercial development (5,000 sq. ft. restaurant) has been approved. Construction is anticipated to commence in 2025.

2024-25

Construction of the Cici's Pizza restaurant and the Five Points' 174 multi-family units were completed in FY 2024-25.

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

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

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

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

As of September 30, 2025

BUDGET VS. EXPENDITURES

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

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

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

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	(70,321.61)
Revenues:			
FY25 County Tax Increment	0	0	0
FY25 City Tax Increment	0	0	0
FY25 Trinity Valley Tax Increment	0	0	0
TOTAL REVENUES ¹	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2025	0	0	(70,321.61)

¹ Administrator will continue to monitor and follow up with tax office regarding receipt of anticipated revenues for fiscal year 2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

ANNUAL REPORT

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

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

\$	0	Tax Increment from City of Kaufman
\$	0	Tax Increment from Kaufman County
\$	<u>0</u>	Tax Increment from Trinity Valley CC
\$	0	Total Revenue

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

\$	29,550.00	Establishment for TIRZ during FY 2020
\$	5,405.11	Invoices for TIRZ during FY 2021
\$	31,750.00	Invoices for TIRZ during FY 2022
\$	3,616.50	Invoices for TIRZ during FY 2023
\$	0.00	Invoices for TIRZ during FY 2024
\$	<u>0.00</u>	Invoices for TIRZ during FY 2025
\$	70,321.61 ¹	Total Expenditures as of September 30, 2025

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

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value</u>	<u>Captured Appraised Value 2024</u>
City of Kaufman	TIRZ #2	2021	5,328,680	0	5,328,680
Kaufman County	TIRZ #2	2021	5,328,680	0	5,328,680
Trinity Valley CC	TIRZ #2	2021	5,328,680	0	5,328,680

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2025.

Taxing Jurisdiction		Base Year	Amount of 2024 Increment	Amount Due Based on Collections	Amount Received
<i>City of Kaufman</i>	TIRZ #2	2021	\$5,328,680	\$20,800.80	\$0.00
<i>Kaufman County</i>	TIRZ #2	2021	\$5,328,680	\$7,449.23	\$0.00
<i>Trinity Valley CC</i>	TIRZ #2	2021	\$5,328,680	\$3,028.29	\$0.00
Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025:					\$0.00

Total Amount paid for TIF in FY 2025:	\$0
---------------------------------------	-----

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 14.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #3 Annual Report.

BACKGROUND:

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

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-25 TIRZ #3 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 3

ANNUAL REPORT

FISCAL YEAR 2025

(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #3 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, and Jason Nelson.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #3 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #3 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #3 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Quattro Borders – Council Member; Ashlea Longenecker – Council Member; and Jason Nelson – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

Construction of public infrastructure projects associated with the Highland Meadows development commenced.

2024-2025

Construction of public infrastructure projects associated with the Highland Meadows development continued.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

2024-2025

There were no private development projects for FY 2024-2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$4,375,169
Sanitary Sewer Facilities and Improvements	\$4,375,169
Storm Water Facilities and Improvements	\$4,375,169
Transit/Parking Improvements	\$1,215,325
Street and Intersection Improvements	\$4,861,298
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$2,430,649
Economic Development Grants	\$2,430,649
Administrative Costs	\$243,065
Total Improvement Costs	<u>\$24,306,493</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2025

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$4,375,169	\$2,010,862	\$1,074,415	\$3,300,754
Sanitary Sewer Facilities and Improvements	\$4,375,169	\$1,848,001	\$1,090,093	\$3,285,076
Storm Water Facilities and Improvements	\$4,375,169	\$3,617,257	\$2,129,587	\$2,245,582
Street and Intersection Improvements	\$1,215,325	\$3,929,931	\$2,540,059	(\$1,324,734)
Open space, Park and Recreation Facilities and Improvements	\$4,861,298	\$2,571,083	\$271,083	\$4,590,215
Utilities and Street Lighting	\$2,430,649	\$0	\$0	\$2,430,649
Economic Development Grants	\$2,430,649	\$2,430,649	\$2,430,649	\$0
Administrative Costs	\$243,065	\$243,065	\$243,065	\$0
Total	\$24,306,493	\$16,650,848	\$9,778,951	\$14,527,542

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	(3,000.00)
Revenues:			
FY25 City Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
Professional Services	0	0	(28,417.25)
TOTAL EXPENDITURES	0	0	(28,417.25)
Ending Balance:			
September 30, 2025	0	0	(31,417.25)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

ANNUAL REPORT

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

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

\$	0.00	Tax Increment from City of Kaufman
\$	0.00	Total Revenue

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

\$	3,000.00	Invoices for TIRZ during FY 2024
\$	28,417.25	Invoices for TIRZ during FY 2025
\$	31,417.25	Total Expenditures as of September 30, 2025

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

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value¹</u>	<u>Captured Appraised Value 2024²</u>
City of Kaufman	TIRZ #3	2023	\$757,084	\$748,196	\$20,929

¹ According to the Kaufman Central Appraisal District as of December 30, 2025. The base year values reported increased from the FY 2024 report as parcels annexed into the City limits were assigned a taxable value in year 2024.

² Represents the aggregate captured appraised value for each parcel in the TIRZ.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2025.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2024 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #3	2023	\$20,929.00	\$81.70	\$0.00

Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025: \$0.00

Total Amount paid for TIF in FY 2025: \$0.00

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 15.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #4 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #4 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-25 TIRZ #4 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 4

ANNUAL REPORT

FISCAL YEAR 2025
(October 1, 2024 – September 30, 2025)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

City of Kaufman TIRZ #4 was created on June 24, 2024. As a result, there were no prior year-end summaries, annual reporting requirements, or any additional TIRZ Board of Directors or City Council actions taken during fiscal year 2024.

Fiscal Year 2025

During the period from October 1, 2024, through September 30, 2025, the City of Kaufman Reinvestment Zone #4 TIRZ Board of Directors met on January 27, 2025.

On January 27, 2025, the Board reviewed the FY24 Tax Increment Reinvestment Zone #4 Annual Report.

On January 27, 2025, the Board members were: Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent.

During the period from October 1, 2024, through September 30, 2025, the Kaufman City Council took the following action:

On January 27, 2025, Council approved the FY24 Tax Increment Reinvestment Zone #4 Annual Report.

On January 27, 2025, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

There were no public development projects for FY 2023-2024.

2024-2025

The zoning and preliminary plat for the public infrastructure within The Trails development, a proposed 250 single family lot community, were approved. Construction had not yet commenced for FY 2024-2025.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

2024-2025

There were no private development projects for FY 2024-2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2025

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,573,769
Sanitary Sewer Facilities and Improvements	\$2,573,769
Storm Water Facilities and Improvements	\$2,573,769
Transit/Parking Improvements	\$714,936
Street and Intersection Improvements	\$2,859,744
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872
Economic Development Grants	\$1,429,872
Administrative Costs	\$142,987
Total Improvement Costs	\$14,298,718

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2025

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Storm Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Transit/Parking Improvements	\$714,936	\$0	\$0	\$0
Street and Intersection Improvements	\$2,859,744	\$0	\$0	\$0
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872	\$0	\$0	\$0
Economic Development Grants	\$1,429,872	\$0	\$0	\$0
Administrative Costs	\$142,987	\$0	\$0	\$0
Total	\$14,298,718	\$0	\$0	\$0

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

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2025

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2024	0	0	(38,232.26)
Revenues:			
FY25 City Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
Professional Services	0	0	(37,500.00)
TOTAL EXPENDITURES	0	0	(37,500.00)
Ending Balance:			
September 30, 2025	0	0	(75,732.26)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

ANNUAL REPORT

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

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

\$ <u>0</u>	Tax Increment from City of Kaufman
\$ 0	Total Revenue

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

\$ 38,232.26	Invoices for TIRZ during FY 2024
\$ <u>37,500.00</u>	Invoices for TIRZ during FY 2025
\$ 75,732.26	Total Expenditures as of September 30, 2025

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

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

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2024:

Taxing Jurisdiction		Base Year	Net Taxable Value 2024¹	Base Value²	Captured Appraised Value 2024
City of Kaufman	TIRZ #4	2024	\$0.00	\$0.00	\$0.00

¹ According to the Kaufman Central Appraisal District as of December 30, 2025 the property within TIRZ #4 had not yet been annexed into the City limits. As a result, the net taxable value reported for tax year 2024 was \$0.

² According to the Kaufman Central Appraisal District as of December 30, 2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2025

ANNUAL REPORT
Continued

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

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2025.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2024 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #4	2024	\$0.00	\$0.00	\$0.00
Total received from municipality and other taxing jurisdictions based on 2024 valuations in FY 2025:					\$0.00
Total Amount paid for TIF in FY 2025:					<u>\$0.00</u>

- II. Amount of tax increment received in FY 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 16.

Dept.: Administration

Action Item

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance O-01-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving a Service Plan and Assessment Roll 2025-2026 for the Kaufman Public Improvement District No. 6, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Service Plan and Assessment Roll for PID 6 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Enclave at Kings Fort")

BACKGROUND:

This Ordinance is for the purpose of approving the Service and Assessment Plan and Assessment Roll for Kaufman Public Improvement District No. 6 (Phase 1). Notices were sent out to property owners and have been published in the paper.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-01-26 as presented.

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

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 6

CITY OF KAUFMAN, TEXAS

SERVICE AND ASSESSMENT PLAN

January 26, 2026

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 6

SERVICE AND ASSESSMENT PLAN

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APPENDIX A - PID MAP

APPENDIX A-1 – PHASE #1 PLAT

APPENDIX B - ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

APPENDIX C - LEGAL DESCRIPTION - PID

APPENDIX C-1 - LEGAL DESCRIPTION – PHASE #1

APPENDIX D - DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

APPENDIX E – ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

APPENDIX F – PID ASSESSMENT NOTICE

APPENDIX G - PHASE #1 ASSESSMENT ROLL

APPENDIX H - ASSESSMENT ROLL SUMMARY

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 “residential 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 - \$13,665.95

Lot Type 2 - \$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-1.

“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.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 41.00 acres of land. Phase #1 of the PID contains approximately 19.741 acres. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan, and the Phase #1 plat is shown as appendix A-1.

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 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 ¹	\$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	\$0	\$4,557,608	\$0
2026	\$0	\$1,218,456	\$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 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.

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 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 is being 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
Assessment	\$1,218,456
Excess Benefit	\$4,557,608

¹See Table III-A for details.

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.

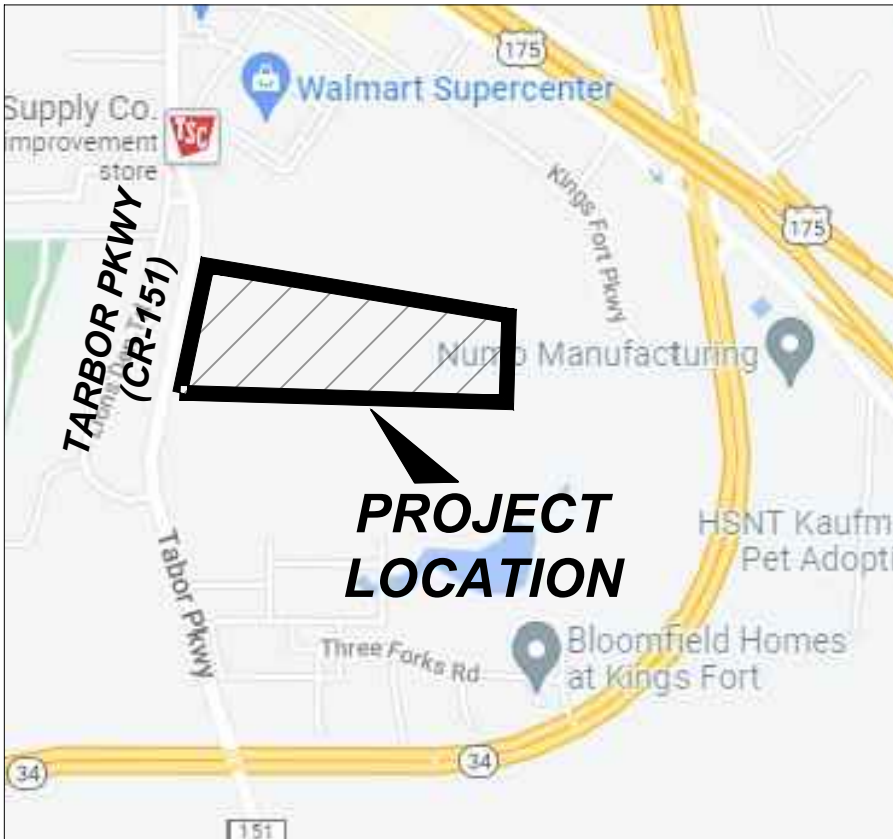
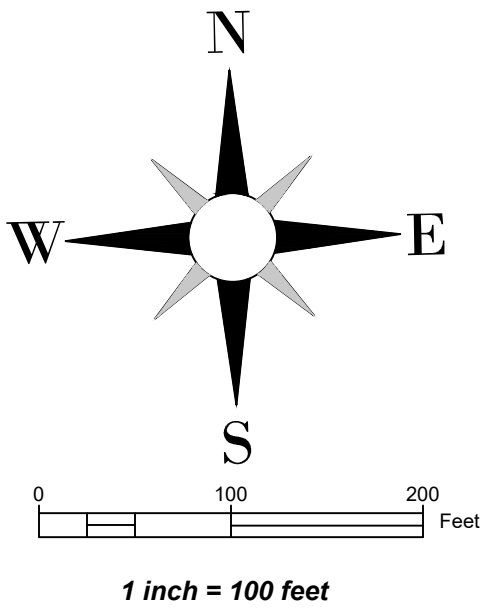
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the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



VICINITY MAP
N.T.S.

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 A-1
PHASE #1 PLAT

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 - PID

APPENDIX C-1

LEGAL DESCRIPTION – PHASE #1

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS:

COUNTY OF KAUFMAN:

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

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

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

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

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

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

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

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

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;

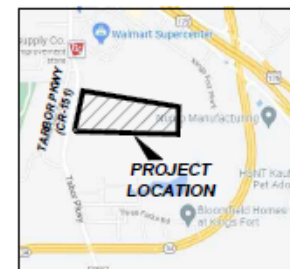
THENCE North 10 degrees 45 minutes 20 seconds East, a distance of 966.60 feet, to a point for corner, said point being in a curve to the left having a radius of 761.00 feet;

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



Legend



PROPERTY LINE

EXHIBIT A
STREET IMPROVEMENTS
ENCLAVE AT KINGS FORT

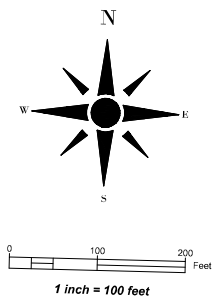
41.00 ACRES
SITUATED IN THE
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
215 SINGLE FAMILY LOTS. 8 COMMON AREA LOTS

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



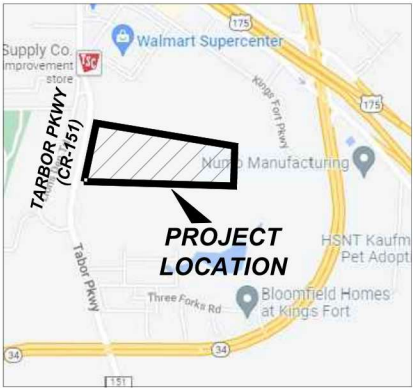
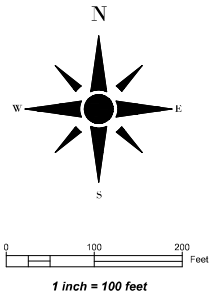
Legend

- 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 :
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.

