



**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, FEBRUARY 9, 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.**

## CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the December 15, 2025, Work Session and Regular City Council Meeting.
6. 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.
7. 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.
8. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #1 Annual Report.
9. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #2 Annual Report.
10. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #3 Annual Report.
11. Consider and take appropriate action on the FY-25 Tax Increment Reinvestment Zone #4 Annual Report.

## END OF CONSENT AGENDA

## DISCUSSION/ACTION ITEMS

12. 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
13. 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.

14. 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**

15. 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

**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, FEBRUARY 3, 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: 2/9/2026 Date: 02/02/2026

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.<sup>1</sup> 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.<sup>2</sup>

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

---

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

<sup>2</sup> 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

<b><u>Improvements</u></b>	<b><u>Costs</u></b>
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
<b>Total Improvement Costs</b>	<b><u>\$82,740,054</u></b>

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

As of September 30, 2025

BUDGET VS. EXPENDITURES

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

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
	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:

<u>Taxing Jurisdiction</u>	<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value<sup>1</sup></u>	<u>Captured Appraised Value 2024</u>
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.

<b>Taxing Jurisdiction</b>		<b>Base Year</b>	<b>Amount of 2024 Increment</b>	<b>Amount Due Based on Collections</b>	<b>Amount Received Value 2024</b>
<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				\$427,101.86	\$427,101.86
<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				\$153,046.86	\$153,046.86
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: 2/9/2026 Date: 02/02/2026

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<b><u>Improvements</u></b>	<b><u>Costs</u></b>
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
<b>Total Improvement Costs</b>	<b><u>\$23,432,678</u></b>

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

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 <sup>1</sup>	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2025	0	0	(70,321.61)

---

<sup>1</sup> 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>	<u>Invoices for TIRZ during FY 2025</u>
\$ 70,321.61 <sup>1</sup>	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.

<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 #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: 2/9/2026 Date: 02/02/2026

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<b><u>Improvements</u></b>	<b><u>Costs</u></b>
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
<b>Total Improvement Costs</b>	<b>\$24,306,493</b>

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

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>TIRZ #3</u>	<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value<sup>1</sup></u>	<u>Captured Appraised Value 2024<sup>2</sup></u>
City of Kaufman	TIRZ #3	2023	\$757,084	\$748,196	\$20,929

<sup>1</sup> 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.

<sup>2</sup> 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: 2/9/2026 Date: 02/02/2026

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

<b><u>Improvements</u></b>	<b><u>Costs</u></b>
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
<b>Total Improvement Costs</b>	<b>\$14,298,718</b>

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 Date<sup>1</sup></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
<b>Total</b>	<b>\$14,298,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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:
  - \$ 0 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
  - \$ 37,500.00 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:

<b>Taxing Jurisdiction</b>	<b>TIRZ #4</b>	<b>Base Year</b>	<b>Net Taxable Value 2024<sup>1</sup></b>	<b>Base Value<sup>2</sup></b>	<b>Captured Appraised Value 2024</b>
City of Kaufman	TIRZ #4	2024	\$0.00	\$0.00	\$0.00

<sup>1</sup> 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.

<sup>2</sup> 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: 2/9/2026 Date: 02/02/2026

Item #: 5.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**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 Hurtato, 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: 2/9/2026 Date: 02/02/2026

Item #: 6.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Meeting Date: 2/9/2026 Date: 02/02/2026

Item #: 7.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Meeting Date: 2/9/2026 Date: 02/02/2026**

**Item #: 8.**

**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.<sup>1</sup> 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.<sup>2</sup>

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

---

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

<sup>2</sup> 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

<b><u>Improvements</u></b>	<b><u>Costs</u></b>
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
<b>Total Improvement Costs</b>	<b><u>\$82,740,054</u></b>

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

As of September 30, 2025

BUDGET VS. EXPENDITURES

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

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
	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:

<u>Taxing Jurisdiction</u>	<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value<sup>1</sup></u>	<u>Captured Appraised Value 2024</u>
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.

