



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, FEBRUARY 23, 2026
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.**

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 provide direction to staff regarding Kings Fort Park.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items.

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

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

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

RECOGNITION

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

7. 2024 GFOA's Distinguished Budget Presentation Award & Certificate of Achievement for Excellence in Financial Reporting

REPORTS

8. Receive an update and discussion regarding the following:
 - a. The Annual Report for the Kaufman Fire Department for the Calendar Year 2025.
 - b. The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2025.

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from the February 9, 2026, TIRZ #1, TIRZ #2, TIRZ #3, TIRZ #4, and Regular City Council Meeting.
10. Consider and take appropriate action regarding Resolution R-02-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents (\$.10) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.
11. Consider and take appropriate action regarding Resolution R-03-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of four cents (\$.04) per capita to the steering committee to fund regulatory and activities related to Atmos Energy Corporation.
12. Consider and take appropriate action on the cancellation of the Special City Council meeting scheduled for Wednesday, May 13, 2026, to canvass the Election Returns.

END OF CONSENT AGENDA

PUBLIC HEARING

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

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action on Resolution R-04-26, 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)
15. Consider and take appropriate action on an Economic Development Agreement between the City and Developer LCH Holdings, authorizing a grant of \$100,000 to reimburse funds expended by Developer for the construction of White Oaks Drive to provide a connection to Highway 175 as a Connecting Road, and authorizing payment of the Connecting Road Grant pursuant to the Freeman Farms Kaufman Development Agreement dated January 4, 2022, as subsequently assigned from Kaufman One WW, LLC, and its assignee Freeman Farms, a Series of EIS Development II, LLC; and authorize the Mayor to execute necessary documents.
16. First Reading: Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-31-20 approving the Contract for Collection of Solid Waste, an exclusive franchise agreement with Republic Waste Services of Texas, LTD., ("Franchise Agreement"), in order to approve the Third Amendment to the Franchise Agreement as set forth in Exhibit "A" thereto; providing for two readings in accordance with City Charter; providing for the incorporation of premises; approving the Third Amendment to the Franchise Agreement adopting an updated Term and Modification of Rates and repealing all conflicting terms of prior amendments to the Franchise Agreement and Ordinance No. O-31-20; authorizing the Mayor to execute the amended agreement upon its final approval; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.
17. Consider and take appropriate action on Ordinance O-05-26, an ordinance of the City Council of the City of Kaufman, Texas, creating a Kaufman Downtown Design Review Committee ("Committee"); prescribing the purpose, composition, function, duties, accountability and tenure of the Committee in accordance with Article VIII of the City's Home Rule Charter; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.
18. Consider and take appropriate action on Ordinance O-06-26, an ordinance of the City Council of the City of Kaufman, Texas, declaring unopposed candidates by certification and canceling the May 2, 2026, General Election for City Council Members; and providing an effective date.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

19. Receive an update and discussion regarding the following:
 - a. Kaufman Chamber of Commerce Banquet - February 24
 - b. Joint Planning & Zoning Commission and City Council Meeting - Comprehensive Plan - March 9 at 6:00 p.m.
 - c. Kaufman County Days - March 22 & 23
 - d. Discussion Items Report (DIR)

- e. STAR Transit Ridership Report - January 2026
- f. Careflite Compliance Report - January 2026
- g. Fire Department Monthly Report - January 2026
- h. Police Department Monthly Report - January 2026
- i. Development Services Monthly Report - January 2026
- j. Monthly Calendars Attached

EXECUTIVE SESSION

20. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Section 551.071. Consultation with Attorney (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: development agreements, contractual obligations, and ordinances; Enclave Development; Kaufman County MUD #16
 - b. Sec. 551.074. PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Performance Evaluation - City Manager

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

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON TUESDAY, FEBRUARY 17, 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: 2/23/2026

Date: 02/03/2026

Item #: b.

Dept.: Police

Presentation

SUBJECT:

The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2025.

BACKGROUND:

For the Calendar year of 2025, overall, Part 1 crime as reported on the National Incident-Based Reporting System (NIBRS) to the FBI was down -41.22 % over last year which is a total change of -54 offenses (158 offenses in 2024 down to 104 offenses in 2025). We were down in the following Part 1 offenses, Agg. Assault (-2) with 4 cases (3 arrests), Burglary (-3) with 11 cases, Theft (-39) with 80 cases, Auto Theft (-4) with 5 cases for 2025. The following Part 1 offense stayed the same: Murder at zero (0), Rape at 3 cases, Robbery with 1 case in 2025.

Kaufman Wal-Mart and other retail stores continue to drive our theft offenses in the city with a total of 80 theft cases reported for 2025. The largest crime category this year again is "Shoplifting" thefts with 50 cases of that (45 cases) were from Wal-Mart, (3 cases) from CVS, (1 case) Tractor Supply, and (1 case) at Dollar General (S. Washington St.).

Our department continues to focus on persons, places, and behaviors, using timely intelligence and crime analysis to combat crime in the City of Kaufman. The growth continues in our city and together with the help of our citizens we can work to reduce crime and the effects of crime in our city.

During the year 2025, we answered 6,400 calls for service and worked 208 traffic accidents. We also arrested 767 individuals even though the Kaufman County Sheriff's Office still denies the arrest of Class C misdemeanors. We also made 4,906 traffic contacts resulting in warnings, citations, and arrests for criminal charges. We filed a total of 624 Class B Misdemeanors-Felony cases with the Kaufman County District Attorney's Office in 2025.

2025 was a challenging and busy year for our Police Department. Working with limited personnel has been an ongoing challenge and we have made many adjustments to make it work. Due to prior resignations and a shortage of interested and qualified applicants, the department has been below minimum staffing for many years. We currently have two (2) Cadets in the East Texas A&M Regional Law Enforcement Training Academy. We currently have three open Police Officer Positions, and we are continuing to recruit new Officers. Our goal in 2025 is to continue to improve our relationship with our community and to return to a fully staffed Police Department to best serve the citizens and visitors to the City of Kaufman.

Author:
Les Edwards, Police Chief

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: No recommendation required.

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



Meeting
Date: 2/23/2026

Date: 02/03/2026

Item #: 9.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the February 9, 2026, TIRZ #1, TIRZ #2, TIRZ #3, TIRZ #4, and Regular City Council Meeting.

BACKGROUND:

The minutes from the February 9, 2026, TIRZ #1, TIRZ #2, TIRZ #3, TIRZ #4, 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 February 9, 2026, TIRZ #1, TIRZ #2, TIRZ #3, TIRZ #4, and Regular City Council Meeting as presented.

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



**MINUTES OF THE
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 #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.**

Vice Chairman Phillips called the TIRZ #2 meeting to order at 6:01 P.M. Board Members present were Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Chairman Jeff Jordan and Board Members Terry Crow and Bettye Mayfield were absent. Vice Chairman Phillips declared 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.