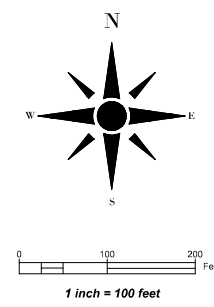
Legend

- PROPOSED STORM SYSTEM
- PROPERTY LINE

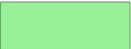
EXHIBIT C
STORM IMPROVEMENTS
ENCLAVE AT KINGS FORT
41.00 ACRES
SITUATED IN THE
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
215 SINGLE FAMILY LOTS, 6 COMMON AREA LOTS

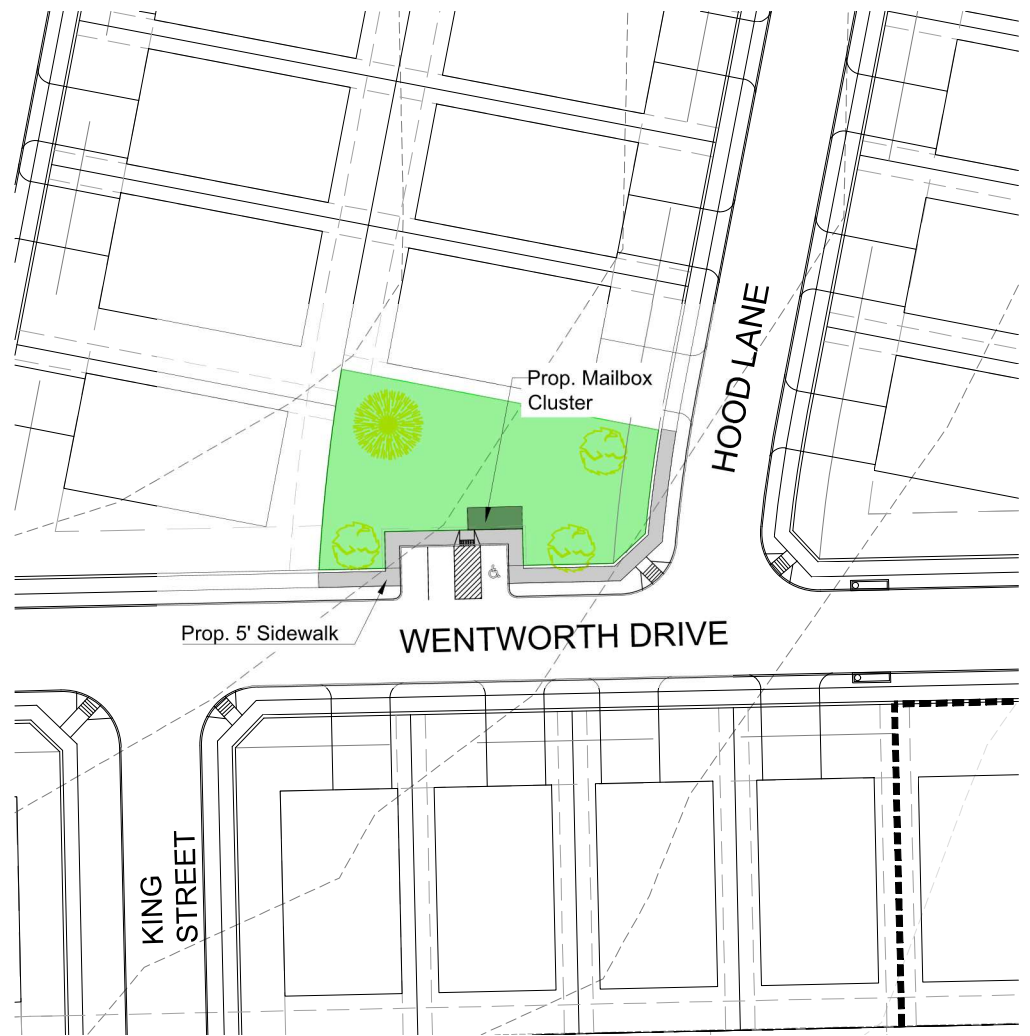
OWNER/DEVELOPER :
THE ENCLAVE AT KINGS FORT INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL
CONTACT: ASHLEY SUD
EMAIL: ASHLEY@CALIBREX.CA
(289) 716-0959

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



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.

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Table E-4
Assessment Per Unit – Phase #1

Description	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
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 Unit¹	Estimated Average Home Value per Unit¹	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1	27	\$88,650	\$427,500	\$13,665.95	6.49	31.28
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 Unit¹	Estimated Average Home Value per Unit^{1,2}	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1	27	\$88,650	\$427,500	\$1,359.35	\$1.53	\$0.32
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. Represents the average of the per lot value of Phase #1 and Phase #2 within the PID.

²Provided by the Developer

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
PHASE #1 ASSESSMENT ROLL

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

**Parcel
Equivalent Units
Assessment**

**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 a 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
Phase #1 Assessment Roll by Lot Type

Parcel
Equivalent Units
Assessment

Lot Type 1
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 a 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-3
Phase #1 Assessment Roll by Lot Type

**Parcel
Equivalent Units
Assessment**

**Lot type 2
0.84
\$11,479**

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 a 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 H
ASSESSMENT ROLL SUMMARY

Appendix H
Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
239092	A	2	Lot Type 1	1.00	\$13,665.95
239093	A	3	Lot Type 1	1.00	\$13,665.95
239094	A	4	Lot Type 2	0.84	\$11,479.40
239095	A	5	Lot Type 2	0.84	\$11,479.40
239096	A	6	Lot Type 2	0.84	\$11,479.40
239097	A	7	Lot Type 2	0.84	\$11,479.40
239098	A	8	Lot Type 2	0.84	\$11,479.40
239099	A	9	Lot Type 2	0.84	\$11,479.40
239100	A	10	Lot Type 2	0.84	\$11,479.40
239101	A	11	Lot Type 2	0.84	\$11,479.40
239102	A	12	Lot Type 2	0.84	\$11,479.40
239103	A	13	Lot Type 2	0.84	\$11,479.40
239104	A	14	Lot Type 2	0.84	\$11,479.40
239105	A	15	Lot Type 2	0.84	\$11,479.40
239106	A	16	Lot Type 2	0.84	\$11,479.40
239107	A	66	Lot Type 1	1.00	\$13,665.95
239108	A	67	Lot Type 1	1.00	\$13,665.95
239109	A	68	Lot Type 1	1.00	\$13,665.95
239110	A	69	Lot Type 2	0.84	\$11,479.40
239111	B	1	Lot Type 2	0.84	\$11,479.40
239112	B	2	Lot Type 1	1.00	\$13,665.95
239113	B	3	Lot Type 1	1.00	\$13,665.95
239114	B	4	Lot Type 1	1.00	\$13,665.95
239115	B	5	Lot Type 1	1.00	\$13,665.95
239116	B	6	Lot Type 1	1.00	\$13,665.95
239117	B	7	Lot Type 1	1.00	\$13,665.95
239118	B	8	Lot Type 1	1.00	\$13,665.95
239120	C	1	Lot Type 1	1.00	\$13,665.95
239121	C	2	Lot Type 1	1.00	\$13,665.95
239122	C	3	Lot Type 1	1.00	\$13,665.95
239123	C	4	Lot Type 1	1.00	\$13,665.95
239124	C	5	Lot Type 1	1.00	\$13,665.95
239125	C	6	Lot Type 1	1.00	\$13,665.95
239126	C	7	Lot Type 1	1.00	\$13,665.95
239127	C	8	Lot Type 1	1.00	\$13,665.95
239128	C	9	Lot Type 1	1.00	\$13,665.95
239130	D	1	Lot Type 2	0.84	\$11,479.40
239131	D	2	Lot Type 2	0.84	\$11,479.40
239132	D	3	Lot Type 2	0.84	\$11,479.40
239133	D	4	Lot Type 2	0.84	\$11,479.40
239134	D	5	Lot Type 2	0.84	\$11,479.40
239135	D	6	Lot Type 2	0.84	\$11,479.40
239136	D	7	Lot Type 2	0.84	\$11,479.40
239137	D	8	Lot Type 2	0.84	\$11,479.40
239138	D	9	Lot Type 2	0.84	\$11,479.40
239139	D	10	Lot Type 2	0.84	\$11,479.40
239140	D	11	Lot Type 2	0.84	\$11,479.40
239141	D	12	Lot Type 2	0.84	\$11,479.40
239142	D	13	Lot Type 2	0.84	\$11,479.40
239143	D	14	Lot Type 2	0.84	\$11,479.40
239144	D	15	Lot Type 2	0.84	\$11,479.40

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
239145	D	16	Lot Type 2	0.84	\$11,479.40
239146	D	17	Lot Type 2	0.84	\$11,479.40
239147	D	18	Lot Type 2	0.84	\$11,479.40
239148	D	19	Lot Type 2	0.84	\$11,479.40
239149	D	20	Lot Type 2	0.84	\$11,479.40
239150	D	21	Lot Type 2	0.84	\$11,479.40
239151	D	22	Lot Type 2	0.84	\$11,479.40
239152	D	23	Lot Type 2	0.84	\$11,479.40
239153	D	24	Lot Type 2	0.84	\$11,479.40
239154	D	25	Lot Type 2	0.84	\$11,479.40
239155	D	26	Lot Type 2	0.84	\$11,479.40
239156	D	27	Lot Type 2	0.84	\$11,479.40
239157	D	28	Lot Type 2	0.84	\$11,479.40
239158	E	1	Lot Type 2	0.84	\$11,479.40
239159	E	2	Lot Type 1	1.00	\$13,665.95
239160	E	3	Lot Type 2	0.84	\$11,479.40
239161	E	4	Lot Type 2	0.84	\$11,479.40
239162	E	5	Lot Type 2	0.84	\$11,479.40
239163	E	6	Lot Type 2	0.84	\$11,479.40
239164	E	7	Lot Type 2	0.84	\$11,479.40
239165	E	8	Lot Type 2	0.84	\$11,479.40
239166	E	9	Lot Type 2	0.84	\$11,479.40
239167	E	10	Lot Type 2	0.84	\$11,479.40
239168	E	11	Lot Type 2	0.84	\$11,479.40
239169	E	12	Lot Type 1	1.00	\$13,665.95
239170	E	13	Lot Type 1	1.00	\$13,665.95
239172	E	15	Lot Type 2	0.84	\$11,479.40
239173	E	16	Lot Type 2	0.84	\$11,479.40
239174	E	17	Lot Type 2	0.84	\$11,479.40
239175	E	18	Lot Type 2	0.84	\$11,479.40
239176	E	19	Lot Type 2	0.84	\$11,479.40
239177	E	20	Lot Type 2	0.84	\$11,479.40
239178	E	21	Lot Type 2	0.84	\$11,479.40
239179	E	22	Lot Type 2	0.84	\$11,479.40
239180	E	23	Lot Type 2	0.84	\$11,479.40
239181	E	24	Lot Type 2	0.84	\$11,479.40
239182	E	25	Lot Type 1	1.00	\$13,665.95
239183	E	26	Lot Type 2	0.84	\$11,479.40
239184	F	1	Lot Type 2	0.84	\$11,479.40
239185	F	2	Lot Type 2	0.84	\$11,479.40
239186	F	3	Lot Type 2	0.84	\$11,479.40
239187	F	4	Lot Type 2	0.84	\$11,479.40
239188	F	5	Lot Type 2	0.84	\$11,479.40
239189	F	6	Lot Type 2	0.84	\$11,479.40
239190	F	7	Lot Type 2	0.84	\$11,479.40
239191	F	8	Lot Type 2	0.84	\$11,479.40
239192	F	9	Lot Type 2	0.84	\$11,479.40
239193	F	10	Lot Type 2	0.84	\$11,479.40
239194	F	11	Lot Type 1	1.00	\$13,665.95
239195	F	12	Lot Type 1	1.00	\$13,665.95
Total				89.16	\$1,218,456.16

ORDINANCE NO. O-01-26

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 6 (PHASE 1) (THE “DISTRICT”); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE AND DIRECTING THE FILING OF THE SERVICE AND ASSESSMENT PLAN WITH THE KAUFMAN COUNTY CLERK AND THE POSTING OF THE PLAN ON THE CITY’S INTERNET WEBSITE

WHEREAS, the City of Kaufman, Texas (the “City”), received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the “Act”) requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Kaufman Public Improvement District No. 6 (the “District”); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the boundaries of the proposed District, as determined by the then current ad valorem tax rolls of the Kaufman Central Appraisal District and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the City; and

WHEREAS, on March 19, 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 public 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 (the “Service and Assessment Plan”) for the financing of certain public improvements within Phase 1 of the District (the “Authorized Improvements”) and an assessment roll for Phase 1 the District (the “Assessment Roll”) that states the assessment against each parcel of land within Phase 1 of the District (the “Assessments”); and

WHEREAS, the City called a public hearing regarding the proposed levy of assessments on property within Phase 1 of the District pursuant to the preliminary Service and Assessment Plan (the “Assessments”) and the proposed assessment roll for Phase 1 (the “Assessment Roll”), pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as set forth in the Service and Assessment Plan, on property within Phase 1 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act, caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments of the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 6:30 p.m. on the 26th day of January, 2026, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City wishes to levy the Assessments on the property within Phase 1 of the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Assessment Roll attached thereto should be approved and that the Assessments should be levied on property within Phase 1 of the District as provided in this Ordinance and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Authorized Improvements, the Assessment Roll or the levy of Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements

filed with the District, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED 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. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The City Council hereby finds, determined and orders, as follows:

- a. The apportionment of the Costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;
- b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;
- c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in Phase 1 of the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.
- d. All of the real property in Phase 1 of the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll, will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in Phase 1 of the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;
- e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;
- f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Sections 372.013 and 372.014 of the Act;

- g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for Phase 1 of the District;
- h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for Phase 1 within the District; and
- i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Authorized Improvements within Phase 1 of the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within Phase 1 of the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

- a. The City Council hereby levies Assessments on each Assessed Property located within Phase 1 of the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as special assessments on the properties within Phase 1 of the District as set forth in the Service and Assessment Plan and the Assessment Roll.
- b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.
- c. The collection of the Assessments shall be as described in the Service and Assessment Plan.
- d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

- e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.
- f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.
- g. The Administrative Expenses for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner (the "Owner") of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

- a. Administrator. The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "Administrator") to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such services shall constitute an Administrative Expense.
- b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the

City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to 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 Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 14. Effective Date/Filing and Posting of Plan. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and publication thereof as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law, and not later than the seventh day after the date of the adoption of this Ordinance, the City Secretary is hereby authorized and directed to file a copy of this Ordinance along with the Service and Assessment Plan for Kaufman Public Improvement District No. 6 (**Exhibit A**) and including a copy of the notice form required by Section 5.014 of the Texas Property Code, with the Kaufman County Clerk, and a copy of **Exhibit A** including the notice form required by Section 5.014 of the Texas Property Code shall be posted on the City's Internet website .

[Remainder of Page Left Intentionally Blank]

PASSED AND APPROVED this 26th day of January, 2026.

Jeff Jordan
Mayor, City of Kaufman

ATTEST:

Jessie Hanks
City Secretary, City of Kaufman

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

Before me, the undersigned authority, on this day personally appeared Jeff Jordan, Mayor of the City of Kaufman, Texas, known to me to be such persons who signed the above and acknowledged to me that such persons executed the above and foregoing Ordinance in my presence for the purposes stated therein.