<b>Taxing Jurisdiction</b>		<b>Base Year</b>	<b>Amount of 2024 Increment</b>	<b>Amount Due Based on Collections</b>	<b>Amount Received Value 2024</b>
<i>City of Kaufman</i>	TIRZ #1	\$369,184.89	\$369,184.89	\$369,184.89	\$304,935.70
(.3903555)	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>	TIRZ #1	\$132,326.67	\$132,326.67	\$132,326.67	\$114,150.51
(.139795)	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: 2/9/2026 Date: 02/02/2026**

**Item #: 9.**

**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

<b><u>Improvements</u></b>	<b><u>Costs</u></b>
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
<b>Total Improvement Costs</b>	<b><u>\$23,432,678</u></b>

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

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 <sup>1</sup>	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2025	0	0	(70,321.61)

---

<sup>1</sup> 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>	<u>Invoices for TIRZ during FY 2025</u>
\$ 70,321.61 <sup>1</sup>	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.

<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 #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: 2/9/2026 Date: 02/02/2026**

**Item #: 10.**

**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
<b>Total Improvement Costs</b>	<b>\$24,306,493</b>

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

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>TIRZ #3</u>	<u>Base Year</u>	<u>Net Taxable Value 2024</u>	<u>Base Value<sup>1</sup></u>	<u>Captured Appraised Value 2024<sup>2</sup></u>
City of Kaufman	TIRZ #3	2023	\$757,084	\$748,196	\$20,929

<sup>1</sup> 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.

<sup>2</sup> 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: 2/9/2026 Date: 02/02/2026**

**Item #: 11.**

**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

<b><u>Improvements</u></b>	<b><u>Costs</u></b>
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
<b>Total Improvement Costs</b>	<b>\$14,298,718</b>

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 Date<sup>1</sup></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
<b>Total</b>	<b>\$14,298,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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)
	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:
  - \$ 0 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
  - \$ 37,500.00 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:

<b>Taxing Jurisdiction</b>	<b>TIRZ #4</b>	<b>Base Year</b>	<b>Net Taxable Value 2024<sup>1</sup></b>	<b>Base Value<sup>2</sup></b>	<b>Captured Appraised Value 2024</b>
City of Kaufman	TIRZ #4	2024	\$0.00	\$0.00	\$0.00

<sup>1</sup> 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.

<sup>2</sup> 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
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: 2/9/2026 Date: 02/02/2026

Item #: 12.

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:   
Name: Jeff Jordan  
Title: Mayor  
Date: 11/21/2022

**PROVIDER:**

CAREFLITE

By:   
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 15<sup>th</sup> 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 10<sup>th</sup> to the 14<sup>th</sup> 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 8<sup>th</sup> or 9<sup>th</sup> 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 23<sup>rd</sup> day of May, 2015 to be effective as of the 1<sup>st</sup> 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

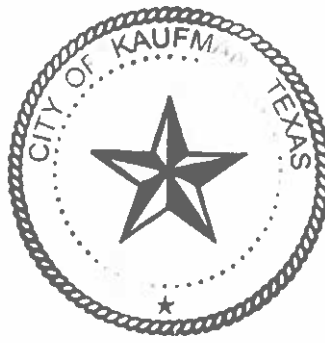
PROVIDER: CAREFLITE

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



***This space intentionally left blank***

## **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 |

*Intentionally left blank*



Meeting Date: 2/9/2026 Date: 02/02/2026

Item #: 13.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**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 9<sup>th</sup> day of February 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: 2/9/2026 Date: 02/02/2026

Item #: 14.

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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 9<sup>th</sup> day of February, 2026.