Alexus Montalvo, TIRZ Manager with Municap, Inc., presented the FY-25 Tax Increment Reinvestment Zone #2 annual report.

Board Member Nelson made a motion to recommend approval of the FY-25 Tax Increment Reinvestment Zone #2 annual report. The motion was seconded by Board Member Gillenwater and passed 6/0.

TIRZ #2 ADJOURNMENT

There being no further business, Vice Chairman Phillips adjourned the TIRZ #2 meeting at 6:05 P.M.

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

Vice Chairman Phillips called the TIRZ #3 meeting to order at 6:05 P.M. Board Members present were Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Jason Nelson, and Ashlea Longenecker. Chairman Jordan was absent. Vice Chairman Phillips declared 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.

Alexus Montalvo, TIRZ Manager with Municap, Inc., presented the FY-25 Tax Increment Reinvestment Zone #3 annual report.

Board Member Gillenwater made a motion to recommend approval of the FY-25 Tax Increment Reinvestment Zone #3 annual report. The motion was seconded by Board Member Nelson and passed 6/0.

TIRZ #3 ADJOURNMENT

There being no further business, Vice Chairman Phillips adjourned the TIRZ #3 meeting at 6:09 P.M.

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.**

Vice Chairman Phillips called the TIRZ #4 meeting to order at 6:09 P.M. Board Members present were Matt Phillips, Lisa Parker, Charles Gillenwater, Quattro Borders, Jason Nelson, and Ashlea Longenecker. Chairman Jeff Jordan was absent. Vice Chairman Phillips declared 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.

Alexus Montalvo, TIRZ Manager with Municap, Inc., presented the FY-25 Tax Increment Reinvestment Zone #4 annual report.

Board Member Borders made a motion to recommend approval of the FY-25 Tax Increment Reinvestment Zone #4 annual report. The motion was seconded by Board Member Parker and passed 6/0.

TIRZ #4 ADJOURNMENT

There being no further business, Vice Chairman Phillips adjourned the TIRZ #4 meeting at 6:12 P.M.

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

Chairman Jordan called the TIRZ #1 meeting to order at 6:18 P.M. Board Members present were Jeff Jordan, Matt Phillips, and Charles Gillenwater. Board Members Barry Ratcliffe and Terry Crow were absent. Chairman Jordan declared 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.

Alexus Montalvo, TIRZ Manager with Municap, Inc., presented the FY-25 Tax Increment Reinvestment Zone #1 annual report.

Board Member Gillenwater made a motion to recommend approval of the FY-25 Tax Increment Reinvestment Zone #1 annual report. The motion was seconded by Board Member Phillips and passed 3/0.

TIRZ #1 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the TIRZ #1 meeting at 6:23 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 6:23 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Jason Nelson, Charles Gillenwater, Ashlea Longenecker, Lisa Parker, and Quattro Borders. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Fire Chief Brian Watson, Police Captain 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.

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.

Councilmember Nelson made a motion to approve Consent Agenda items 5 through 11 as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

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

Councilmember Nelson made a motion to approve 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. The motion was seconded by Councilmember Longenecker and passed 7/0.

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.

Ms. Hanks informed the Council about the statutory requirement to call the General Election for May 2, 2026, for the purpose of electing three (3) people to serve as Council members. She added that this Ordinance would authorize the city to enter into a contract with Kaufman County for election services.

Councilmember Gillenwater made a motion to approve 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. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

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.

Ms. Balthrop Mendoza explained the need for the City Council to accept the public improvements for City Lakes Park and the reason for the backdating of the warranty period.

Councilmember Nelson made a motion to approve Resolution R-01-26, accepting Public Improvements for City Lakes Park and establishing the date for a two (2) year warranty period. The motion was seconded by Councilmember Parker and passed 7/0.

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

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

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 6:29 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 2/23/2026

Date: 02/03/2026

Item #: 10.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action regarding Resolution R-02-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of ten cents (\$.10) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

BACKGROUND:

Purpose of the Resolution

The City of Kaufman is a member of a 174-member city coalition known as the Steering Committee of Cities Served by Oncor (Steering Committee). The resolution approves the assessment of a ten cent (\$0.10) per capita fee to fund the activities of the Steering Committee.

Why this Resolution is Necessary

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over three decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-02-26 as presented.

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

RESOLUTION NO. R-02-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING THE PAYMENT OF TEN CENTS (\$0.10) PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas ("City"), is a regulatory authority under the Public Utility Regulatory Act ("PURA") and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC ("Oncor") within the municipal boundaries of the City; and

WHEREAS, the Steering Committee of Cities Served By Oncor ("Steering Committee") has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission of Texas dockets and projects, as well as court proceedings and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee at its December 2025 meeting set a budget for 2026 that compels an assessment of ten cents (\$0.10) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities, which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

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

SECTION 2. That the City is authorized to continue its participation with and membership in the Steering Committee to protect the interests of the City of Kaufman and protect the interests of the customers of Oncor residing and conducting business within the City limits.

SECTION 3. The City is further authorized to pay its assessment to the Steering Committee of ten cents (\$0.10) per capita based on the population figures for the City shown in the latest Texas Municipal League Directory of City Officials.

SECTION 4. A copy of this Resolution and the assessment payment check made payable to "*Steering Committee of Cities Served by Oncor*" shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney's Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

SECTION 5. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the 23rd day of February 2026, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Kaufman, Texas.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 2/23/2026

Date: 02/03/2026

Item #: 11.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action regarding Resolution R-03-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of four cents (\$.04) per capita to the steering committee to fund regulatory and activities related to Atmos Energy Corporation.

BACKGROUND:

This resolution is for the annual assessment to remain a member of the Atmos Steering Committee. See attached staff report and resolution.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-03-26 as presented.

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

RESOLUTION NO. R-03-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING CONTINUED PARTICIPATION WITH THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FOUR CENTS (\$.04) PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas ("City") is a regulatory authority under the Gas Utility Regulatory Act (GURA) and has exclusive original jurisdiction over the rates and services of Atmos Energy Corporation, Mid-Tex Division ("Atmos") within the municipal boundaries of the City; and

WHEREAS, the Atmos Cities Steering Committee ("ACSC") has historically intervened in Atmos rate proceedings and gas utility-related rulemakings to protect the interests of municipalities and gas customers residing within municipal boundaries; and

WHEREAS, ACSC is participating in Railroad Commission dockets and projects, as well as court proceedings and legislative activities, affecting gas utility rates; and

WHEREAS, the City is a member of ACSC; and

WHEREAS, in order for ACSC to continue its participation in these activities which affects the provision of gas utility service and the rates to be charged, it must assess its members for such costs.

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

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

SECTION 2. That the City is authorized to continue its participation and membership in the ACSC to protect the interests of the City of Kaufman and protect the interests of the customers of Atmos residing and conducting business within the City limits.