Given under my hand and seal of office this _____.

Notary Public, State of Texas

[NOTARY STAMP]

EXHIBIT A

SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL – PHASE 1



Meeting
Date: 1/26/2026

Date: 01/07/2026

Item #: 17.

Dept.: Development
Services

PZ Item

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-02-26, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance, Chapter 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to zone approximately 2.166 acres (Property ID 5431) from Agriculture-Open (A-O) to Single Family (SF-20) for single-family residential uses. The property is located at 5176 Tabor Parkway (Parcel ID 5431), part of the D. Falcon Survey, Tract 820, City of Kaufman, Kaufman County, TX. (Case No. Z-01-26)

BACKGROUND:

See the attached January 6, 2026, 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-02-26, approving zoning case Z-01-26, for a request to rezone approximately 2.166 acres from Agriculture-Open (A-O) to Single Family (SF-20), and amend the official Zoning Map of the City.



Planning and Zoning Commission Report

Meeting Date: January 6, 2026

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximately 2.166 acres, from Agriculture-Open (A-O) to Single Family (SF-20), and amend the official Zoning Map of the City. The property is located at 5176 Tabor Parkway (Parcel ID 5431), part of the D. Falcon Survey, Tract 820, City of Kaufman, Kaufman County, TX. (Case No. Z-01-26)

BACKGROUND/SUMMARY:

The subject property consists of approximately 2.166 acres ($\pm 94,000$ square feet) located northwest of Tabor Parkway (County Road 151) and Highway 34. The property is currently zoned Agricultural/Open (A-O) District, is not platted, and contains an existing single-family residence with a detached garage.

Under the Kaufman Zoning Ordinance, properties zoned A-O that are intended for residential use are expected to meet minimum acreage and development standards associated with that district. Because the subject tract is not platted and does not meet the applicable A-O zoning standards for a residential lot, it cannot be developed or modified in compliance with the existing zoning classification. As a result, the applicant is requesting a rezoning from Agricultural/Open (A-O) to Single-Family Estate Residential-20 (SF-20), which is a more appropriate zoning district for a residential property of this size and character.

The applicant does not propose to subdivide the property. At approximately 94,000 square feet, the lot substantially exceeds the minimum lot size requirement of 20,000 square feet for the SF-20 zoning district.

Both the A-O and SF-20 districts permit single-family residential uses; however, the applicant's intent to construct an accessory dwelling unit is better accommodated under the SF-20 zoning standards once the property is properly platted. The request is necessitated by the property's inability to meet A-O zoning and platting standards for residential development.

The SF-20 district is intended to provide for detached single-family residences on larger lots and allows one accessory dwelling unit that is incidental to the primary residence, subject to ordinance requirements. Rezoning the property to SF-20 would bring the lot into compliance with zoning and development standards and allow the applicant to pursue an accessory dwelling unit consistent with the Kaufman Zoning Ordinance.

Concept Plan:

A concept plan has been provided, showing the intended development of the property. The concept plan illustrates a house addition and a new shop which is intended to the area that is being added for the accessory dwelling unit.

	Zoning	Existing Land Use
North:	A-O	Residential Homes
West:	A-O/PD-29	Vacant Lot KISD Middle School
South:	A-O	Residential Homes
East:	PD-14 (across street)	Residential Homes



Land Use Plan:

Thoroughfare Plan:

REVIEW CRITERIA:

A. Compatibility with Surrounding Area

B. Infrastructure and Public Services

C. Availability of Similar Zoned Land

D. Development Trends

E. Impact on Other Areas

Page 2

F. Public Health, Safety, and Welfare

Any additional factors that could significantly affect the public health, safety, morals, or general welfare of the community.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 19 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 19

RECOMMENDATION:

Staff recommends approval of Z-01-26, for a request to rezone an approximately 2.166 acres, from Agriculture-Open (A-O) to Single Family (SF-20), and amend the official Zoning Map of the City.

ATTACHMENTS:

Location Map

Exhibit A – Property Description

Exhibit B – Concept Plan

Martin Mares

Senior Planner

972-932-2216 ext. 141

MMares@kaufmantx.org

ORDINANCE O-02-26

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 IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 2.166 ACRE TRACT OF LAND (PROPERTY ID 5431), SITUATED IN THE D. FALCON SURVEY, TRACT 820.00, ABSTRACT NUMBER A0151, DEED RECORDS OF KAUFMAN COUNTY, TEXAS, COMMONLY KNOWN AS 5176 TABOT PARKWAY, MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" (THE "PROPERTY" FROM AGRICULTURE-OPEN (A-O) TO SINGLE FAMILY (SF-20); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, 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 6th day of January, 2026, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 2.166 acres acre tract of land (Property ID 5431) from Agriculture-Open District ("A-O") to Single Family ("SF-20"), the property being generally located at 5176 Tabor Parkway, such tract of land being a part of the D. Falcon Survey, Tract 820.00, Abstract Number A0151, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"); and

WHEREAS, at its regular meeting held on the 26th day of January, 2026, the City Council held a public hearing for the proposed request to rezone the Property from Agriculture-Open District ("A-O") to Single-Family Estate Residential-20 District ("SF-20"); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Single-Family Estate Residential-20 ("SF-20") zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

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

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

SECTION 2. AMENDMENT. That Chapter 9A, "Zoning Ordinance" of the Code of Ordinances of the City of Kaufman, Texas, and the Official Zoning Map are hereby amended to reflect the change in zoning designation for the approximate 2.166 acres tract of land (Property ID 5431), situated in the D. Falcon Survey, Tract 820.00, Abstract No. A0151, Deed Records of Kaufman County, Texas, in the City of Kaufman, Texas, commonly known as 5176 Tabor Parkway, as more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"), from Agriculture-Open District ("A-O") to Single-Family Estate Residential-20 District ("SF-20"). Use and development of the Property shall be allowed only in accordance with standards and regulations adopted by the City for the SF-20 Zoning District and other applicable regulations as amended from time to time.

SECTION 3. ZONING MAP AMENDMENT. 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 Agriculture-Open District ("A-O") to Single-Family Estate Residential-20 District ("SF-20"), thereon.

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

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

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

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

PASSED AND APPROVED this 26th day of January 2026.

**JEFF JORDAN
MAYOR**

ATTEST:

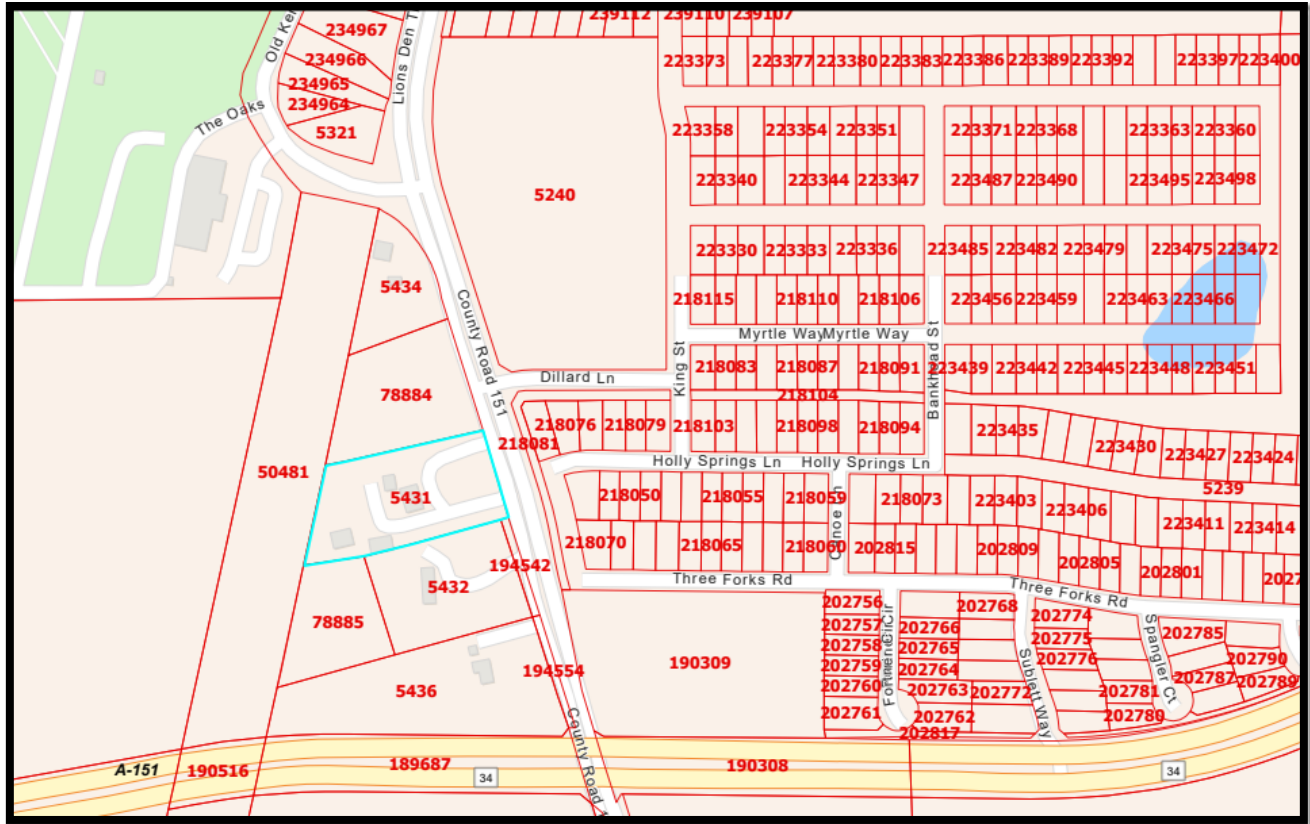
**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

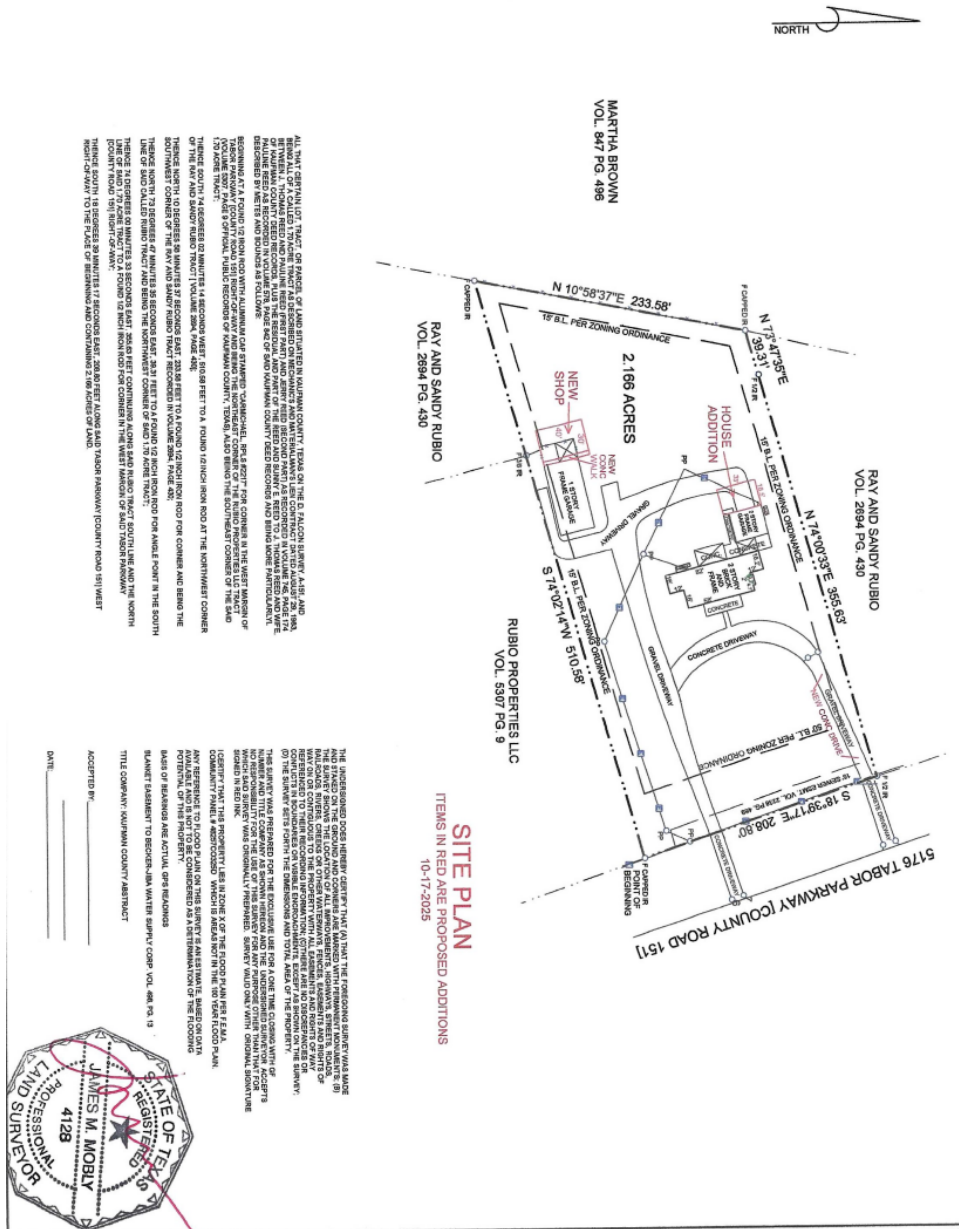
**M. ANN MONTGOMERY
CITY ATTORNEY**

“Exhibit A” Property Description

Z-01-26
Property ID 5431
Location Map



Z-01-26
Property ID 5431
Property Description





Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 18.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a second amendment to the agreement for Emergency Medical Services between the City of Kaufman and CareFlite extending the term of the agreement; and authorizing the Mayor or his designee to execute necessary documents

BACKGROUND:

Effective May 31, 2026, the terms of the original contract with CareFlite for Emergency Medical Services will expire. Per the original agreement, the city, upon evaluating the Provider's performance, may award extensions subject to meeting specific requirements. This Second Amendment to the agreement will extend the contract until May 31, 2030, and will automatically renew for additional one-year terms unless otherwise terminated.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Second Amendment to the contract between CareFlite and the City of Kaufman.

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

SECOND AMENDMENT TO EMERGENCY MEDICAL SERVICES AGREEMENT

This Second Amendment to Emergency Medical Services Agreement (this “Amendment”), effective January __, 2026 (the “Effective Date”), is made and entered into by and between CareFlite, a Texas nonprofit corporation (“Provider”) and the City of Kaufman, Texas (“City”). Unless otherwise indicated in this Amendment, capitalized terms utilized in this Amendment that are not otherwise defined have the definition ascribed to those terms in the Emergency Medical Services Agreement (as defined below). Provider and City are also sometimes referred to in this Amendment together as the “Parties.”

RECITALS:

WHEREAS, the Parties entered into that certain Emergency Medical Services Agreement, effective June 1, 2016 (the “Current Agreement” or “Emergency Medical Services Agreement”);

WHEREAS, the Parties entered into a First Amendment to Emergency Medical Services Agreement effective December 1, 2022 (the “First Amendment”);

WHEREAS, the Parties now wish to further amend the Current Agreement and First Amendment pursuant to the provisions set forth herein.