---

**JEFF JORDAN**  
**MAYOR**

**ATTEST:**

---

**JESSIE HANKS**  
**CITY SECRETARY**

**APPROVED AS TO FORM:**

---

**M. ANN MONTGOMERY**  
**CITY ATTORNEY**

*Among The Stars*

---

THE KAUFMAN CHAMBER  
INVITES YOU TO THE

ANNUAL  
BANQUET

2026

---

TUESDAY **24** 6:00-9:00

---

FEBRUARY

## DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Grant Awarded	2,3,4,5
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Kings Fort Park	PW/Admin		7/27/2022	On hold	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
Crestview/Royal Reconstruction	Public Works		9/1/2023	Construction Underway	5
Phillip's Drainage	Public Works		9/1/2023	Construction Underway	5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	In Progress	2,4,5
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	On Pause	2,3

Discussion Item Report (DIR)  
Completed

DISCUSSION ITEMS REPORT (DIR)  
COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	Development Serv	01/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks &Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2

Discussion Item Report (DIR)  
Completed

Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks &Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	1,2,3,4,5
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5

**DATE:** 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

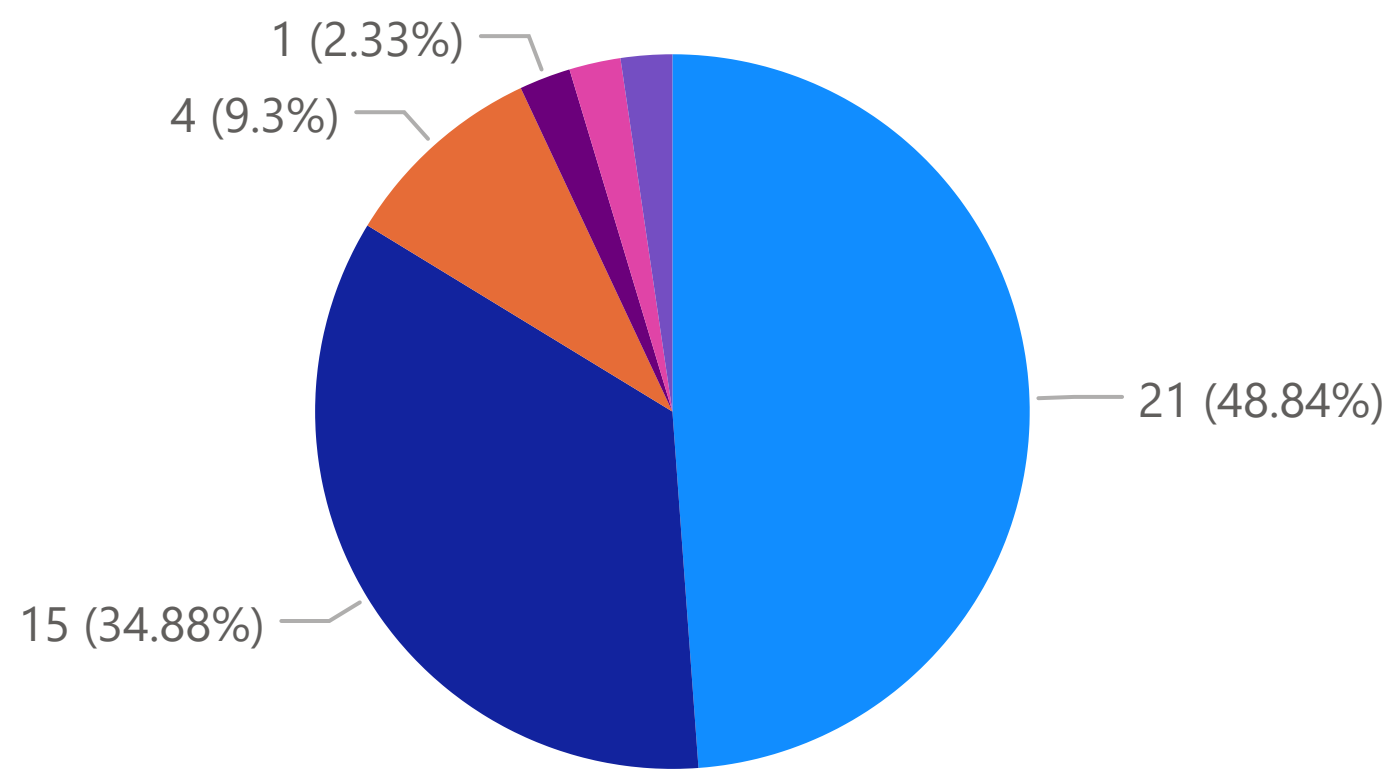
Total Requested Boardings	Completed Boardings	Avg. Boardings Per Service Hr.	Boarding Cancellations	Boarding Cancellations (No-Show)	Cancellation Percentage	Cancellation Percentage (No Show)	
3843	2862	1.81	975	115	25.41%	3%	
Total Requests	Completed Requests	No Drivers Available Requests	Request Cancellations	Request Cancellations (No Show)	Avg. # of Requests per Rider	Avg. Travel Duration	Avg. Travel Distance
3396	2529	6	861	103	8.89	14.47 min	4.73 mi
Mean Wait Time	Median Wait Time	Bookings from Admin Panel	Bookings from Rider Mobile App	Bookings from Rider Web	Flag Down Bookings	Bookings from IVR	Bookings from AI Voice
23.48 min	13.7 min	36.93%	63.03%	0%	0%	0%	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%
<b>Total</b>	<b>156</b>	<b>96</b>	<b>9</b>	<b>94%</b>	<b>62%</b>