SECTION 3. The City is further authorized to pay its 2026 assessment to the ACSC in the amount of four cents (\$0.04) per capita based on the population figures for the City shown in the latest Texas Municipal League Directory of City Officials.

SECTION 4. A copy of this Resolution and approved assessment fee payable to "City of Arlington, c/o Atmos Cities Steering Committee" shall be sent to:

City of Arlington
Brandi Stigler
PO Box 90231
Arlington, Texas 76004

SECTION 5. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED this 23rd day of February 2026, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Kaufman, Texas.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 2/23/2026

Date: 02/17/2026

Item #: 12.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the cancellation of the Special City Council meeting scheduled for Wednesday, May 13, 2026, to canvass the Election Returns.

BACKGROUND:

Due to the General Election being canceled, there is no need to hold the Special City Council Meeting on Wednesday, May 13, 2026, to canvass the Election Returns.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the cancelation of the Special City Council Meeting on Wednesday, May 13, 2026.

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



Meeting
Date: 2/23/2026

Date: 02/02/2026

Item #: 13.

Dept.: Development
Services

PZ Item

SUBJECT:

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

BACKGROUND:

See the attached January 6, 2026, Planning and Zoning Commission Report and attachments.

Author:
Martin Mares, Senior Planner

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-02-26, approving zoning case Z-01-26, for a request to rezone approximately 2.166 acres from Agriculture-Open (A-O) to Single Family (SF-20), and amend the official Zoning Map of the City.



Planning and Zoning Commission Report

Meeting Date: January 6, 2026

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

BACKGROUND/SUMMARY:

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

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

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

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

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

Concept Plan:

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

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



Land Use Plan:

Thoroughfare Plan:

REVIEW CRITERIA:

A. Compatibility with Surrounding Area

B. Infrastructure and Public Services

C. Availability of Similar Zoned Land

D. Development Trends

E. Impact on Other Areas

Page 2

F. Public Health, Safety, and Welfare

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

PROPERTY OWNER RESPONSES:

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

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

RECOMMENDATION:

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

ATTACHMENTS:

Location Map

Exhibit A – Property Description

Exhibit B – Concept Plan

Martin Mares

Senior Planner

972-932-2216 ext. 141

MMares@kaufmantx.org

ORDINANCE O-02-26

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING CHAPTER 9A, "ZONING ORDINANCE", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, AND THE OFFICIAL ZONING MAP OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 2.166 ACRE TRACT OF LAND (PROPERTY ID 5431), SITUATED IN THE D. FALCON SURVEY, TRACT 820.00, ABSTRACT NUMBER A0151, DEED RECORDS OF KAUFMAN COUNTY, TEXAS, COMMONLY KNOWN AS 5176 TABOT PARKWAY, MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" (THE "PROPERTY" FROM AGRICULTURE-OPEN (A-O) TO SINGLE FAMILY (SF-20); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

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

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

WHEREAS, at its regular meeting held on the 23rd day of February, 2026, the City Council held a public hearing for the proposed request to rezone the Property from Agriculture-Open District ("A-O") to Single-Family Estate Residential-20 District ("SF-20"); and

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

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

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

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

SECTION 3. ZONING MAP AMENDMENT. The official Zoning Map of the City of Kaufman, Texas, shall be amended and annotated to show the change in zoning classification of the Property from Agriculture-Open District ("A-O") to Single-Family Estate Residential-20 District ("SF-20"), thereon.

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

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

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

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

PASSED AND APPROVED this 23rd day of February 2026.

**JEFF JORDAN
MAYOR**

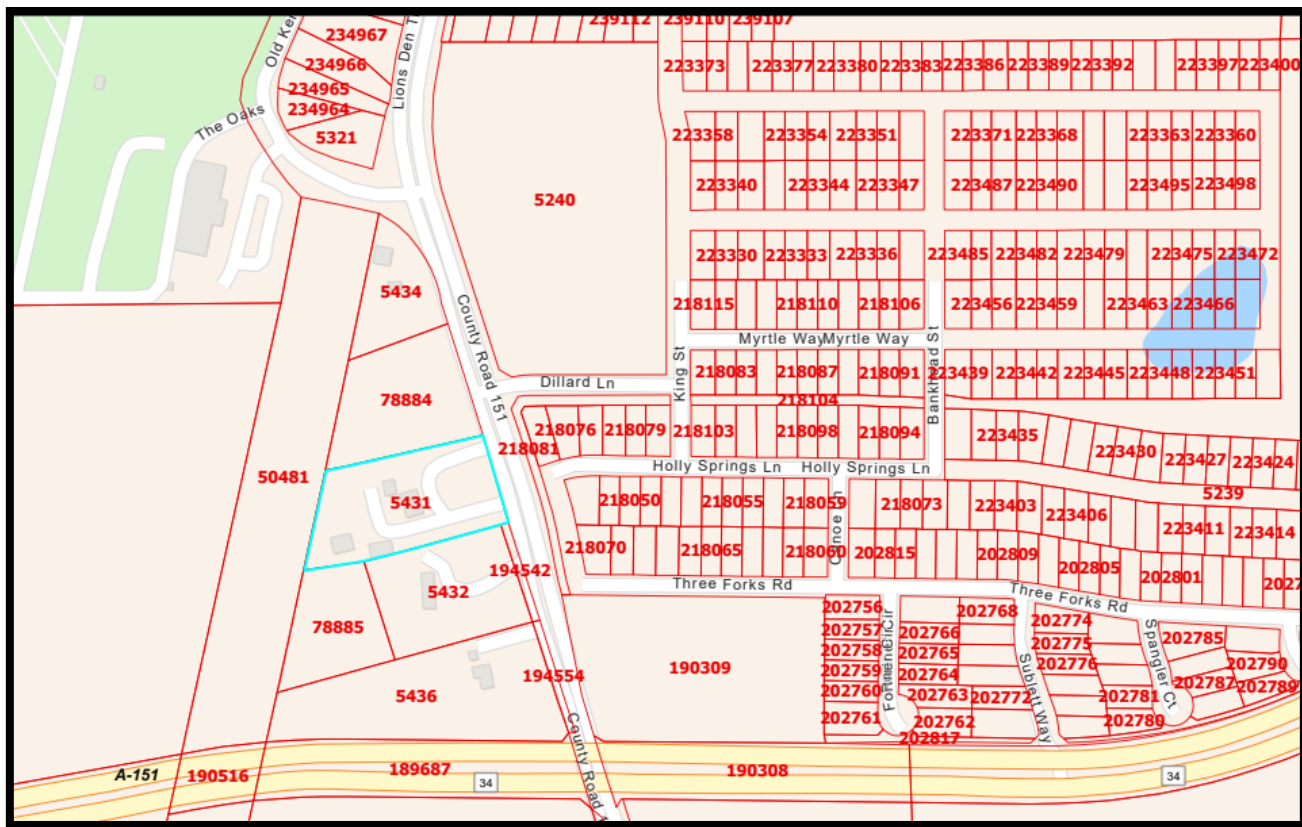
ATTEST:

**JESSIE HANKS
CITY SECRETARY**

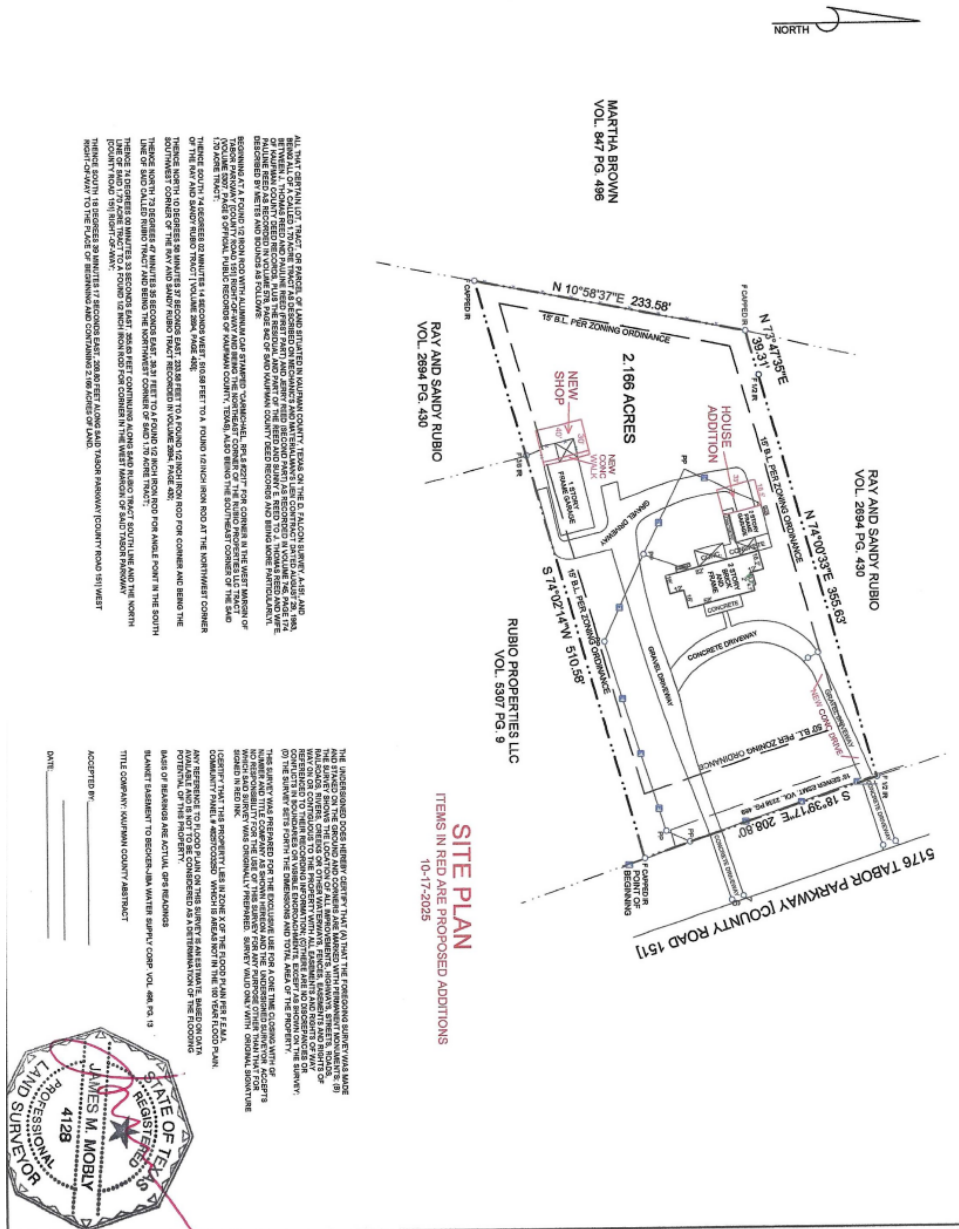
APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

Z-01-26
Property ID 5431
Location Map



Z-01-26
Property ID 5431
Property Description





Meeting
Date: 2/23/2026

Date: 02/11/2026

Item #: 14.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-04-26, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 6; setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto. (Enclave at Kings Fort)

BACKGROUND:

Due to the cancellation of the January Regular City Council Meeting, the city must restart the process for this item.

This Preliminary Service and Assessment Plan (PSAP) for consideration is for The Enclave at Kings Fort (Public Improvement District No. 6), as well as setting a public hearing for March 23, 2026, regarding the proposed levy of assessments. All stakeholders had the opportunity to review/edit this document to ensure compliance with statutes and the intent of the assessment levy.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-04-26 as presented.

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

RESOLUTION NO. R-04-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 6; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO.

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

WHEREAS, the City received a petition from the owner of approximately 41 acres of land within the corporate limits of the City (the "*Petitioner*"), submitted and filed with the City Secretary of the City a petition (the "*Petition*") requesting the establishment of a public improvement district pursuant to the Act, such district to include the property described by metes and bounds in Exhibit A (the "*Property*"), each attached hereto and incorporated herein for all purposes; and

WHEREAS, on March 19, 2024, the City Council accepted the Petition and called a public hearing for April 22, 2024, on the creation of Kaufman Public Improvement District No. 6 (the "*District*") and the advisability of the improvements; and

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

WHEREAS, the City Council opened and conducted such public hearing on the advisability of the improvements and the creation of the District, and closed such hearing on April 22, 2024; and

WHEREAS, the City Council approved the creation of the District by Resolution No. R-13-24, approved on April 22, 2024 (the "Creation Resolution") and such Resolution was filed in the real property records of Kaufman County; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for certain public improvements within Phase #1 (the "*Authorized Improvements*") of the District (the "*Preliminary Plan*"), such Preliminary Plan attached hereto as Exhibit B, covers a period of at least five years and defines the annual indebtedness and the projected costs of the Authorized Improvements within the District; and

WHEREAS, the Preliminary Plan also includes assessment plans that apportion the cost of an Authorized Improvement to be assessed against property within Phase #1

of the District and such apportionment is made on the basis of special benefits accruing to the assessed property within Phase #1 of the District because of the Authorized Improvements; and

WHEREAS, the City Council also directed the preparation of an assessment roll for Phase #1 of the District that states the assessment against each parcel of land within the District (the "Assessment Roll") and such proposed Assessment Roll is attached to and a part of the Preliminary Plan; and

WHEREAS, after determining the total costs of the Authorized Improvements for Phase #1 of the District, the City Council notes that the Preliminary Plan and proposed Assessment Roll may be changed as the City Council deems appropriate before such Preliminary Plan and proposed Assessment Roll are adopted as final by the City Council; and