NOW, THEREFORE, in consideration of the promises set forth above and the mutual promises and covenants set forth in this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Section 1.2 of the Current Agreement is hereby deleted in replaced in its entirety with the following new Section 1.2:

1.2 Term. The base term of this Agreement commences as of June 1, 2016 and continues through May 31, 2030 at which time the Agreement shall automatically renew for additional one (1) year terms unless otherwise terminated as set forth herein.
2. Unless otherwise modified, the Parties acknowledge and agree that all other provisions of the Current Agreement and First Amendment remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

CAREFLITE
a Texas nonprofit organization

By: _____
Name: Jason Schwebach
Its: President & CEO

CITY OF KAUFMAN, TEXAS

By: _____
Name:
Its:

**FIRST AMENDMENT
TO
AGREEMENT FOR EMERGENCY MEDICAL SERVICES**

This First Amendment to Agreement for Emergency Medical Services (this "Amendment") is made and entered into as of December 1, 2022 (the "Amendment Effective Date"), by and between the City of Kaufman, Texas, ("City") and CareFlite, a Texas nonprofit corporation ("Provider"). All capitalized but undefined terms herein shall have the meanings ascribed to them in the Agreement (as defined below).

WHEREAS, City and Provider entered into that certain Agreement for Emergency Medical Services, dated as of May 23, 2016 (the "Agreement"), wherein Provider provides certain emergency medical services for City; and

WHEREAS, the parties desire to amend and replace Attachment #1 in the Agreement in its entirety in accordance with the terms and conditions set forth in this Amendment.

NOW, THEREFORE, for and in consideration of the mutual promises set forth in the Agreement and this Amendment, the parties agree as follows:

1. Pursuant to Article 3.2 and the terms of the agreement including but not limited to a 90% compliance, the following response times are established and agreed to by Provider and City.

Within the city limits:

- | | |
|---|----------------------------------|
| 1) Life Threatening Emergencies | 8:59 |
| 2) Potentially Life Threatening Emergencies | 11:59 |
| 3) Non-Life Threatening Emergencies | 14:59 |
| 4) Unscheduled Transfer | 59:59 |
| 5) Scheduled Transfer | +/- 15 minutes of scheduled time |

2. Due to the unpredictable nature of emergency services, if Provider cannot meet the response times above regarding Unscheduled or Scheduled Transfers, which are not considered emergent, Provider will communicate updates to the requesting facility and if applicable, City of Kaufman 911.

[Signatures on following page.]

IN WITNESS WHEREOF, the parties have executed this Amendment to be effective as of the Amendment Effective Date.

CITY:

CITY OF KAUFMAN, TEXAS

By: J-ly J
Name: Jeff Jordan
Title: Mayor
Date: 11/21/2022

PROVIDER:

CAREFLITE

By: Kevin Reynolds
Name: Kevin Reynolds
Title: Interim CEO / Chief Operating Officer
Date: 1/13/2023

Agreement for Emergency Medical Services between City of Kaufman, Texas and CareFlite

This Agreement for Emergency Medical Services ("Agreement") is between the City of Kaufman, Texas ("City") and CareFlite, a Texas non-profit corporation ("Provider"). City and Provider are at times collectively referred as the "Parties" in this Agreement.

RECEIVED

JUN 16 2016

City of Kaufman

Recitals

WHEREAS; Provider currently operates the 911/EMS service in City; and

WHEREAS, Provider's performance has met or exceeded City's expectations since replacing the prior entity on very short notice; and

WHEREAS, City desires to provide emergency medical services for all those needing such services within the City Limits and ETJ; and

WHEREAS, City desires to enter into an Agreement with Provider to provide emergency medical services within City in the areas designated above; and

WHEREAS, state law authorized City to enter into a contract with Provider for emergency medical services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, the Parties agree as follows:

Article I.

Scope of Agreement and Term

1.1 Contract for Emergency Medical Services. Provider must provide services as described in Article III to City according to the terms and conditions set forth in this Agreement in exchange for consideration from City as described in Article II. The resolution of conflict shall be made by ranking in the following order, highest rank first:

- a. Applicable Federal statutes, laws, rules, and regulations;
- b. Applicable State statutes, laws, rules and regulations;
- c. This Agreement;

1.2 Term. The base term of this Agreement commences as of June 1, 2016, and continues for five (5) consecutive years ending on May 31, 2021, unless one or more extensions have been earned in accordance with this section of the Agreement. The Provider may earn up to five (5) individual one (1) year extensions for a maximum total term of ten (10) years. These earned extensions shall be on the same terms and conditions of this Agreement. Each extension may be earned by exceeding the minimum requirements of the Agreement during the previous one (1) year term. If granted, the first renewal year

(or sixth year) will commence at the end of the five (5) year base term awarded by City. Absent a six month notice prior to the end of the five year base term and one year extensions, if any, the Agreement will automatically renew for an additional term of five years during which the Provider may earn up to five (5) individual one (1) year extensions for a maximum total term of 10 years.

City shall evaluate the Provider's performance and may elect to award extensions subject to the following requirements:

1. **Response Time Performance Exceeding Requirements.** Finding by the City that the clinical and response time performance of the Provider has, in general, exceeded the minimum requirements set forth in the contract, and
2. **Substantial Compliance.** Finding by the City that the Provider substantially and consistently meets the various requirements of federal, state and local laws, rules and regulations and the performance obligations of this contract.

1.3 **Exclusive Rights.** The rights granted under this Agreement to provide EMS Emergency and non-Emergency Transports shall be exclusive to Provider. This provision is essential consideration without which Provider would not have entered the Agreement.

Article II. City's Obligations

2.1 **Payments.** City will pay to Provider \$1.00 per year, which is payable without offset in annual payments of \$1.00 due on the first day of each year of this Agreement, for EMS Services under this Agreement. Provider shall not be required to invoice City to receive payment but will provide confirmation of payment if requested by City.

2.2 **Billing Revenues.** Provider is authorized to bill for EMS Services provided under this Agreement and keep any revenues from such billings, provided that all charges and fees assessed for EMS Services rendered within the City are the same as the Providers charges and fees that Provider assesses for those same services in any other areas. The parties agree that charges and fees for EMS services may be adjusted by Provider in the regular course of business.

2.3 **EMS Membership Program.** CareFlite has an EMS membership program approved by the State of Texas. This program protects citizens against certain costs of ground and air ambulance transports performed by CareFlite. City agrees that it will fully cooperate with CareFlite during the term(s) of this contract in providing and executing documents if required by the State of Texas in connection with CareFlite's membership program. CareFlite agrees to comply with all appropriate federal and state regulations applying to EMS membership programs. The parties acknowledge that they have separately contracted for the billing of the EMS membership program through City's utility billing system. Should City terminate that contract prior to the termination of this agreement, Provider would have the right, but not the obligation, to terminate this Agreement following ninety (90) days written notice to City.

2.4 **Prisoner Transports.** City shall be billed at the then current Medicare allowable rate at the service level provided for all medical transports for prisoners under the jurisdiction of the City or Municipality based on the zip code of the originating location. City shall pay CareFlite within thirty (30) days of

receipt of invoices for aforementioned medical transports. (Insert language to add to membership program)

2.5 Exclusive Rights. To the extent permitted by law, City shall take all necessary steps including the creation of an ordinance to administer this Agreement and to work cooperatively with CareFlite to enforce the exclusive rights granted in this Agreement.

Article III. CareFlite Obligations

3.1 EMS Services. Provider must operate twenty-four (24) hour, seven days-a-week ground based emergency medical pre-hospital transport services and non-emergency ground transport services within the territory of City ("EMS Services"), including providing the following in accordance with the terms of this Agreement:

- (A) the necessary number of full time fully equipped ambulance vehicles certified as BLS to Mobile Intensive Care Unit ("MICU") or better with less than 300,000 odometer miles, unless otherwise agreed to in writing by City;
- (B) 9-1-1 and non-emergency dispatch services;
- (C) all ambulance personnel required for the vehicles certified at the BLS to MICU level or better;
- (D) all in-service training required of ambulance personnel;
- (E) all fuel, lubricants, maintenance, repairs, and insurance, for vehicles and equipment;
- (F) programs to maintain superior working relationship with First Responders;
- (G) programs to maintain superior working relationships with law enforcement agencies;
- (H) programs to ensure courteous, professional, and safe conduct of all ambulance personnel, and other staff at all times;
- (I) programs to maintain personnel certifications and Provider's license(s);
- (J) programs and procedures to keep City informed in a timely manner of all activities, issues, and policy/procedures modifications (internal and external) that may reasonably be expected to affect (positively or negatively) the City;
- (K) programs to provide monthly Continuing Education (CE) training held at the Kaufman Fire Station, support and one for one re-supply for First Responders in City and to offer Medical Direction for the purpose of licensure by the State of Texas for those First Responders who request it;

(L) a minimum fleet size of 115% of proposed peak deployment. City recognizes that to the extent Provider uses resources of its system in other jurisdictions to support its operations in City, it may use its resources in other jurisdictions should the need arise in other jurisdictions provided it maintains the performance standards required under this Agreement in City. All ambulances shall be maintained in accordance with the manufacturer's guidelines for low and high mileage vehicles in order to minimize each vehicle's environmental impact.

(M) comply with all other obligations and conditions set forth in this Agreement.

3.2 EMS Response Time Standards.

(A) *EMS 90% Response Time.* Provider must place a transport capable MICU rated ambulance at the dispatched address of each request of a life-threatening emergency, a potentially life-threatening or a non-life threatening emergency request within the time standards set forth in Attachment # 1 from the time of dispatch on not less than 90% of all emergency dispatch response requests. These response times will be measured using the last 100 patient contacts.

(B) *First Response Vehicle (FRV).* Provider may choose to operate a first response vehicle with a Paramedic licensed by the State of Texas, meeting all ALS standards for equipment and operated by an employee of CareFlite. Responses provided by such first response vehicle will be considered meeting the terms of Subsection (A) above if the vehicle reaches the dispatched address within the time standard requirements of Attachment #1. If the patient refuses transport after the arrival of a first response vehicle, then the response shall be deemed to have met the response time requirements of this Agreement.

(C) *Response Time Calculation.*

(1) The "time of dispatch" will be 60 seconds from the time the Provider's communications center is notified of the emergency (i.e., the moment callback number and location are acquired, either by voice or by ANI/ALI 911 data transmission and confirmed).

(2) The time of arrival "at the scene" will be the time an appropriate classification fully equipped transport capable ambulance or First Response Vehicle arrives at the dispatched address of the request for emergency services and notifies the communication center that it is fully stopped at the location where the ambulance crew or FRV's Paramedic will exit to approach a patient. If the ambulance crew fails to report the time of arrival "at the scene", the time of the next communication from the ambulance crew will be used as the time of arrival "at the scene" except that for any vehicle used by Provider that has GPS tracking, it may rely upon times provided by GPS tracking system to meet this requirement. It may also rely upon times provided by other First Responder agencies if reported by radio to the Sheriff's Office or other appropriate agency.

(3) All response times will be measured in seconds, not whole minutes.

(D) *Response Time Exemptions and Failures.*

(1) The Parties understand that isolated instances may occur in which Provider does not meet the stated performance specifications. However, a chronic failure to comply with the response time standards would constitute a major default under this Agreement. Chronic failure is defined as the failure of Provider to meet any monthly response time standard (as defined in this article), emergency or non-emergency, in any three out of five consecutive calendar month periods.

(2) Provider must maintain mechanisms for reserve response capacity to increase response capability if temporary system overload persists. However, it is understood that from time to time unusual factors beyond Provider's reasonable control may affect the achievement of specified response time standards. These unusual factors are limited to unusually severe weather conditions or declared disasters as noted below.

(3) Equipment failure, normal traffic congestion, ambulance failure, dispatch error, or other causes reasonably under Provider's control will not be grounds for granting an exception to compliance with the response time standards. No other causes of late responses may serve to justify exemption from response time requirements unless specifically authorized by City or as provided below in Article 3.2(D)(4).

(4) Exemptions will be as follows:

(a) Requests occurring during a period of unusually severe weather conditions when response time compliance is either impossible or could be achieved only at a greater risk to EMS personnel and the public than would result from a delayed response. Provider must make such requests to City within 72 hours after the event is concluded by notifying City's Fire Chief. City shall not unreasonably refuse a request under this section.

(b) Requests during a declared disaster confirmed by City locally or in a neighboring jurisdiction, in which Provider is rendering assistance. During such periods, Provider must use its best efforts to maintain primary coverage, while simultaneously providing disaster assistance as needed.

(c) If the patient refuses transport after the arrival of an ambulance, then the response shall be deemed to have met the response time requirements of this Agreement as provided in Attachment #1 even if the actual time exceeded the requirements of Attachment #1.

(d) Late runs as a consequence of inaccurate or incomplete information obtained by a 911 control center during telephone interrogation of a caller or an error in conveying such information to Provider's Communications Center either orally or by way of data transmission. This exemption does not apply to any call in which

the caller is interrogated directly by CareFlite's Communications Center except when the caller is using a cellular phone, is unsure of his/her location or GPS data cannot be obtained for the phone.

(e) In cases where multiple paramedic units including ground and air are dispatched to a single incident, the first arriving unit shall "stop the clock" and response times for subsequently arriving units shall be excluded from response time statistics.

(f) During periods of unusual system overload, which shall mean that at least two or more emergency responses are occurring simultaneously within the City's service area (but not including responses to a hospital). Any additional emergency service requests that exceed the response time requirements shall not be included in response time calculations.

(g) Vehicle crashes not caused by Provider's personnel shall serve to justify an exemption from the response time requirements of this Agreement.

(5) Subject to finding by the Provider's Medical Director that the clinical quality of care provided by a proposed MICU staffed Mutual Aid Provider, helicopter ambulance service, or a fully equipped ALS First Response Vehicle operated by a Provider, is deemed substantially equivalent to the quality of care required under this Agreement, such paramedic units responding at Provider's request to locations within City will be deemed to "stop the clock" for response time calculations.

(6) If a presumptive run code classification is upgraded to a higher priority while the ambulance is enroute (as a result of information provided by a physician, first responder or law enforcement officer at the scene), the applicable run code designation will be the upgrade priority, and response time will be measured from the moment of upgrade. If a presumptive run code classification is downgraded to a lower priority while the ambulance is enroute (as a result of information provided by a physician, first responder or law enforcement officer at the scene), the applicable run code designation will be the downgraded priority and response time will be measured from the original dispatch time.

(E) Penalties

Except as provided in Article 3.2(A) above, Provider shall pay City a \$100.00 fine for any month in which the response time standards are not met at least 90% of the time in one or more categories.

3.3 Compliance with Other Laws. Provider must provide the EMS Service in accordance and in compliance with all Federal, State and local laws, rules and regulation, including those rules and regulation promulgated by the Texas Department of State Health Services ("TDSHS"), or its successor agency, relating to pre-hospital emergency medical services.

3.4 National Incident Management System ("NIMS"). Provider must operate in compliance with NIMS to the extent of job function and interaction with other fire, EMS, law enforcement and other government agencies.

3.5 Standard Operation Procedures. Provider shall provide copies of the EMS Services standard operating guidelines, training requirements and programs, and other procedures related to the EMS Services ("EMS SOPs") upon request from the City. Provider agrees to reasonably consider any suggestions for changes submitted by City.

3.6 Provider Executive Management. Provider's Medical Director and the Vice President of Ground Operations and Communications will be responsible for oversight of all EMS Services provided under this Agreement. Provider's Director of Ground Operations East will be responsible for day to day supervision and management of the EMS Services provided under this Agreement and shall attend, upon request of City, City regular monthly meetings and, upon receipt of reasonable advance notice, attend any City special or emergency meetings and be prepared to present information and respond to questions regarding any items on the agenda for those meetings.