## Cancel Reason



### Cancel Reason

- AMA Refused Treatment or Transport
- Cancelled by FD - Prior to Arrival
- Cancelled by LE - Prior to Arrival
- Cancelled by FD - Fire Obtaining A...
- Dead at Scene
- False Call/False Alarm

## 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%
<b>Total</b>	<b>96</b>	<b>100%</b>

## Fractile

Fractile Bin	Count of Transport
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
<b>Total</b>	<b>156</b>

## 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



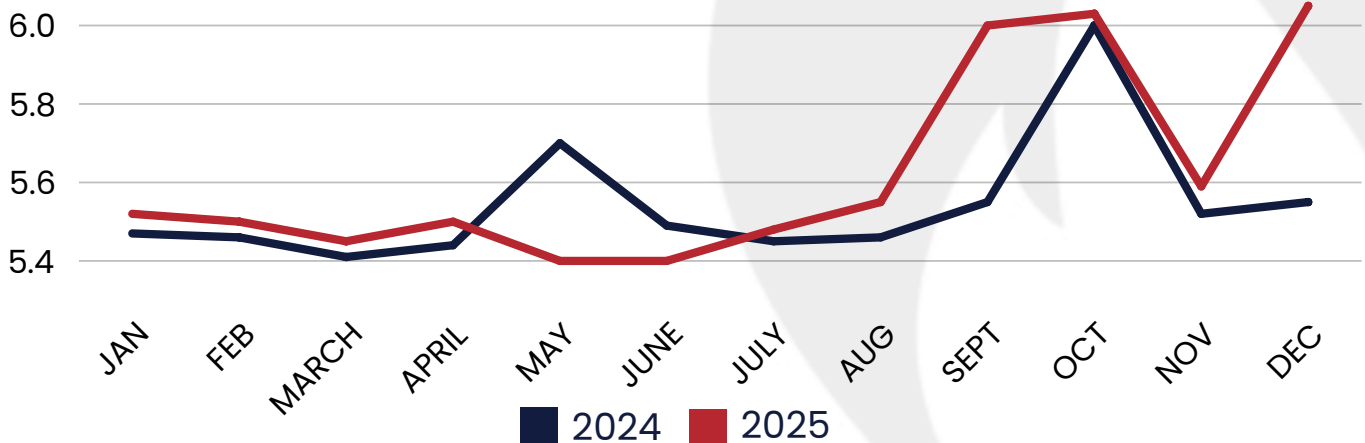