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

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

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

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

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

Section 2. Calling Public Hearing. The City Council hereby calls a public hearing (the "Public Hearing") for 6:30 p.m. on March 23, 2026 at the regular meeting place of the City, the City Council Chamber at Kaufman City Hall, 209 S. Washington, Kaufman, Texas 75142, to consider approving the Preliminary Plan, with such changes and amendments as the City Council deems necessary, and the proposed Assessment Roll with such amendments to the assessments on any parcel as the City Council deems necessary, as the final Service and Assessment Plan (the "Final Plan") and final Assessment Roll (the "Final Roll") for the District. After all objections made at such hearing have been heard, the City Council may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan, including the Final Roll; (ii) specify the method of payment of the assessments; and (iii) provide that assessments be paid in periodic installments. Notice of the Public Hearing setting out the matters required by Section 372.016 of the Act shall be given by publication at least eleven (11) days before the date of the hearing, in a newspaper of general circulation in

the City. Notice of such hearing shall also be given by the City Secretary, by mailing a copy of the notice containing the information required by Section 372.016(b) of the Act to the last known address of each owner of property liable for an assessment in the proposed Final Roll as reflected on the tax rolls of the Kaufman County Appraisal District. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and contend for or contest the Preliminary Plan and the Final Roll, and the proposed assessments and offer testimony pertinent to any issue presented on the amount of the assessments, purpose of the assessments, special benefit of the assessments, and the costs of collection and the penalties and interest on delinquent assessments. At or on the adjournment of the hearing conducted pursuant to Section 372.016 on the proposed assessments, the City Council must hear and pass on any objection to a proposed assessment. The City Council may amend a proposed assessment on any parcel in the District. The failure of a property owner to receive notice does not invalidate the proceeding.

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

Section 4. Conduct of Public Hearing. The City Council shall convene at the location and at the time specified in the notice described above for the Public Hearing and shall conduct the Public Hearing in connection with its consideration of the Final Plan, including the Final Roll, for Phase #1 of the District and the levy of the proposed assessments, including costs of collection, penalties and interest on delinquent assessments. At the Public Hearing, the City Council will hear and pass on any objections to the Preliminary Service and Assessment Plan and the proposed Assessment Roll and the levy of the proposed assessments (which objections may be written or oral). At or on the adjournment of the Public Hearing, the City Council may amend a proposed assessment on any parcel in the District. After all objections, if any, have been heard and passed upon, the City may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan and Final Roll for the District, (ii) specify the method of payment of the assessments, and (iii) provide that the assessments be paid in periodic installments.

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

Section 6. Further Action. The City Secretary is hereby authorized and directed to take such other actions as are required, including providing notice of the Public Hearing as required by the Texas Open Meetings Act and placing the Public Hearing on the agenda for the March 23, 2026, meeting of the City Council.

[Signature Page Follows]

DULY RESOLVED by the City Council of the City of Kaufman, Texas, on the 23rd day of February, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

EXHIBIT A
PROPERTY DESCRIPTION

Metes and Bounds Description

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

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

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

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

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

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

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

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

EXHIBIT B

PRELIMINARY SERVICE AND ASSESSMENT PLAN

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 6

CITY OF KAUFMAN, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

November 17, 2025

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 6

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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APPENDIX F – PID ASSESSMENT NOTICE

APPENDIX G - PROPOSED PHASE #1 ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On April 22, 2024, the City Council of the City of Kaufman, Texas passed and approved Resolution No. R-13-24 approving and authorizing the creation of Kaufman Public Improvement District No. 6 (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the City limits.

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

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. This Kaufman Public Improvement District No. 6 Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan “must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code.” Additionally, the PID Act requires that “the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix F.

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

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

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

B. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Authorized Improvements” mean those public improvements benefitting all Assessed Property in the PID described in Appendix B of this Service and Assessment Plan and Section 372.003 of

the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

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

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

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements, which shall be in the form attached to the Trust Indenture pursuant to which the relates series of bonds is issued.

“City” means the City of Kaufman, Texas.

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

“County” means Kaufman County, Texas.

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

“Developer” means Enclave at Kings Fort, Inc., a Delaware corporation.

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

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

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

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

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

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

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

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

“Maximum Assessment Per Unit” means an Assessment per unit relating to the Phase #1 Improvements for each applicable Lot Type as follows:

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

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

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

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

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

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

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

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

“Phase #1 Assessment Roll” means the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

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

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

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

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

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

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

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

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

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

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

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 41.00 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 215 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based upon the proposed development plan.

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

Table II-A
Proposed Development – PID

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

At completion, Phase #1 is expected to consist of approximately 101 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based upon the proposed development plan.

The property within Phase #1 is proposed to be developed as follows:

Table II-A
Proposed Development - Phase #1

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

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

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

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

372.003. Authorized Improvements

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

(b) A public improvement may include:

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

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

B. DESCRIPTIONS AND BUDGETED COSTS OF PHASE #1 IMPROVEMENTS

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

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

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

Roadway Improvements:

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

Water Improvements:

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

Sanitary Sewer Improvements:

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

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

Storm Drainage Improvements:

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

Landscaping Improvements:

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

Other Soft and Miscellaneous Costs

The other soft and miscellaneous costs of the Phase #1 Improvements consist of costs related to designing, constructing, financing, and installing the Phase #1 Improvements including land planning and design, city fees, legal fees, district formation costs, appraisal fees, engineering, soil testing, survey, construction staking, construction management, and contingency, costs associated with financing the Authorized Improvements, and a portion of the costs incurred in the establishment, administration and operation of the PID.

Table III-A
Budgeted Costs - Phase #1 Improvements

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

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

IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Phase #1 Improvements were completed and will be accepted by the City in the fourth quarter of 2025.

The Budgeted Costs for the Phase #1 Improvements plus costs related to levying Phase #1 Assessments and operation of the PID are \$5,776,064 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

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

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Table IV-A
Sources and Uses

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

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

B. PROJECTED FIVE-YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness for Phase #1 are shown in Table IV-B on the following page. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – Phase #1

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

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

² Administrative Expenses for the fiscal year 2026 are being funded by the Developer.

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

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

C. PID ASSESSMENT NOTICE

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

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V. ASSESSMENT PLAN

A. INTRODUCTION

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

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Phase #1 Improvements shall be allocated as described below:

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

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Phase #1 Improvements, (ii) provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Phase #1 Assessments to be levied on the Phase #1 Assessed Property for such Phase #1 Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Phase #1 Improvements to Parcels in a manner that results in

equal shares of the Actual Costs of the Phase #1 Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

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

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

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

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

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

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

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

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

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

As a result, the special benefit to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

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

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1. Assessment Methodology for the Authorized Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Phase #1 Improvements to be financed under the Reimbursement Agreement shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units anticipated to be developed on each Parcel.