3.7 Personnel. Provider must provide all personnel necessary to provide the EMS Services and must be solely responsible for the salary, benefits, support costs, and other payments for those personnel. At a minimum, Provider must provide the following personnel:

- (A) Medical Director. Provider must employ or contract with a Medical Director, whose duties must include oversight and management of the medical aspects of the EMS Services provided under this Agreement and the services provided by first responders operating within City who request medical direction; and
- (B) Emergency Medical Services Personnel. Provider must employ a sufficient number of properly licensed and qualified personnel ("EMS Personnel") on a 24-hour, 7 days-a-week basis to meet the response time requirements set forth in Section 3.2.

3.8 Medical Protocols. Protocols approved by the Medical Director will include protocols for selection of the destination hospital and will be strictly followed by paramedic personnel and on-line medical control physicians, except when a departure from protocol is justified on the basis of special considerations of patient care or practical barriers to implementation (e.g., blocked roads, hospital divert status, etc.). The Parties enter into this Agreement under a mutual assumption that transport protocols approved by the Medical Director will strictly adhere to the following priorities of consideration and recognize these priorities in the sequence presented:

- (A) First Consideration: patient care and safety;
- (B) Second Consideration: patient/family choice; and
- (C) Third Consideration: fairness in distribution of patients among hospitals and system demand.

In this regard, the following rules apply:

(1) *Life-Threatening Emergencies.* Patients experiencing life-threatening or potentially life-threatening emergencies (as defined by patient-assessment protocols approved by the Medical Director) will, in accordance with transport protocols approved by the Medical Director, be delivered to the nearest appropriate facility, taking into consideration the patient's condition and location, the patient's medical requirements, and the respective capabilities of hospitals within and, for some types of patients, outside City. Such transport protocols may not be inconsistent with then-currently-approved trauma system protocols (when available).

(2) *Non-Life-Threatening Emergencies.* Patients experiencing a non-life threatening emergency (as defined by patient-assessment protocols approved by the Medical Director) will be transported to the facility of choice designated by the patient, the patient's family, or the patient's personal physician, or if no such preference is stated, to the nearest hospital approved by the Medical Director.

(3) *Non-Emergency Transports.* All non-emergency patients will be transported to the destination reasonably selected by the patient, the patient's family, or the patient's personal physician in normal circumstances.

(4) *Disaster or System Overload.* In times of disaster or system overload (3 or more simultaneous emergency calls or more within City), all patients transported by Provider (except those transported by air) will be taken to the closest hospital. The closest hospital will be determined by time not distance taking into account traffic, weather and road conditions.

(5) *Enforcement.* Inappropriate and unjustified deviations from these patient-destination protocols by EMS personnel without direct authorization by a Medical Control Physician will be subject to sanction by the Medical Director in accordance with Provider's due process procedures. Such sanction may include reprimand, probationary clinical status, suspension, to termination, depending upon frequency and severity of error at the sole discretion of the Medical Director.

3.9 Training. Provider must provide an on-going in service training program and a Quality Assurance/Improvement program for all Provider personnel and first-responders operating within City that, at a minimum, provide for retrospective chart review and internal controls to insure protocol compliance and appropriate transport mode and destination. Monthly Continuing Education (CE) training will be provided at the Kaufman Fire Station and coordinated with the Kaufman Fire Chief.

3.10 First Responder Support. Provider should develop a strong working relationship with the volunteer and municipal fire departments in City, including all first responder organizations. Provider must include in its annual report information on the support to first responders operating within City.

3.11 Independent Contractor. Notwithstanding anything in this Agreement that may be construed to the contrary, the Provider and all of its personnel, including contract emergency service Providers, volunteers and agents are at all times independent contractors and not employees of City. The Provider

and its personnel will at all times have the right to control the details of their work and exercise their independent, professional and discretionary judgment. If any compensation is paid to any person, the Provider will be liable for the payment of all taxes (including income, social security, withholding and unemployment taxes – state and federal), and must provide worker's compensation insurance for all Provider's personnel.

3.12 Reporting and Notifications.

(A) Monthly Report. Provider will provide City with a written monthly report, including a report of the number of EMS Service calls originating within City in the previous calendar month ("Monthly Report"). The Monthly Report must be provided at least seven days before City's regular monthly meeting provided City meeting is scheduled on or after the 15th of the subsequent month or later. The Monthly Report must be provided at least three days before City's regular monthly meeting provided City meeting is scheduled on the 10th to the 14th of the subsequent month. The Monthly Report must be provided at least 24 hours before City's regular monthly meeting provided City meeting is scheduled on the 8th or 9th of the subsequent month. These reports will be sent by email to the City's Fire Chief as designated by City within the time frames of this paragraph.

(B) Compliance Report. Provider will provide City an annual written report in the month of December of each year regarding the regulatory compliance of EMS Services by Provider in the previous fiscal year ("Compliance Report"). The Compliance Report must be in a form that is sufficient to satisfy the requirements of any Federal, State or local agency or entity with jurisdiction over the EMS Services, or any portion of those services, provided under this Agreement.

(C) Notifications.

(1) Media Issues. Provider's Vice President of Ground Operations, or his designee, must notify, as soon as practical, the City Manager, by telephone or by email of any incident that has a high degree of probability of adverse publicity to V or City, or potential legal action against Provider or City, to the extent permitted by law and after consultation with Provider's attorney.

(2) Provider must file with City a copy of all reports, investigations, complaints, inspections and the like (maintaining all necessary confidentiality as otherwise required by law) prepared or conducted by the TDSHS under the Emergency Medical Services Act, V.T.C.A., Health and Safety Code Section 773.001, et seq., as amended, where such TDSHS action is initiated by a complaint filed against the Provider or arising from a failed TDSHS inspection. Provider's filing must be made with Emergency Management Coordinator within ten (10) days following the Provider's receipt of or becoming aware of the TDSHS action.

3.13 Dispatch Services. Provider must provide the following services to City:

- (A) Computer aided dispatch ("CAD") system to dispatch each call for emergency services received by telephone or radio communication for the City, from the City Sheriff's Office, from any municipal dispatch for cities covered by this contract or from any member of the public. The CAD shall record the date, hour, minutes and seconds of each communication, all radio and telephone communication (including pre-arrival instructions) and time track;
- (B) Communications methods using standard industry radio communications, GPS and mapping, paging and alert capabilities at all times;
- (C) Provide EMD trained personnel for 911 call taking and dispatching duties 24 hours per day each day during the term of this Agreement and any extensions or renewals thereof;
- (D) Maintain written reports of all emergency telephone calls, radio communications; and dispatches of emergency services, which reports must include (i) the time and nature of each communication; (ii) the time of dispatch in response to a call for emergency services; (iii) the time the first emergency service Provider(s) left to respond to an emergency; (iv) the identity, by unit number or other wise of Provider's responders; (v) the time the Provider arrived at the scene of an emergency and identity of such responder; (vi) the response time and identity of others responding to an emergency; (vii) the time of completion of an emergency response and a return to readiness for additional responses; (viii) all other information as may be reasonable necessary in order to maintain a complete and accurate record of each call received, dispatched, and serviced including, but not limited to, the nature of the resolution of the emergency.
- (E) Maintain CAD records for at least 365 days;
- (F) Ensure that all persons performing services pursuant to this Agreement on behalf of Provider perform such services in a prompt, proficient, efficient, professional and courteous manner at all times; and
- (G) Ensure that dispatch personnel have the initial and on-going training, map knowledge and geographic understanding of the coverage area in City.

3.14 Air Medical Services. The parties agree that the "most appropriate aircraft" shall be used when the Provider or a First Responder on the scene determines that a particular patient requires air medical transport. All requests for air medical service shall be communicated to Provider's Communications Center who shall assign the "most appropriate aircraft". The parties further agree that "most appropriate aircraft" is defined as the aircraft having the shortest elapsed time from call to definitive care. The Provider will maintain dispatch records for all air medical transports originating from its 911/EMS service in City's territory. The Provider will, as part of its monthly report to City, provide data on all air medical transports originating from its 911/EMS service in City's territory. Destinations for patients being transported by air from Provider's 911/EMS shall be selected as follows:

- (A) First Consideration: patient care and safety;

- (B) Second Consideration: reasonable patient/family choice; and
- (C) Third Consideration: fairness in distribution of patients among hospitals and system demand.

Article IV. Insurance

4.1 Insurance. Throughout the term of this Agreement, and any extensions thereof, Provider must procure, pay for, and maintain the minimum insurance coverage and limits as provided for herein. Provider must provide City with certificates of insurance written by one or more insurance companies with an A.M. Best rating of "A" or better, licensed to do business in the State of Texas and reasonably acceptable to City. These insurance certificates must name City as an additional insured and list coverage and limits, expiration dates and terms of policies, and the names of all carriers issuing or reinsuring these policies. These insurance requirements will remain in effect throughout the term of this Agreement. The following minimum coverage must be provided:

- (A) Commercial general liability insurance, including but not limited to, bodily injury, property damage and personal injury, with limits of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence, and annual aggregate. Coverage must be on "an occurrence basis," and the policy must include broad form property damage coverage, and contracted liability and fire legal liability of not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence, unless otherwise stated by exception herein.
- (B) Professional medical liability insurance including error and omissions with minimum limits of not less than One Million and 00/100 Dollars (\$1,000,000) per occurrence, and an aggregate limit of no less than Two Million and 00/100 Dollars (\$2,000,000).
- (C) Automobile Liability with One Million and 00/100 Dollars (\$1,000,000.00) combined single limit for bodily injury and property damage of per occurrence, and
- (D) Worker's Compensation coverage and policy, in compliance with the State of Texas. The Worker's Compensation policy must waive subrogation rights.

"No Representation of Coverage Adequacy:" By requiring insurance herein, City does not represent that coverage and limits will be adequate to protect Provider. City reserves the right to review any and all of the insurance policies and/or endorsements cited in the Contract but have no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this agreement or failure to identify and insurance deficiency does not relieve Provider from, nor may it be construed or deemed a waiver of, Provider's obligation to maintain the required insurance at all times during the performance of the Contract.

Policies other than the Worker's Compensation Insurance must name City, its agents and employees as additional name insureds. City must receive at least 30 days' prior written notice of any expiration, cancellation, non-renewal or material change in coverage of Provider's insurance coverage. Nothing may absolve Provider of this requirement to provide notice. Any program of self-insurance risk

employed by the Provider for the coverages required herein is subject to prior written approval and ongoing monitoring by City and its legal counsel. The City's prior written approval will not be unreasonably withheld.

Article V. General Provisions

5.1 Immediate Termination. Either Party may terminate this Agreement with at least thirty (30) days prior written notice if: (1) the Attorney General of Texas renders an official opinion that voids, modifies, or otherwise affects any provision in this Agreement; (2) a court of competent jurisdiction issues a judgment or ruling that voids, modifies, or otherwise affects any provision of this Agreement; or (3) a duly authorized statute, law, rule, or regulation is enacted by a competent legislative authority in such a manner that could reasonably jeopardize the taxing or other authority of either City or otherwise modifies, voids, or affects this Agreement. If any such an above-described event occurs, the Parties will exert best efforts to agree on an alternative agreement for shared assets and management responsibilities in conformance with any such opinion, judgment, or legislative enactment.

5.2 Termination for Major Default. City may terminate this Agreement by providing written notice to Provider upon occurrence of any of the following:

- (A) Failure of Provider to operate the service in a manner consistent with Federal, State, and local laws, rules, and regulations.
- (B) Supplying City with false or misleading information with regard to records, documents or data kept for the purposes of determining Provider's performance under the terms of this Agreement;
- (C) Deliberate and unauthorized scaling down of operations by Provider to the detriment of performance or level of service, including during "lame duck" period of transition to a new EMS Service Provider but before termination of this Agreement;
- (D) Chronic and persistent failures by Provider's employees to conduct themselves in professional manner, and to present a professional appearance to such extent that the City's reputation could reasonably be expected to be harmed;
- (E) Failure of Provider to provide data generated in the course of operations, including, but not limited to, patient report data, response time data, or financial data;
- (F) Failure of Provider to assist City in its take-over after the declaration of a major default has been declared by City;
- (G) Failure of Provider to substantially and consistently meet or exceed the various clinical response standards provided for herein;

- (H) Failure of Provider to maintain equipment in accordance with manufacturer or industry maintenance practices;
- (I) Provider making an assignment for the benefit of creditors; filing a petition for bankruptcy; being adjudicated insolvent or bankrupt; petitioning by a custodian, receiver or trustee for a substantial part of its property; or, commencing any proceeding relating to it under the bankruptcy, reorganization arrangements, readjustment of debt, dissolution or liquidation law or statute;
- (J) Chronic failure of Provider to meet response time requirements as set forth in this Agreement;
- (K) Provider's failure to furnish key personnel of quality and experience as set forth in this Agreement;
- (L) Provider's failure to submit reports and information as set forth in this Agreement;
- (M) Provider's failure to maintain insurance as set forth in this Agreement; and
- (N) Any other failure of performance required in this Agreement by Provider that is reasonably determined by City to constitute an endangerment to public health and safety.

A termination under the provisions of this section must be reasonable and exercised only after giving Provider prior written notice of alleged failure and a reasonable opportunity to cure alleged default. In the event City determines that a major default has occurred, and if the nature of the default is, in the opinion of City, such that public health and safety are endangered, CareFlite shall be given written notice specifying the particular complaints and identifying them as appropriate by date, place, etc. with a reasonable opportunity to correct said deficiency. In the event CareFlite fails to correct said deficiency within a reasonable period of time, CareFlite may thereafter be found to be in default. In such event, CareFlite shall cooperate completely and immediately with City to affect a prompt and orderly transfer to City of CareFlite's responsibilities. City's exclusive remedy for defaults described hereunder shall be termination of the Contract and transfer of services as described herein. Except as provided in Section 5.4 below, in no event will CareFlite be liable for monetary damages or other direct, indirect incidental or consequential damages, whether arising in contract or tort. Such transfer of responsibilities shall be affected within 24 hours after such finding of major default by City after Provider is given a reasonable opportunity to correct the deficiency and at the conclusion of the 24 hours Provider would have no further contractual obligations.

5.3 Indemnification. EACH PARTY MUST DEFEND, IDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND ITS EMPLOYEES, AGENTS, REPRESENTATIVES, SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE "INDEMNIFIED PARTIES"), FROM AND AGAINST ALL COSTS, EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES, EXPENSES OF INVESTIGATION AND LITIGATION, AND COURT COSTS), LIABILITIES, DAMAGES, CLAIMS, SUITS, JUDGMENTS, ACTIONS, AND CAUSES OF ACTIONS WHATSOEVER, (COLLECTIVELY, "CLAIMS") RESULTING OR ARISING FROM THE PERFORMANCE OF THE SERVICES UNDER THIS AGREEMENT, TO THE EXTENT ARISING OUT OF ANY NEGLIGENT

ACT OR OMISSION OR WILLFUL MISCONDUCT OF THE OTHER PARTY, OR ITS AGENTS, EMPLOYEES OR CONTRACTORS. CITY IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF PROVIDER'S EMPLOYEES OR PERSONNEL. IT IS EXPRESSLY UNDERSTOOD THAT CITY DOES NOT WAIVE, AND MAY NOT BE DEEMED TO WAIVE, ANY IMMUNITY OR DEFENSE THAT WOULD OTHERWISE BE AVAILABLE TO IT AGAINST CLAIMS ARISING IN THE EXERCISE OF ITS GOVERNMENTAL POWERS AND FUNCTIONS, OR THAT MIGHT OTHERWISE BE AVAILABLE AT LAW OR IN EQUITY. THE PROVISIONS OF THIS SECTION WILL SURVIVE THE EXPIRATION OR EARLY TERMINATION OF THIS AGREEMENT OR ANY EXTENSIONS HEREOF.