**110**

KIDS AND CITIZENS RECEIVED FIRE PREVENTION PRESENTATIONS

### TRAINING

- Held First Entrance exam and PAT
- Attended Leadership Development Symposium

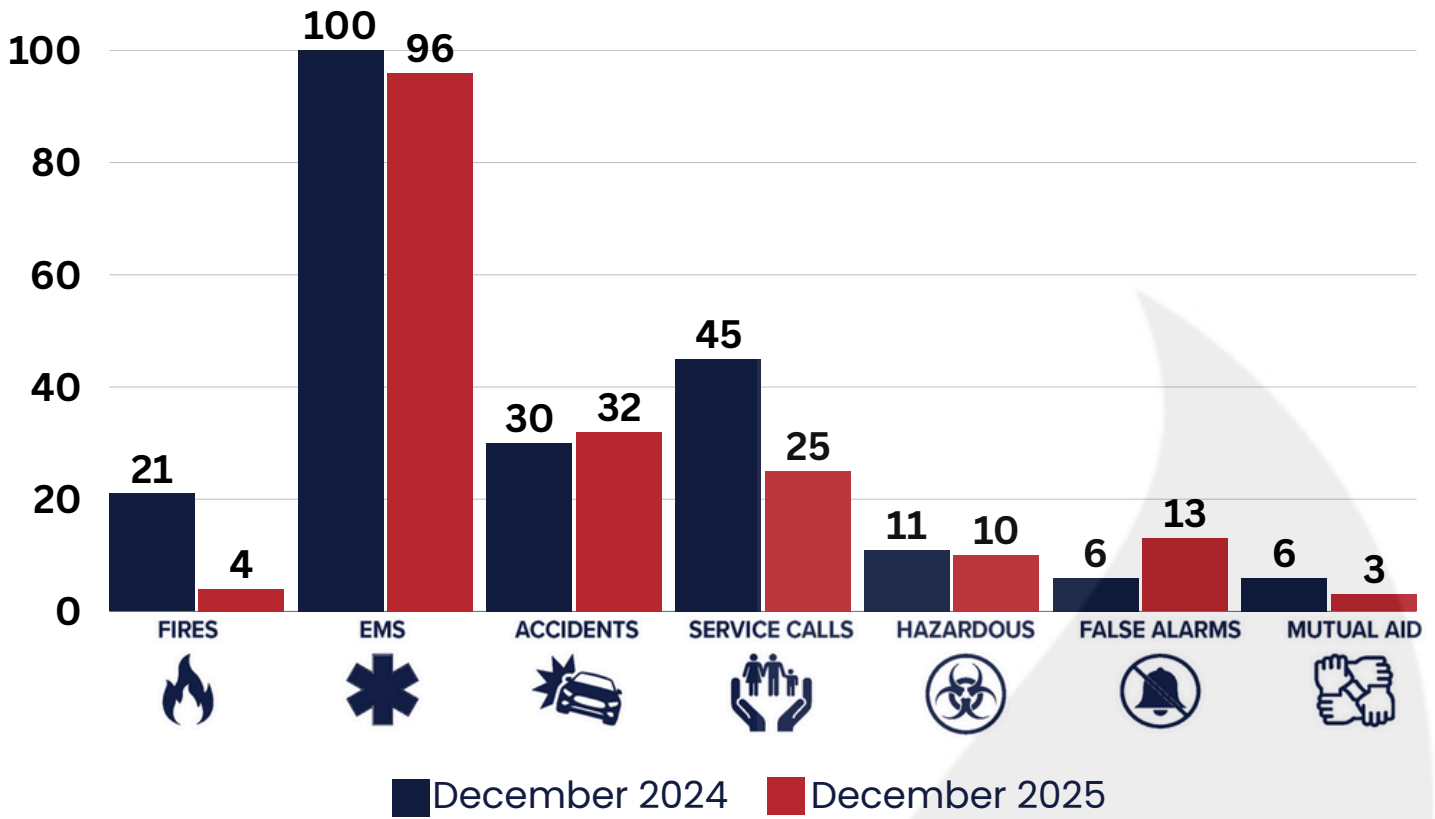
### RESPONSE TIME TREND





# 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

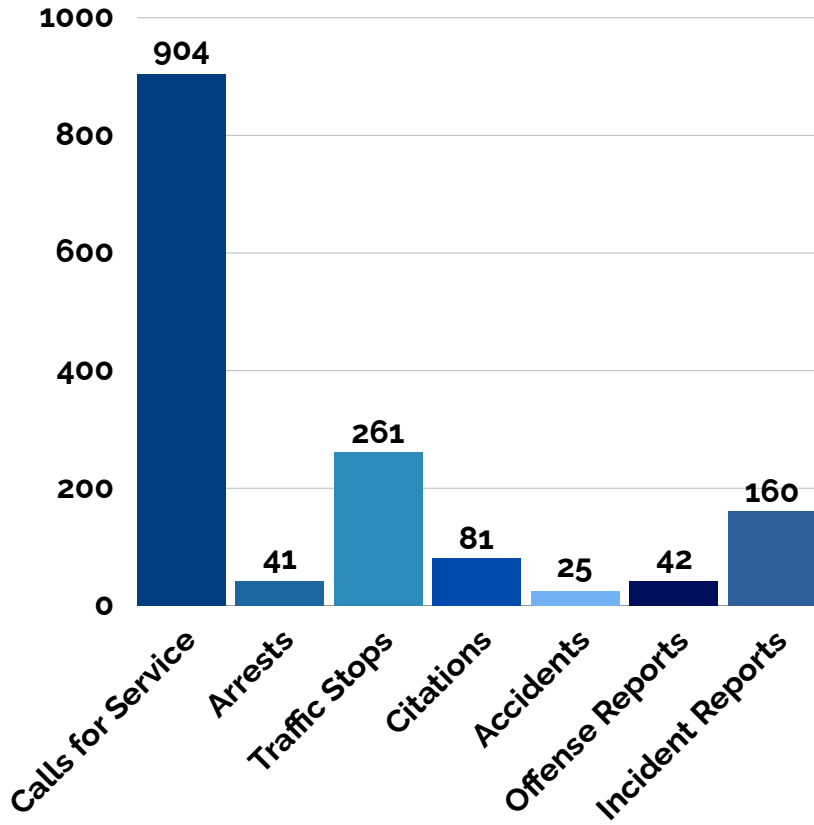
- 2 Police academy cadets are continuing their training
- Sgt. Wagner and Sgt. Rice conducted stop-stick training for all Kaufman PD Officers
- Captain Stastny conducted firearms qualifications for all Kaufman PD Officers