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned on a pro-rata basis on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as calculated and shown in Appendix E using the types, number and average home value of Lots anticipated to be developed on each Parcel.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Phase #1 Assessments are levied on each Parcel according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments will be collected at the time and in the amounts shown on the Phase #1 Assessment Roll subject to any revisions made during an Annual Service Plan Update, if any. Non- Benefited Property will not be subject to any Assessments.

E. ADMINISTRATIVE EXPENSES

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

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VI. TERMS OF THE ASSESSMENTS

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

The Phase #1 Assessment and Annual Installments for each Phase #1 Assessed Property is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Phase #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the obligation related to the Phase #1 Improvements under the Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

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

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

Where the terms have the following meanings:

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

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

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

2. Consolidation

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

C. MANDATORY PREPAYMENT OF ASSESSMENTS

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

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded under an obligation related to the Reimbursement Agreement, Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing the related obligation under the Reimbursement Agreement, resulting in a need to reduce the obligations under the Reimbursement Agreement, those obligations may be reduced as provided in the terms of the Reimbursement Agreement, then the Assessment securing such obligation under the Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related debt service on the outstanding amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not

completed, the City may reduce the Assessments in any other method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in a need to reduce the obligations under the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay obligations under the Reimbursement Agreement, including interest and Administrative Expenses. The City Council may reduce the Phase #1 Assessments and the Annual Installment for each Parcel (i) in an amount that represents the Phase #1 Improvements provided for each Parcel or (ii) by an equal percentage calculated based on the number of units within the PID, if determined by the City Council to be the most fair and practical means of reducing the Assessment for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the obligations related to the Reimbursement Agreement, including all interest and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments such that the sum of the resulting reduced principal portion of the obligations under the Reimbursement Agreement allocable to each Parcel is equal to the total outstanding principal amount of the Reimbursement Agreement.

E. PAYMENT OF ASSESSMENTS

1. Payment in Full

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

obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

Phase #1

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Phase #1 Assessment Roll, as updated as provided for herein, which include interest, and Administrative Expenses. Payment of the first Annual Installments shall be due January 31, 2027.

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

The Annual Installments shall equal the Actual Costs of repaying the Phase #1 Assessments, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

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

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated

among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable reimbursement agreement. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

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

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to February 1, 2027.

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VII. THE ASSESSMENT ROLL

A. THE ASSESSMENT ROLL

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

The Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Improvements. Table VII-A summarizes the \$5,776,064 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Improvements. The Assessment levy amount is \$1,218,456, which is less than or equal to the benefit received by the Phase #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is \$1,218,456 plus interest and annual Administrative Expenses. The Assessment for each Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements ¹	\$5,701,064
<u>Estimated Assessment Levy Related Costs:</u>	
First Year Administrative Expenses	\$25,000
Consulting Fees Related to Assessment Levy	\$50,000
<i>Subtotal Assessment Levy Related Costs</i>	<i>\$75,000</i>
Total Special Benefit	\$5,776,064
<u>Special Benefit:</u>	
Total Special Benefit	\$5,776,064
Projected Assessment	\$1,218,456
Excess Benefit	\$4,557,608

¹See Table III-A for details.

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B. ANNUAL ASSESSMENT ROLL UPDATES

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

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator

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

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

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

B. TERMINATION OF ASSESSMENTS

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

C. AMENDMENTS

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

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

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

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

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

E. SEVERABILITY

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

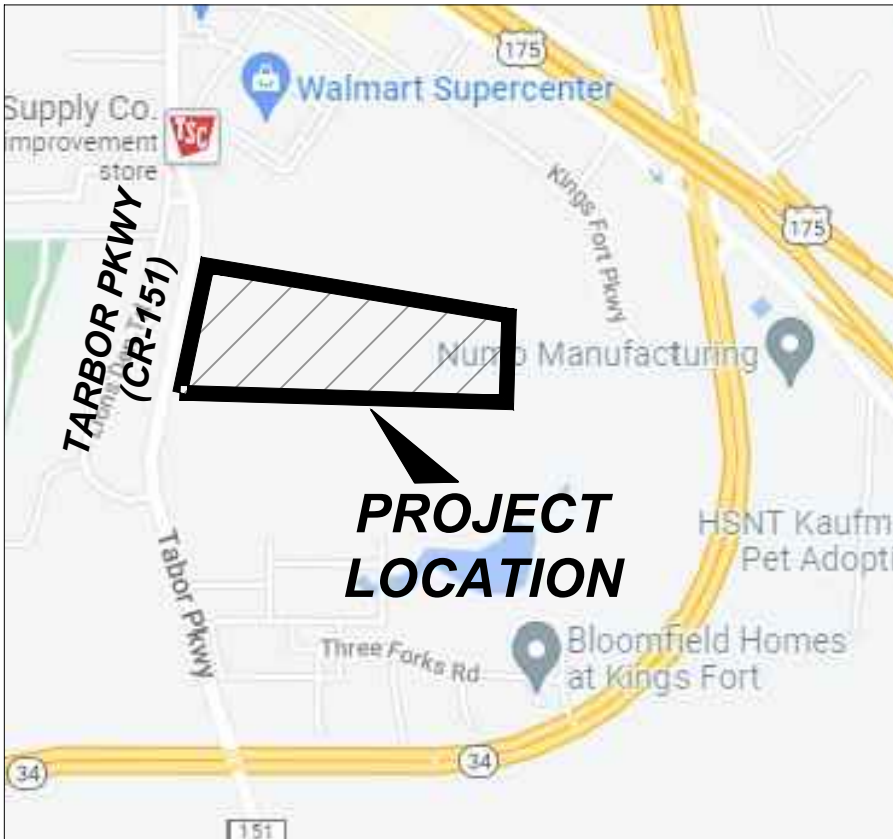
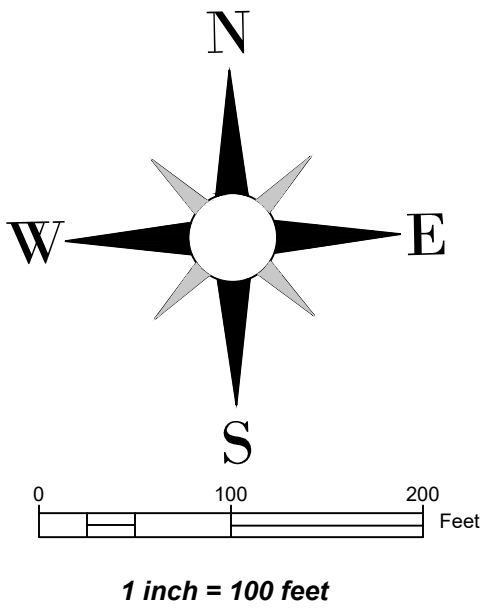
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the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

F. BUYER DISCLOSURE

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

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APPENDIX A
PID MAP



VICINITY MAP
N.T.S.