5.4 Entire Agreement. The terms and provisions of this Agreement contain the entire agreement between the parties and supersede all previous communications, representations or agreements, either oral or written, with respect to the matters addressed herein. In case of conflict between this Agreement and any other agreement or contract now existing or later entered into by either of the parties hereto with other entities, this Agreement prevails except that this Agreement may be modified as provided below. Such modification(s) would not be considered to conflict with this Agreement. The parties may enter into a separate agreement to provide Caring-Heart Memberships to all residents of City. Such a contract by definition does not conflict with this agreement. Any funds paid under that contract are not subsidy funds and will not be used in any way to offset any funding requirements of this agreement.

5.5 Written Modifications. All modifications to this Agreement must be in writing and approved by the appropriate governing authority for both Parties.

5.6 Assignment. No rights, duties, or obligations under this Agreement may be assigned nor may any interest or options contained herein be made available or otherwise assigned to any third party without the prior written consent of the Parties, which may be withheld in either Party's absolute and sole discretion.

5.7 Severability. If any provision or application of this Agreement is held illegal, invalid, or unenforceable by any Court of competent jurisdiction, the invalidity of such provision will not affect or impair any of the remaining provisions of this Agreement, except as expressly set forth herein.

5.8 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue over any dispute arising from this Agreement will, by agreement, be in Kaufman County, Texas. This Agreement will be interpreted and construed as broadly as possible consistent with purposes stated herein.

5.9 Notice. Notices and paperwork required under this Agreement shall be mailed and/or faxed to the following addresses and fax numbers:

CareFlite
Attention: James C. Swartz
President & CEO
3110 S. Great Southwest Parkway
Grand Prairie, Texas 7505
(972) 339-4001 Office

City of Kaufman
Attention: Mike Slye
City Manager
209 S. Washington St.
Kaufman, Texas 75142
(972) 932-2216 Office

6.1 *This paragraph was intentionally removed from this Agreement.*

6.2 Terms and Conditions. The terms and conditions of CareFlite's Ambulance Membership Program are as described in the attached Exhibit 2 Ambulance Membership Program Terms and Conditions. Each membership covers the entire household except for any person in the household who is now or later becomes a recipient of Medicaid. CITY agrees to provide CareFlite with a completed application for each CITY employee. CareFlite agrees to provide CITY with a form for this purpose. The parties agree that any employee leaving CITY's employment during the plan year shall retain their CareFlite Ambulance Membership for the duration of that plan year (as required by state law). New employees hired or officials elected during any plan year shall be included in this program for the balance of the plan year provided a completed application and payment is received within 30 days of the start of employment.

6.3 Voluntary Opt Out Membership Program on CITY's water system.

- A. CareFlite agrees to provide an optional enrollment in its membership program for every member of each household served by the City's utility system. This optional membership shall be at a cost to the utility customers of one dollar (\$1.00) per month per household. The membership shall apply to all emergency transports on board a CareFlite operated vehicle wherever available, whether that vehicle be a ground ambulance or an air ambulance ("Ambulance Services"). The program shall be CareFlite's standard, state approved Membership Program (which includes all members of the household except those excluded by law) and includes benefits provided at no additional cost by certain other air transport entities within Texas. The price of this program shall not change during the initial term of this agreement. CareFlite shall have the right but not the obligation to raise the cost of each membership by a maximum of \$1 per month at the start the first renewal term of this agreement.
- B. The City agrees, beginning bills sent covering service in the month starting June 1, 2016, to add an optional one dollar (\$1.00) fee to all of its utility bills for single family residences. For multi-family residences, the fee shall be \$1 per residential unit. This one dollar fee shall be completely optional with each customer retaining the right to opt-out of the membership program and the one dollar fee. To opt out, a utility

customer must complete the opt-out form and file it with the City Secretary at City Hall. CareFlite shall provide City with the opt-out form. If a customer chooses to opt-out of the membership program, said opt-out shall take effect on the first day of the following month except that any customer who completes and submits an opt out form to City Hall on or before the effective date of this agreement shall not participate in the program when it takes effect. City shall provide CareFlite a list of those households or multifamily complexes that paid the voluntary fee in the prior month. CareFlite's use of the list is restricted to implementation and administration of this agreement. The list may not be provided to any other organization under any conditions. Payment to CareFlite shall not be rendered until the City has completed its normal billing cycle and confirmed its receipt of funds from its customers. Customers not paying the fee as reflected in the City's payment of the funds to CareFlite shall not have a membership and not be entitled to the benefits thereof.

- C. CareFlite shall provide a notice to be mailed to all residential utility customers on or before thirty days prior to the effective date notifying utility customers of the program, its effective date and the method for opting out for those who desire to do so. City shall provide CareFlite the mailing list of all residential utility accounts no later than forty five (45) days prior to the effective date in order that CareFlite may print labels and mail the aforementioned notice at its own cost on or before the thirty day deadline.
- D. Any households within the city not receiving utilities from the City (if any) shall have the option to join this program at the same annual rate utilizing a separate application form provided to CITY by CareFlite.

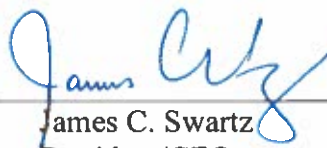
6.4 Membership Definition. Membership in CareFlite's Caring-Heart Membership Program is an EMS membership in a program sponsored by CareFlite and is not a membership in CareFlite's non-profit entity as the term "membership" is contemplated under the Texas Non-Profit Corporation Act.

IN WITNESS WHEREOF, the Parties hereto make and enter into this Agreement on this the 23rd day of May, 2015 to be effective as of the 1st day of August 2015 at 7am. By their signatures below, the individuals signing and the Parties represent that they are authorized and intend to enter this agreement.

CITY OF KAUFMAN, TEXAS

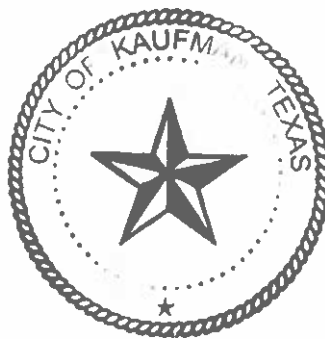
PROVIDER: CAREFLITE

By: 
Jeff Jordan
Mayor

By: 
James C. Swartz
President/CEO

I certify that this agreement was approved by the Kaufman City Council at its meeting on May 23, 2015. Witness my signature below and the City Seal affixed hereto.

By: JoAnn Talbot
JoAnn Talbot
City Secretary



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Attachment # 1

Response Time Reliability

Pursuant to Article 3.2 and the terms of the agreement including by not limited to a 90% compliance, the following response times are established and agreed to by Provider and City:

Within the City Limits:

- | | |
|---|----------------------------------|
| 1) Life Threatening Emergencies | 8:59 |
| 2) Potentially Life Threatening Emergencies | 11:59 |
| 3) Non-Life-Threatening Emergencies | 14:59 |
| 4) Unscheduled Transfer | 29:59 |
| 5) Scheduled Transfer | +/- 15 minutes of scheduled time |

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Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 19.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-03-26, an ordinance of the City Council of the City of Kaufman, Texas, ordering and calling the City's General Election to be held on May 2, 2026, for the purpose of electing three (3) people to serve as Council members for the City of Kaufman for a term of two (2) years each; providing notice of election; providing for the approval of a joint election and Contract for Election Services with Kaufman County; designating polling dates, times and locations for election day and early voting; and authorizing the Mayor or designee to execute necessary documents.

BACKGROUND:

This Ordinance is for the purpose of calling the General Election for electing three (3) Council members. The uniform election date is Saturday, May 2, 2026. It also provides a notice to be published and sets the dates and locations for Election Day and early voting. This Ordinance will also authorize the execution of a contract with Kaufman County for election services.

Council members Quattro Borders, Lisa Parker, and Charles Gillenwater are the members who are up for election this year.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-03-26 as presented.

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

**CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-03-26**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ORDERING AND CALLING A JOINT GENERAL ELECTION WITH KAUFMAN COUNTY, TO BE HELD ON MAY 2, 2026, FOR THE PURPOSE OF ELECTING THREE (3) PEOPLE TO SERVE AS COUNCIL MEMBERS ON THE KAUFMAN CITY COUNCIL, EACH ELECTED FOR A TERM OF TWO (2) YEARS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AN ELECTION NOTICE; PROVIDING FOR THE ADMINISTRATION OF A JOINT ELECTION AND APPROVAL OF A JOINT CONTRACT FOR ELECTION SERVICES WITH COUNTY; PROVIDING FOR THE DATE OF ELECTION; PROVIDING FOR APPLICATION FOR PLACE ON BALLOT; DESIGNATING THE CITY ELECTION PRECINCT, POLLING PLACE AND HOURS FOR ELECTION DAY; PROVIDING FOR THE COMPENSATION OF ELECTION JUDGES AND CLERKS; PROVIDING THE METHOD OF VOTING; PROVIDING GOVERNING LAW/QUALIFIED VOTERS; REQUIRING POSTING OF NOTICE; PROVIDING FOR EARLY VOTING; PROVIDING FOR DELIVERY OF RETURNS; PROVIDING FOR CANVASSING OF RETURNS AND NECESSARY ACTIONS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas, (the "City"), is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Section 3.004 of the Texas Election Code, (the "Election Code"), provides that the governing body of a municipality shall be the authority to order a general election; and

WHEREAS, Section 41.001 of the Election Code establishes the first Saturday of May as a "Uniform Election Date" for the purposes of conducting a general election; and

WHEREAS, the City Council of the City desires to order and call a Joint General Election with Kaufman County on the Uniform Election Date, May 2, 2026, for the purpose of electing three (3) Council Members, for two (2) year terms each, to the Kaufman City Council (the "Joint Election" or the "General Election"); and

WHEREAS, the City Council desires to enter into a Contract for Election Services whereby the General Election will be administered by the Kaufman County Elections Administrator ("Elections Administrator"); and

WHEREAS, by the passage of this Ordinance, it is the intention of the City Council to (i) hold a General Election to elect three (3) Council Members to the City Council; (ii)

designate the polling places for early voting; (iii) appoint the Elections Administrator as the entity responsible for conducting the Joint Election; (iv) establish and set forth that this shall be a Joint Election with the County of Kaufman; and (v) authorize a Contract for Election Services to conduct the Joint Election;

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

SECTION 1
INCORPORATION OF PREMISES

All of the above premises are true and correct and are hereby incorporated in the body of this Ordinance as if fully set forth herein.

SECTION 2
ELECTION NOTICE

The City Council hereby orders the City Secretary to publish notice of this General Election in a newspaper of general circulation in the City with such notice meeting all requirements of State law and Charter. In addition to complying with all the requirements of state law, including without limitation, the Election Code, as required by the Texas Local Government Code, the notice shall state (1) the nature and date of the election; (2) the location of each polling place; (3) the hours that the polls will be open; (4) the Internet website of the authority conducting the election; and (5) any other information required by other law. Such notice shall be published at least once, not earlier than the 30th day or later than the 10th day before election day in accordance with Section 10 of this Ordinance.

SECTION 3
ADMINISTRATION OF JOINT ELECTION AND APPROVAL OF JOINT ELECTION AGREEMENT

The City Council hereby calls a Joint Election with Kaufman County for the purposes further described herein to be held in accordance with this Ordinance. The Joint Election, including early voting, delivery of ballots and preservation of election records, shall be administered by the Elections Administrator, who shall have the responsibility to conduct the Joint Election as set forth in the Contract for Election Services between the City and Kaufman County, as further described in this Section.

The Joint Election shall be conducted in accordance with the Election Code under the jurisdiction of the Elections Administrator, pursuant to an Election Services Contract between the City and Kaufman County, and other participating entities, if any, as described therein, (the "Contract"), a copy of which Contract shall be incorporated herein as **Exhibit "A"** upon its final approval and execution by the City. Voting shall be by electronic method.

The Mayor and the City Manager, or designee, is authorized to execute, amend or supplement any and all contracts for the administration of the Joint Election, including without limitation the Election Services Contract, to the extent required for the Joint Election to be conducted in an efficient and legal manner as determined by the Election Administrator and in accordance with the Election Code.

SECTION 4 **DATE OF ELECTION**

It is hereby ordered that a General Election shall be called in and throughout the City of Kaufman on **May 2, 2026**, such date being a “Uniform Election Date,” as defined in Section 41.001 of the Election Code. The General Election shall be held for the purpose of electing three (3) Council Members, each to serve on the Kaufman City Council for a term of two (2) years.

SECTION 5 **APPLICATION FOR PLACE ON BALLOT**

Persons may file as candidates for office by filing a sworn application in the Office of the City Secretary not earlier than January 14, 2026, and not later than 5:00 p.m. on February 13, 2026 (the “Filing Period”). Applications will be accepted in the Office of the City Secretary during regular business hours during the Filing Period in accordance with the Election Code.

SECTION 6 **CITY ELECTION PRECINCT, POLLING PLACES,** **AND HOURS FOR ELECTION DAY**

The corporate limits of the City of Kaufman, Texas, shall have one main polling place for the General Election. The polling place whose qualified voters shall cast ballots at such location in the City of Kaufman for the May 2, 2026, Election is as follows:

Polling Place
Kaufman County Library
3790 S. Houston St.
Kaufman, Texas 75142

In accordance with Section 41.031(a) of the Election Code, such polling place shall be open between the hours of 7:00 a.m. and 7:00 p.m. on the date of the General Election. The General Election day polling place location is subject to change based on action by the Elections Administrator, without further action of the City Council. Additionally, Kaufman County may amend the polling places and authorize additional polling places for qualified voters without further action of the City Council.

SECTION 7
COMPENSATION OF THE JUDGE AND CLERKS

Compensation of all Judges and Clerks providing services during the General Election shall be in accordance with the terms specified in **Exhibit "A."** Any payment referred to in this Section shall not exceed the maximum amounts set forth in the Election Code.

SECTION 8
METHOD OF VOTING

The Elections Administrator is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct the election. Voting at the General Election shall be by use of electronic system ballots. Preparation of the official ballots for the General Election shall conform to the requirements of the Election Code.

SECTION 9
GOVERNING LAW; QUALIFIED VOTERS

The General Election shall be held in accordance with the Constitution of the State of Texas, the Texas Local Government Code, the City of Kaufman Home Rule Charter, and the Election Code, and all resident, qualified electors of the City shall be eligible to vote at the General Election. Election materials shall be printed in both English and Spanish for use at the polling place and for early voting for the Election.

SECTION 10
POSTING OF NOTICE

Notice of the General Election shall be given by publishing a Notice of Election in both English and Spanish, at least once, not earlier than the 30th day or later than the 10th day before election day in a newspaper published in the territory that is covered by the General Election and is in the jurisdiction of the authority responsible for giving the notice.

Upon publication of the Notice of Election, the City Secretary shall secure a publisher's affidavit which complies with the requirements of the Election Code. In addition, a copy of the Notice of Election shall also be filed with the City Secretary as required by law.