# MONTHLY REPORT

## PATROL DIVISION



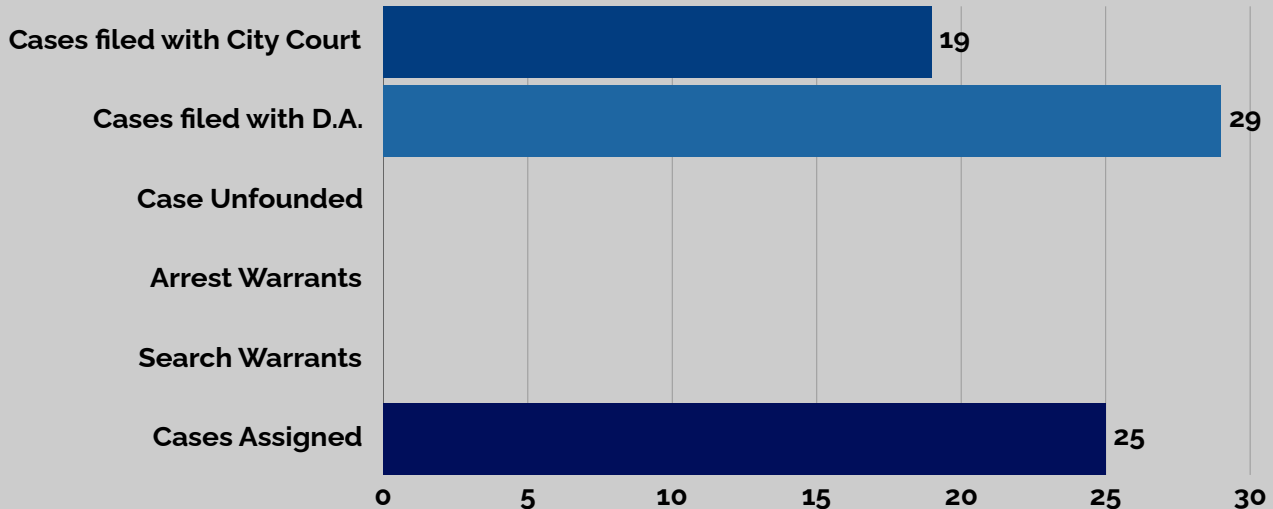
Response Time

**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

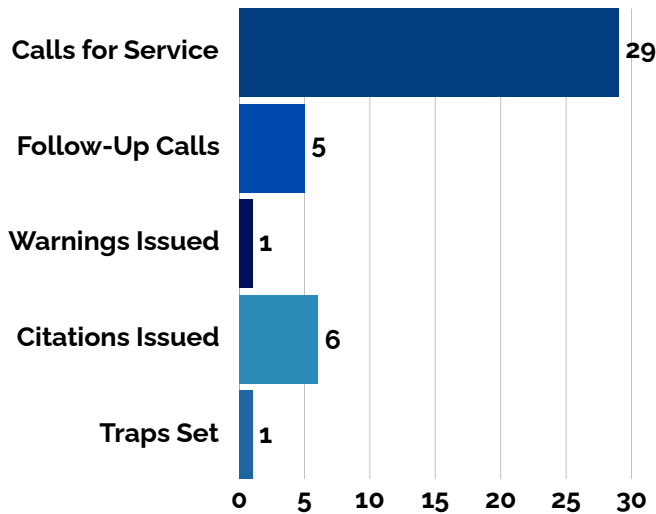


0  
Active  
Cases



## 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%
<b>Group A Offense, Total</b>	<b>514</b>	<b>404</b>	<b>51.93</b>	<b>589</b>	<b>-12.73%</b>
<b>Crimes Against Person, Total</b>	<b>58</b>	<b>53</b>	<b>5.86</b>	<b>84</b>	<b>-30.95%</b>
<b>Crimes Against Property, Total</b>	<b>175</b>	<b>77</b>	<b>17.68</b>	<b>202</b>	<b>-13.37%</b>
<b>Crimes Against Society, Total</b>	<b>281</b>	<b>274</b>	<b>28.39</b>	<b>303</b>	<b>-7.26%</b>
<b>Officers Killed or Assaulted YTD</b>	<b>0</b>			<b>0</b>	<b>-</b>





**DEVELOPMENT SERVICES  
MONTHLY BUILDING REPORT  
DECEMBER 2025**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<b><u>NEW RESIDENTIAL</u></b>			
Single Family Dwelling			
Multi-Family			
<b><u>OTHER RESIDENTIAL</u></b>			
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
<b><u>NEW COMMERCIAL</u></b>			
New Commercial Building	2	\$314,002.50	\$95,900,000.00
<b><u>OTHER COMMERCIAL</u></b>			