LEGEND

PHASE I

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

Paving centerline = 3,917.22 feet

PHASE II BALANCE

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

Paving centerline = 4,167.37 feet

ENCLAVE AT KINGS FORT
PHASE I
CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
101 SINGLE FAMILY LOTS, 1 COMMON AREA LOTS
NOVEMBER 2023

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

APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

ENCLAVE AT KING'S FORT - PHASE 1

CONSTRUCTION COST SUMMARY - PUBLIC COSTS

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

ENCLAVE AT KING'S FORT - PHASE 1

CONSTRUCTION COST SUMMARY - PUBLIC COSTS

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

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

APPENDIX C
LEGAL DESCRIPTION

EXHIBIT A

Property Description

EXHIBIT A

Metes and Bounds Description

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

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

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

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

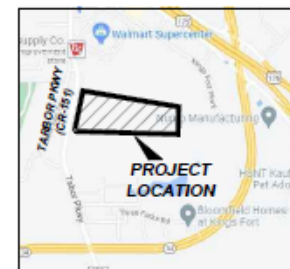
THENCE North 10 degrees 45 minutes 20 seconds East, a distance of 966.60 feet, to a point for corner, said point being in a curve to the left having a radius of 761.00 feet;

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

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

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

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



Legend

STREET IMPROVEMENTS

PROPERTY LINE

EXHIBIT A
STREET IMPROVEMENTS
ENCLAVE AT KINGS FORT

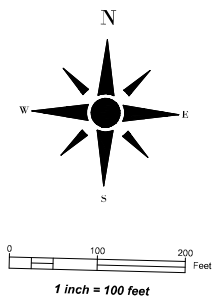
41.66 ACRES
SITUATED IN THE
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
215 SINGLE FAMILY LOTS, 6 COMMON AREA LOTS

OWNER/DEVELOPER:

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

PREPARED BY :

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



VICINITY MAP
N.T.S.

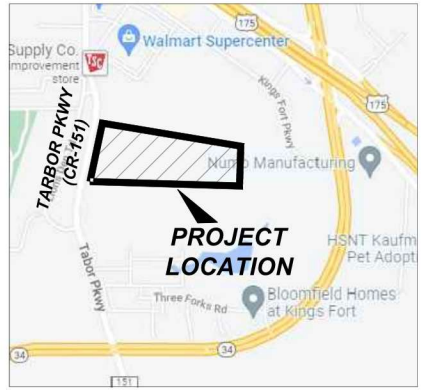
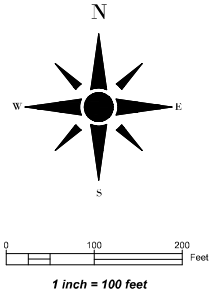
Legend

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

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

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

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



VICINITY MAP
N.T.S.

Legend

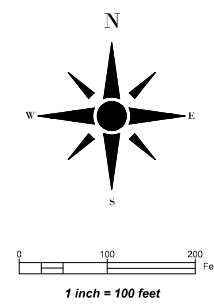
— — — — — PROPOSED STORM SYSTEM

— — — — — PROPERTY LINE

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

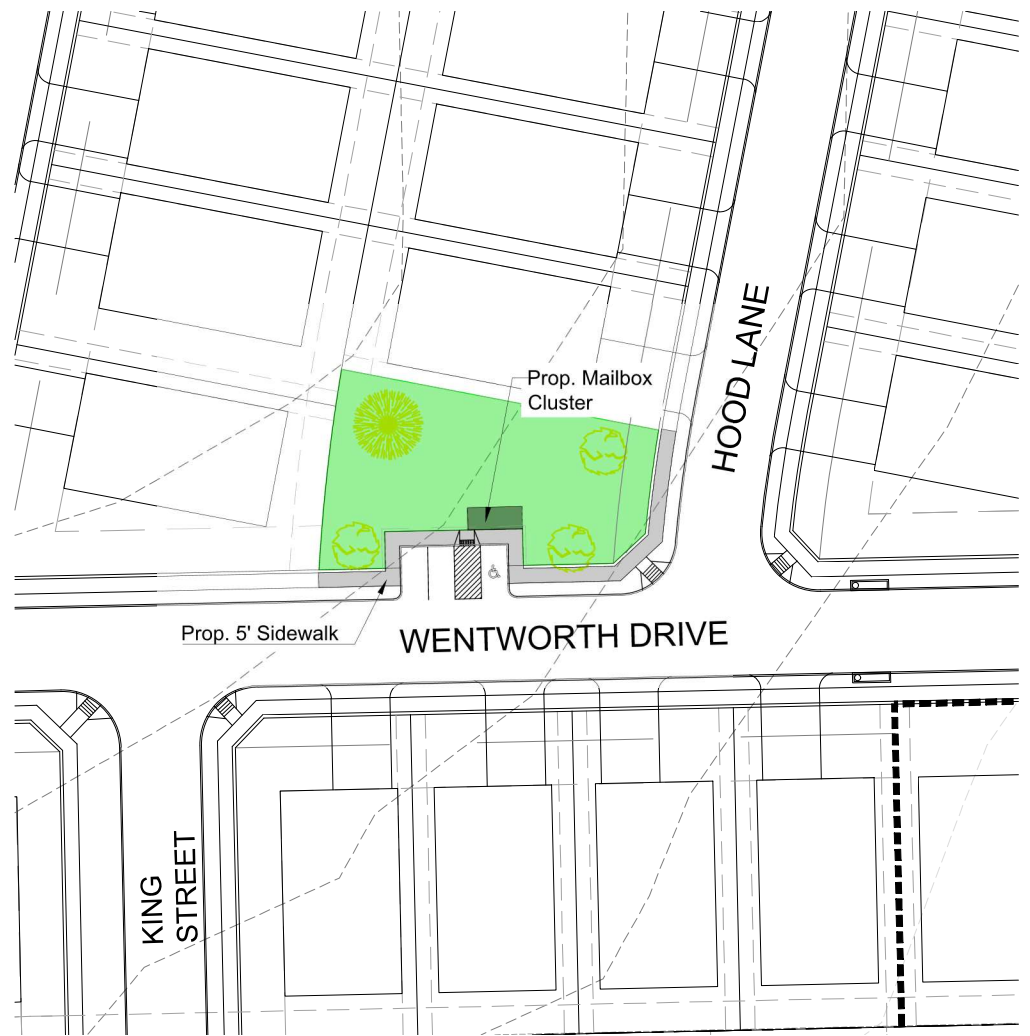
OWNER/DEVELOPER :
THE ENCLAVE AT KINGS FORT INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL
CONTACT: ASHLEY SUD
EMAIL: ASHLEY@CALIBREX.CA
(289) 716-0959

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



Legend

- OPEN SPACE
- PROP. TREES



**OPEN SPACE
LOT 14X - BLOCK E**



**OPEN SPACE
LOT 46X - BLOCK A**

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

OWNER/DEVELOPER:
THE ENCLAVE AT KINGS FORT INC.
801 US HIGHWAY 1
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2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 691-6633

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

Appendix E

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of two Lot Types.