SECTION 11
EARLY VOTING

Early voting by personal appearance shall be conducted by the Kaufman County Elections Department. Tandi Smith, Kaufman County Elections Officer, is hereby appointed clerk of early voting in compliance with Section 271.006 of the Election Code. Early voting will be conducted at the locations listed below.

Early voting by personal appearance will be conducted as follows:

Main Early Voting Location:

Kaufman County Library
3790 S. Houston St.
Kaufman, Texas 75142

Branch Early Voting Locations

1. Forney Sub Courthouse 200 E. Main St. Forney, TX 75126	2. Terrell Sub Courthouse 408 E. College St. Terrell, TX 75160
3. Kemp Sub Courthouse 103 N. Main St. Kemp, TX 75143	4. Crandall Combine Community Center 500 W. Lewis St/ FM 3039 Crandall, TX 75114
5. Mabank City Hall 129 E. Market St. Mabank, TX 75147	6. Scurry/Rosser ISD Admin Building 10705 State Highway 34 Scurry, TX 75147

Branch Early Voting Dates and Times

Monday, April 20- Saturday, April 25	8:00 am – 5:00 pm
Sunday, April 26	12:00 pm – 6:00 pm
Monday, April 27 – Tuesday, April 28	7:00 am – 7:00 pm

Early voting locations and hours are subject to change based on action by the Elections Administrator, without further action of the City Council or amendments to this Ordinance, as it is necessary for the proper conduct of the Election.

Applications for ballots by mail shall be mailed to:

Kaufman County Elections Department
P. O. Box 1347
Kaufman, Texas 75142

Applications for ballots by mail must be received no later than the close of business on April 20, 2026.

SECTION 12
DELIVERY OF RETURNS

General Election returns shall be processed in accordance with **Exhibit “A”**.

SECTION 13
CANVASSING OF RETURNS

In accordance with the requirements set forth in the Election Code, the City Council shall convene an open meeting to canvass the returns of the General Election. The candidates receiving the most votes for each of the three (3) Council Member positions shall be elected to the Kaufman City Council.

SECTION 14
NECESSARY ACTIONS

The Mayor, City Council, and City staff, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Election Code and all other applicable laws in carrying out and conducting the General Election, whether or not expressly authorized herein.

SECTION 15
CUMULATIVE CLAUSE

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

SECTION 16
SEVERABILITY CLAUSE

It is hereby declared to be the intent of the City Council of the City of Kaufman that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 17
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and approval.

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas this 26th day of January 2026.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

EXHIBIT "A"

Election Services Contract between the City of Kaufman and Kaufman County

Incorporated by Reference Upon Approval and Execution by the City of Kaufman



Meeting
Date: 1/26/2026

Date: 01/06/2026

Item #: 20.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, creating a Kaufman Downtown Design Review Committee ("Committee"); prescribing the purpose, composition, function, duties, accountability and tenure of the Committee in accordance with Article VIII of the City's Home Rule Charter; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

BACKGROUND:

Section 9A-25 of the City of Kaufman Zoning Ordinance references a Downtown Design Review Committee charged with reviewing site plan applications within the Central Business District. However, a review of City archives revealed no formal documentation establishing the committee, including its membership, authority, or responsibilities. This action formally establishes the Downtown Design Review Committee and defines its purpose, composition, terms of service, meeting procedures, and scope of duties.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-04-26 as presented.

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

ORDINANCE NO. O-04-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING ARTICLE 2.02, "BOARDS AND COMMISSIONS" OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN TO ADOPT A NEW DIVISION ENTITLED "KAUFMAN DOWNTOWN DESIGN REVIEW COMMITTEE" TO ESTABLISH AND CREATE THE KAUFMAN DOWNTOWN DESIGN REVIEW COMMITTEE ("COMMITTEE") AS AUTHORIZED BY ARTICLE VIII OF THE KAUFMAN HOME RULE CHARTER; PRESCRIBING THE PURPOSE, COMPOSITION, FUNCTION, DUTIES, AND TENURE OF THE COMMITTEE IN ACCORDANCE WITH ARTICLE VIII OF THE CITY'S HOME RULE CHARTER; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 Downtown Kaufman area ("Downtown Kaufman") is an energetic, family-friendly environment where people of all ages and cultures gather to dine, shop, celebrate and live; and

WHEREAS, Downtown Kaufman is a well-established downtown area rooted in history and provides a destination that reaches out to engage residents, neighbors, and visitors; and

WHEREAS, the City Council is authorized by Article VIII of the Kaufman Home Rule Charter to establish such boards, commissions or committees as the Council determines necessary to carry out the functions and obligations of the City; and

WHEREAS, Section 9A-25, "Central Business District", Subsection 25.4.D.4, "Design Criteria" of Exhibit 9A, "Zoning Ordinance" of Chapter 9, "Planning and Development Regulations" of the Code of Ordinances (the "Zoning Ordinance") references this committee in relation to Site Plan applications in the Central Business District; and

WHEREAS, in furtherance of the public interest, the City Council desires to memorialize creation of the Downtown Design Review Committee to enhance the economic vitality of the downtown area and serve as a liaison to the Planning and Zoning Commission and the City Council.

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. Article 2.02, "Boards and Commissions" of the Code of Ordinances of the City is hereby amended to adopt a new Division entitled "a Kaufman Downtown Design Review Committee" which shall be and read in its entirety as set forth herein, and all other sections and subsections of Article 2.02 not expressly amended hereby shall remain in full force and effect without amendment.

"Division 2, ESTABLISHMENT OF DOWNTOWN DESIGN REVIEW COMMITTEE/PURPOSE. The City Council of the City of Kaufman, Texas, hereby establishes the Kaufman Downtown Design Review Committee (the "Committee"); such Committee being established to serve the City Council in an advisory capacity and to fulfill the duties and obligations set forth in this Division **Section 4** below. The Committee shall serve as a liaison to the Planning and Zoning Commission and the City Council, and shall make recommendations regarding Site Plan applications submitted for the downtown Kaufman area ("Downtown Kaufman") in order to ensure compliance with the City's standards as outlined in the Code of Ordinances.

§2.02.002. COMPOSITION AND TENURE.

- (A) **Members.** The Kaufman Downtown Design Review Committee ("Committee") shall consist of the Building Official, City Planner, and Kaufman Economic Development Corporation Executive Director.
- (B) **Tenure.** Members of the Committee shall serve while they hold the positions of Building Official, City Planner, and Kaufman Economic Development Corporation Executive Director.

§2.02.003. MEETINGS.

- (A) **Frequency of Meetings.** The Committee shall meet as determined necessary for the Committee to perform its duties assigned hereunder and assigned pursuant to other applicable City ordinances.

§2.02.004. DUTIES. The duties of the Committee shall include the following:

- (A) Site Plan applications submitted for City review pursuant to the City's zoning ordinance will first be reviewed and considered by the Downtown Design Review Committee. Upon majority vote of the members of the Committee to recommend approval, a Certificate of Appropriateness

shall be issued within ten (10) days of such recommendation. The Certificate of Appropriateness shall be submitted along with the Site Plan application to the Planning and Zoning Commission and City Council, and the recommendation of the Committee shall subject to the approval of the Planning and Zoning Commission and City Council as part of the Site Plan approval process. Denial of a Site Plan by the Planning and Zoning Commission and City Council shall prevail over the Committee's recommendation of approval.

- (B) A Certificate of Appropriateness shall be issued by the Committee with a recommendation of approval when a majority of the Committee members determines that the proposed Site Plan application meets the criteria for Site Design and Architectural Standards as those terms are defined in Subsection 25 of Section 9A-25 "Central Business District" of the Zoning Ordinance for the City of Kaufman.
- (C) Other duties assigned by the City Council that are consistent with the Purposes of the Committee set forth in **Section 1** above."

SECTION 3. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4. 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 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this 26th day of January, 2026.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**



Meeting
Date: 1/26/2026

Date: 01/15/2026

Item #: 21.

Dept.: Public Works

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-01-26, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for City Lakes Park and establishing the date for a two (2) year warranty period.

BACKGROUND:

This resolution accepts all improvements to City Lakes Park. 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-01-26 as presented.

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

December 1, 2025

Home Run Construction, LLC
Joe Yentes
P.O. Box 1479
Midlothian, TX 76068

**Re: Final Acceptance for Paving, Hardscape & Landscape Improvements for
Kaufman City Lakes Park**

Dear Mr. Yentes,

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 December 1, 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)
Jeremy Nelson, Senior PM, TNP (via email)
KAU 23336 File

RESOLUTION NO. R-01-26

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

WHEREAS, the City and Home Run Construction, LLC (“Contractor”), entered into an agreement dated September 30, 2024 (the “Agreement”), pursuant to which Contractor was to construct a public park including paving, hardscape, and landscape improvements for City Lakes Park (the “Public Improvements”); and

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

WHEREAS, having accepted the Public Improvements via the adoption of this Resolution, the City Council hereby establishes that the two (2) year warranty period for said Public Improvements commenced on December 1, 2025; and

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

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

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

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

SECTION 3. Warranty Period. That the City establishes the warranty period to be in effect commencing on December 1, 2025, the effective date of this Resolution, and remaining in full force and effect until December 1, 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. Effective Date. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 26th day of January, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

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

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: January 6, 2026

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: December 2025 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,293	2,367	1,787	2,019									8,466
Days of Service	21	23	19	20									83
Avg. Daily Trips	109	103	94	101									102
Elderly & Disabled Trips	2,106	2,179	1,584	1,716									7,585
E&D Percentage	92%	92%	89%	85%									90%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	42	57	24	40									163
Forney	565	585	322	519									1,991
Kaufman	266	292	165	156									879
Kemp	132	97	71	49									349
Mabank	14	9	3	8									34
Scurry	8	7	10	7									32
Terrell	733	800	542	534									2,609

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,047	3,360	2,884	2,862									12,153
Days of Service	21	23	19	20									83
Avg. Daily Trips	145	146	152	143									146
Median Wait Time (mins)	17.46	16.38	16.98	13.70									16.13

Total Requested Boardings ⓘ 3843 Completed Boardings ⓘ 2862 Avg. Boardings Per Service Hr. ⓘ 1.81 Boarding Cancellations ⓘ 975 Boarding Cancellations (No-Show) ⓘ 115 Cancellation Percentage ⓘ 25.41 % Cancellation Percentage (No Show) ⓘ 3 %

Total Requests ⓘ 3396 Completed Requests ⓘ 2529 No Drivers Available Requests ⓘ 6 Request Cancellations ⓘ 861 Request Cancellations (No Show) ⓘ 103 Avg. # of Requests per Rider ⓘ 8.89 Avg. Travel Duration ⓘ 14.47 min Avg. Travel Distance ⓘ 4.73 mi

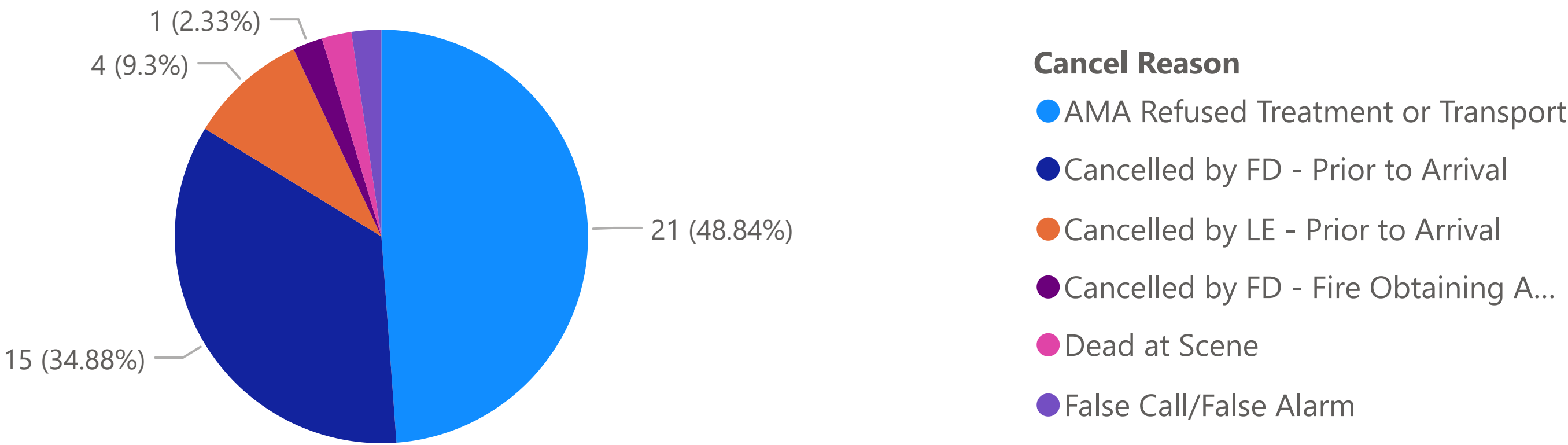
Mean Wait Time ⓘ 23.48 min Median Wait Time ⓘ 13.7 min Bookings from Admin Panel ⓘ 36.93 % Bookings from Rider Mobile App ⓘ 63.03 % Bookings from Rider Web ⓘ 0 % Flag Down Bookings ⓘ 0 % Bookings from IVR ⓘ 0 % Bookings from AI Voice ⓘ 0.03 %

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	115	106	76	101									398
Forney	1,260	1,508	1,273	1,239									5,280
Terrell	1,672	1,746	1,535	1,522									6,475

City of Kaufman Compliance

Priority▲	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	24	19	3	88%	79%
City of Kaufman P2	98	52	4	96%	53%
City of Kaufman P3	34	25	2	94%	74%
Total	156	96	9	94%	62%

Cancel Reason



Dropoff Facilities

Dropoff Fac	Count of Transport	% of Destination▼
Texas Health Kaufman (KAUF)	77	80%
Texas Health Dallas (DPMC)	5	5%
Children's Medical Ctr (DCMC)	4	4%
Non Facility	4	4%
Baylor Scott & White - Dallas (DBMC)	3	3%
Baylor Scott & White - Lake Pointe Rowlett (ROWL)	1	1%
Baylor Scott & White - Sunnyvale (SUNV)	1	1%
Dallas Regional Medical Center (MDR1)	1	1%
Total	96	100%

Fractile

Fractile Bin	Count of Transport
	26
1) <5 minutes	34
2) 5 to 10 Minutes	65
3) 10 to 20 minutes	25
4) 20 to 30 minutes	3
5) over 30 minutes	3
Total	156