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			
<b>TOTALS</b>	<b>48</b>	<b>\$324,605.49</b>	<b>\$96,694,618.92</b>

February 2026						
◀ January						March ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10 <b>KEDC Meeting</b>	11	12	13 Last Day to File for Election	14
15	16 City Hall Closed- Presidents' Day	17 <b>KKBB Meeting</b>	18	19 <b>Parks &amp; Rec Meeting</b>	20	21
22	23 <b>Joint P&amp;Z and Regular City Council Meeting</b>	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 <b>Planning &amp; Zoning Meeting</b>	4	5	6	7
8	9	10 <b>KEDC Meeting</b>	11	12	13	14
15	16	17 <b>KKBB Meeting</b>	18	19 <b>Parks &amp; Rec Meeting</b>	20	21 Easter Event
22 Kaufman County Day	23 Kaufman County Day  <b>Regular City Council Meeting</b>	24	25	26	27	28
29	30	31				

April 2026						
◀ March						May ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 <b>Planning &amp; Zoning Meeting</b>	8	9	10 Public Works Equipment Rodeo	11
12	13	14 <b>KEDC Meeting</b>	15	16 <b>Parks &amp; Rec Meeting</b>	17	18
19	20	21 <b>KKBB Meeting</b>	22	23	24	25
26	27 <b>Regular City Council Meeting</b>	28	29	30		