Average Response Time

00:08:28

KAUFMAN FIRE DEPARTMENT Monthly Report

December 2025



FIRE PREVENTION



2

Development
Plans Reviewed



5

Fire Safety
Inspections



5:59

Average
Response Time



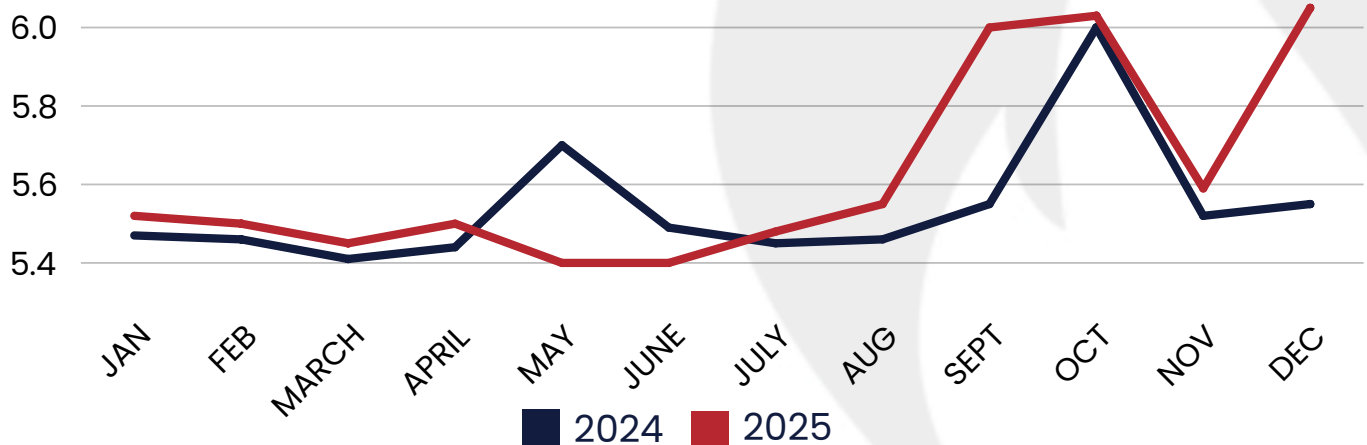
110

KIDS AND CITIZENS RECEIVED
FIRE PREVENTION PRESENTATIONS

TRAINING

- Held First Entrance exam and PAT
- Attended Leadership Development Symposium

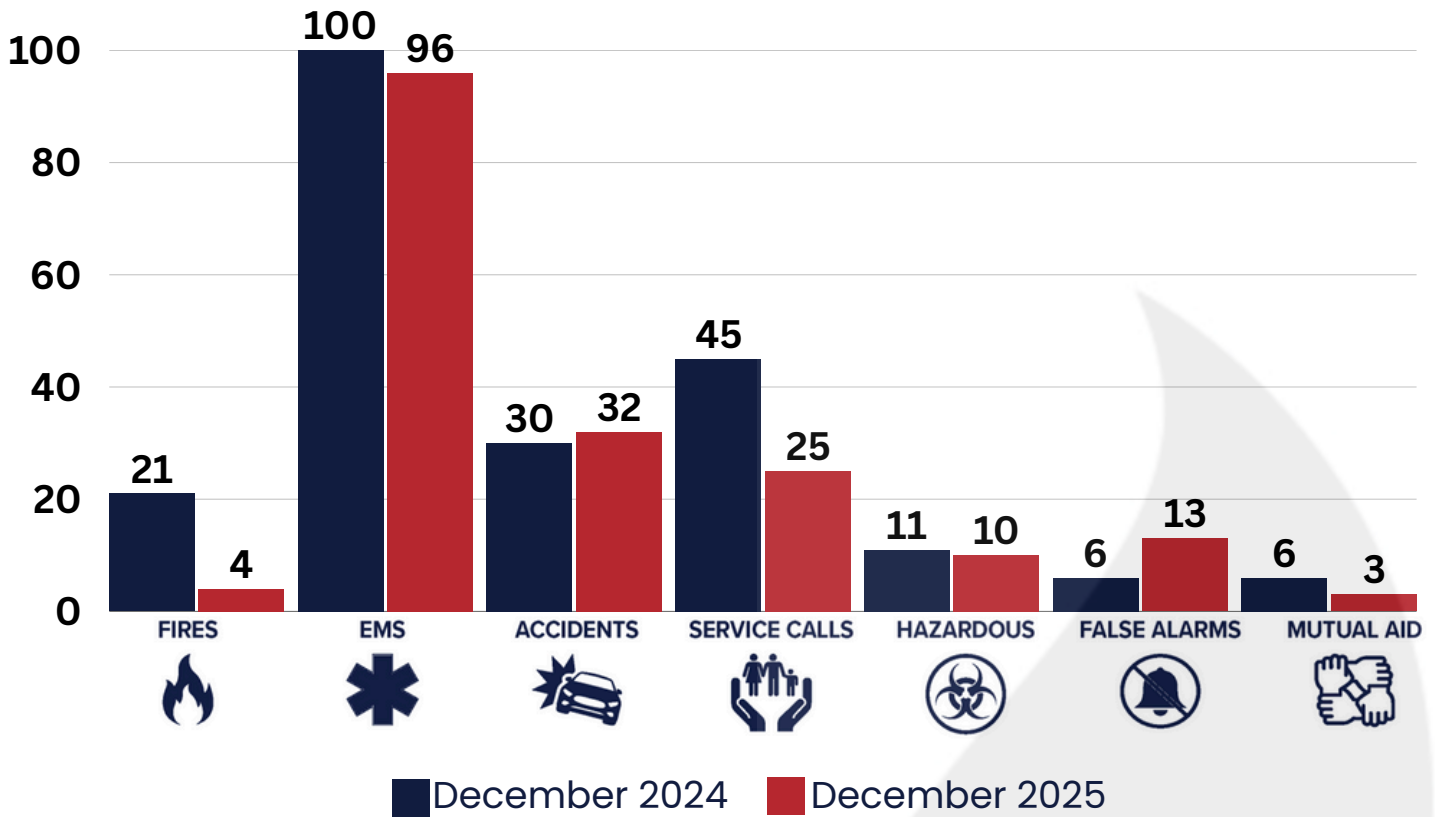
RESPONSE TIME TREND





Monthly Report

Call Volume by Major Category



December 2025

Monthly Report





KAUFMAN POLICE DEPARTMENT MONTHLY REPORT

DECEMBER 2025



EVENTS ATTENDED

- Christmas on the Square
- Kaufman Education Foundation meeting and events
- Funeral Services for Officer Austin Cooley
- Attended the City's Employee Banquet and Luncheon
- Retirement Celebration for Julio Flores

TRAINING

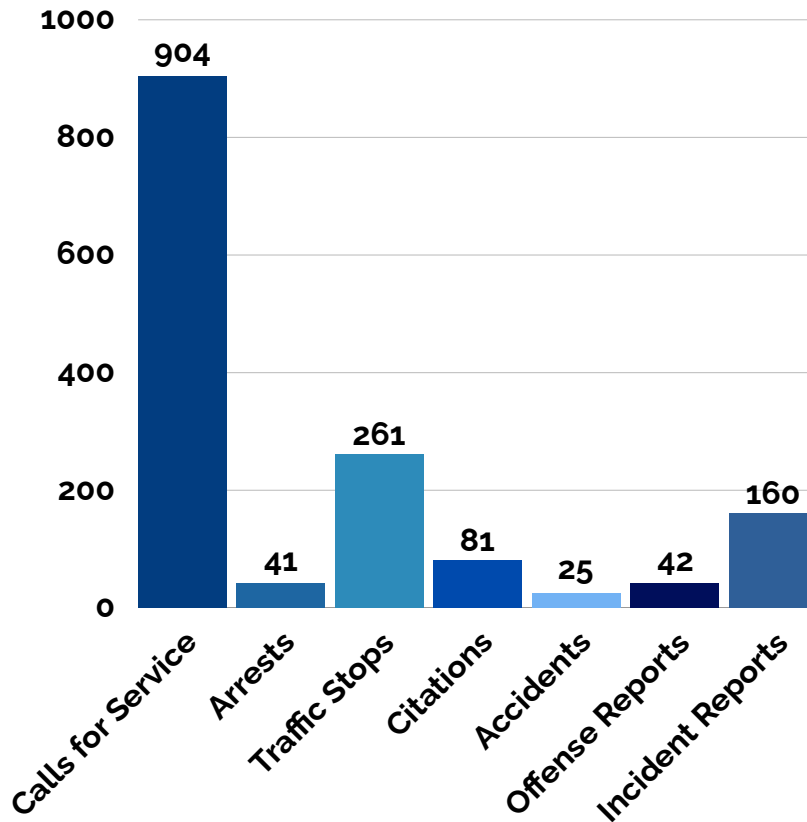
- 2 Police academy cadets are continuing their training
- Sgt. Wagner and Sgt. Rice conducted stop-stick training for all Kaufman PD Officers
- Captain Stastny conducted firearms qualifications for all Kaufman PD Officers





MONTHLY REPORT

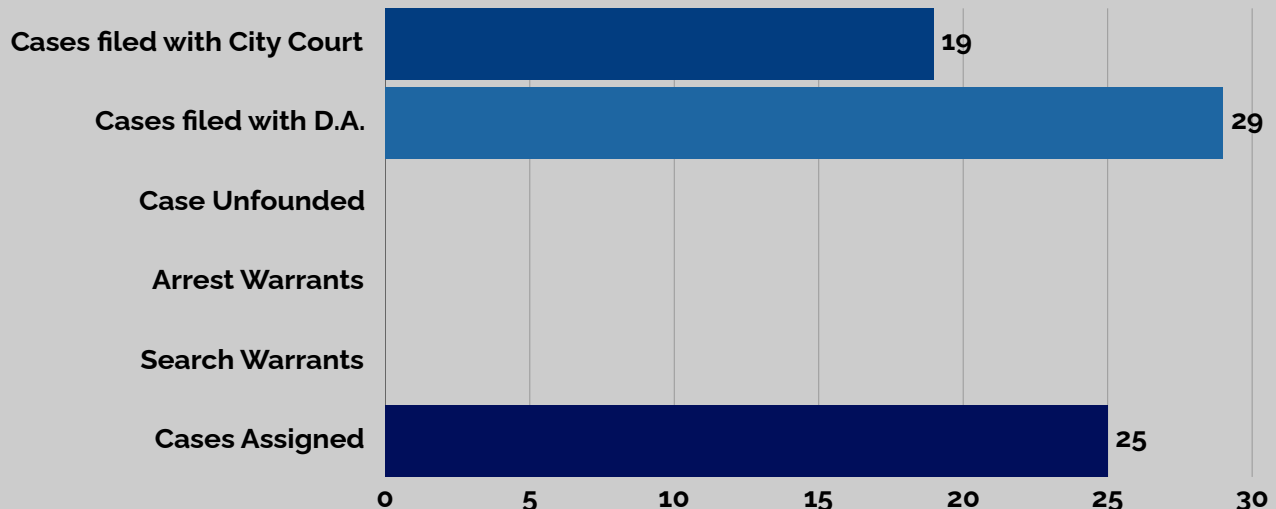
PATROL DIVISION



Response Time
5:23

Security Checks
143

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

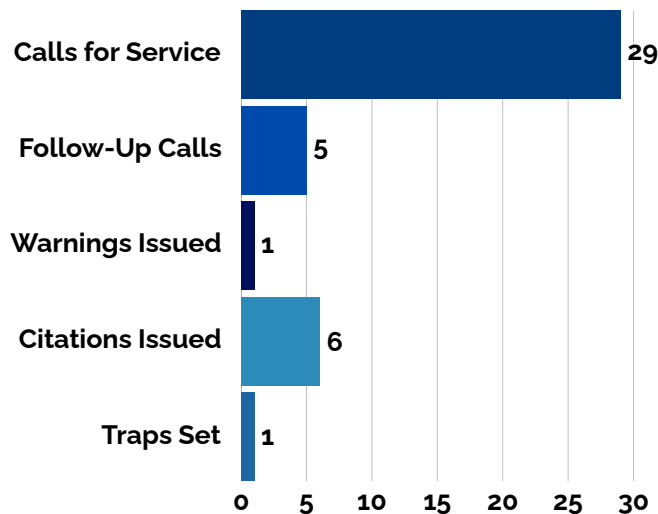


0
Active
Cases



ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 4
- On View - 0
- Non-Domestic - 0

Animals Turned Over



- To Owner - 2
- To Humane Society - 5



Deceased Animals
Recovered - 1



MONTHLY REPORT

Year to Date Comparison Report

01/01/2025 - 12/31/2025

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	56	52	5.66	80	-30.00%
Aggravated Assault	8	6	0.81	7	14.29%
Intimidation	3	3	0.30	0	-
Simple Assault	45	43	4.55	73	-38.36%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	11	4	1.11	15	-26.67%
Counterfeiting/Forgery, Total	5	3	0.51	2	150.00%
Destruction/Damage/Vandalism of Property, Total	49	13	4.95	23	113.04%
Drug/Narcotic Offenses, Total	264	258	26.67	275	-4.00%
Drug Equipment Violations	96	96	9.70	77	24.68%
Drug/Narcotic Violations	168	162	16.97	198	-15.15%
Embezzlement, Total	3	1	0.30	0	-
Extortion/Blackmail, Total	1	1	0.10	3	-66.67%
Fraud Offenses, Total	16	8	1.62	24	-33.33%
False Pretenses/Swindle/Confidence Game	1	1	0.10	4	-75.00%
Credit Card/Automatic Teller Machine Fraud	4	0	0.40	6	-33.33%
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	11	7	1.11	14	-21.43%
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%
Gambling Equipment Violations	0	0	0.00	0	-
Sports Tampering	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	-

MONTHLY REPORT



Year to Date Comparison Report

01/01/2025 - 12/31/2025



Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Kidnapping/Abduction, Total	0	0	0.00	0	-
Larceny/Theft Offenses, Total	82	44	8.28	123	-33.33%
Motor Vehicle Theft, Total	7	2	0.71	8	-12.50%
Pornography/Obscene Material, Total	0	0	0.00	3	-100.00%
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	1	1	0.10	1	0.00%
Sex Offenses, Total	2	1	0.20	4	-50.00%
Fondling	0	0	0.00	1	-100.00%
Rape	2	1	0.20	2	0.00%
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	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	3	-100.00%
Weapon Law Violations, Total	15	15	1.52	23	-34.78%
Group A Offense, Total	514	404	51.93	589	-12.73%
Crimes Against Person, Total	58	53	5.86	84	-30.95%
Crimes Against Property, Total	175	77	17.68	202	-13.37%
Crimes Against Society, Total	281	274	28.39	303	-7.26%
Officers Killed or Assaulted YTD	0			0	-





**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
DECEMBER 2025**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling			
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	8	\$2,663.88	\$249,378.92
Residential Addition			
Electrical			
Mechanical	1	\$100.00	\$4,000.00
Plumbing	5	\$500.00	\$12,500.00
Irrigation	6	\$600.00	\$21,510.00
Fence	1	\$100.00	\$2,300.00
Swimming Pool			
Accessory Structures	1	\$144.00	\$6,000.00
Demolition	6	\$600.00	\$28,000.00
<u>NEW COMMERCIAL</u>			
New Commercial Building	2	\$314,002.50	\$95,900,000.00
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	6	\$4,458.31	\$393,000.00
Commercial Addition			
Signs	2	\$136.80	\$3,280.00
Electrical	1	\$100.00	\$11,500.00
Mechanical	1	\$100.00	\$10,000.00
Plumbing	4	\$400.00	\$53,150.00
Irrigation			
Demolition			
Swimming Pool			
Fence/Screening Wall			
Certificate Of Occupancy	4	\$700.00	
Temporary Use Permit			
TOTALS	48	\$324,605.49	\$96,694,618.92

February 2026						
◀ January					March ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	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 Joint P&Z and Regular City Council Meeting	24 Chamber Banquet & State of the City	25	26	27	28

March 2026						
◀ February					April ▶	
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	14
15	16	17 KKBB Meeting	18	19 Parks & Rec Meeting	20	21 Easter Event
22 Kaufman County Day	23 Kaufman County Day Regular City Council Meeting	24	25	26	27	28
29	30	31				

April 2026						
◀ March						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 Planning & Zoning Meeting	8	9	10 Public Works Equipment Rodeo	11
12	13	14 KEDC Meeting	15	16 Parks & Rec Meeting	17	18
19	20	21 KKBB Meeting	22	23	24	25
26	27 Regular City Council Meeting	28	29	30		