“Lot Type 1” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of 55 feet or greater.

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

A) Proposed Development

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

Table E-1
Proposed Development – Phase #1

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

B) Calculation of Equivalent Units

As explained under Section V, for purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Phase #1 Improvements to be financed with under obligations related to the Reimbursement Agreement shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft lots, 50 Ft lots, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements; and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1) representing the highest value to Lot Type 2) representing the lowest value for residential lots are set forth in Table E-1. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type

an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1) to 1.0.

Table E-2
Equivalent Unit Factors

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

¹As provided by the Developer.

The total Equivalent Units for the PID are shown in Table E-3 as calculated based on the Equivalent Unit factors shown in Table E-2, estimated Lot Types and number of units estimated to be built within the PID.

Table E-3
Equivalent Units – Phase #1

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

C) Allocation of Assessments to Lots within Phase #1

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

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

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Table E-4
Assessment Per Unit – Phase #1

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

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table E-5 below.

Table E-5
Projected Leverage – Phase #1

Description	Planned No. of Units	Estimated Finished Lot Value per Unit¹	Estimated Average Home Value per Unit¹	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1	27	\$88,650	\$427,500	\$13,665.95	6.49	31.28
Lot Type 2	74	\$80,000	\$360,000	\$11,479.40	6.97	31.36

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

The projected tax rate equivalent per unit based on the estimated finished lot values and home values for each unit is shown in Table E-6 below.

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

Description	Planned No. of Units	Estimated Finished Lot Value per Unit¹	Estimated Average Home Value per Unit^{1,2}	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1	27	\$88,650	\$427,500	\$1,359.35	\$1.53	\$0.32
Lot Type 2	74	\$80,000	\$360,000	\$1,141.85	\$1.43	\$0.32

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

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the proposed Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX F
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF KAUFMAN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kaufman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Kaufman Public Improvement District No. 6*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the County. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the County.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF KAUFMAN

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Kaufman County.

APPENDIX G
PROPOSED PHASE #1 ASSESSMENT ROLL

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

Parcel
Equivalent Units
Assessment

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

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

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

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

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

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

Parcel
Equivalent Units
Assessment

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

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

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

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

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

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

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

**Parcel
Equivalent Units
Assessment**

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

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

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

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

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

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

EXHIBIT C

CITY OF KAUFMAN NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Kaufman, Texas for 6:30 p.m. on March 23, 2026, at the regular meeting place of the City, the City Council Chamber at Kaufman City Hall, 209 S. Washington, Kaufman, Texas 75142. The public hearing will be held to consider proposed assessments to be levied against certain assessable property in the Kaufman Public Improvement District No. 6 (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

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

The estimated cost to design, acquire and construct the Authorized Improvements within the District, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately \$20,000,000. The estimated cost to design, acquire and construct the Authorized Improvements within the District, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately \$5,800,000. The City will pay no costs of the proposed improvements, supplemental services or operation and maintenance costs from funds other than assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners, including funds from a Tax Increment Financing Zone, if any.

Boundaries: Approximately 41 acres of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, located in the corporate limits of the City of Kaufman, Kaufman County, Texas. Such Property being identified as The Enclave Development..

A metes and bounds description is available from the City Secretary at Kaufman City Hall, 209 South Washington, Kaufman, Texas 75142.

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

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

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 23rd day of February, 2025.

/s/ Jessie Hanks
City Secretary



Meeting
Date: 2/23/2026

Date: 02/11/2026

Item #: 15.

Dept.: Administration

Discussion Item

SUBJECT:

Consider and take appropriate action on an Economic Development Agreement between the City and Developer LCH Holdings, authorizing a grant of \$100,000 to reimburse funds expended by Developer for the construction of White Oaks Drive to provide a connection to Highway 175 as a Connecting Road, and authorizing payment of the Connecting Road Grant pursuant to the Freeman Farms Kaufman Development Agreement dated January 4, 2022, as subsequently assigned from Kaufman One WW, LLC, and its assignee Freeman Farms, a Series of EIS Development II, LLC; and authorize the Mayor to execute necessary documents.

BACKGROUND:

The City of Kaufman and Freeman Farm, a Series of EIS Development II, LLC, are considering entering into an economic development agreement related to the Freeman Farm development. Under this agreement, the developer may be reimbursed for certain infrastructure costs through economic development grants.

As part of the Development Agreement, the Developer agreed not to use hammerhead turnarounds within the development. Instead, the Developer will complete construction of White Oaks Drive, creating a connection from Highway 175 to a future thoroughfare located on the north side of the property. In consideration of the Developer's agreement to eliminate hammerhead turnarounds and construct the connecting road, through the Development Agreement, the City agreed to enter into an Economic Development Agreement with the Developer to provide a Chapter 380 grant, in the amount of \$100,000, to reimburse the Developer for construction of the connecting road.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of an Economic Development Agreement between the City and Developer LCH Holdings, authorizing a grant of \$100,000 to reimburse funds expended by Developer for the construction of White Oaks Drive to provide a connection to Highway 175 as a Connecting Road, and authorizing payment of the Connecting Road Grant pursuant to the Freeman Farms Kaufman Development Agreement dated January 4, 2022, as subsequently assigned from Kaufman One WW, LLC, and its assignee Freeman Farms, a Series of EIS Development II, LLC; and authorize the Mayor to execute necessary documents.

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

ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Agreement (the “Agreement”) is entered into as of the 23rd day of February, 2026 (the “Effective Date”), by and between the **CITY OF KAUFMAN**, Texas, a home-rule municipality situated in Kaufman County, Texas (the “City”), and **LCH Holdings, LLC**, a Texas limited liability company (the “Developer”). Each also referred to herein individually as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the City and the Developer, are sometimes collectively referenced in this Agreement as “Parties” or, each individually, as a “Party”; and

WHEREAS, upon approval by the Kaufman City Council (the “City Council”), the City entered into the Freeman Farm Kaufman Development Agreement with Kaufman One WW, LLC, the original developer, on January 4, 2022 (the “Development Agreement”); and

WHEREAS, Kaufman One WW, LLC subsequently assigned its interest in the Development Agreement to Freeman Farms, a Series of EIS Development, LLC, who subsequently assigned its interests therein to LCH Holdings, the current Developer who is a Party to this Agreement; and

WHEREAS, the Freeman Farm Kaufman Development (the “Development”) is an approximate 25.411-acre residential development, the boundaries of which are more specifically described in **Exhibit A** hereto and to the Development Agreement (the “Property”); and

WHEREAS, pursuant to the Development Agreement, the Developer agreed to complete the construction of White Oaks Drive to provide a connection from Highway 175 to a future thoroughfare on the north side of the Property rather than to construct hammerhead turnarounds within the Development (the “Connecting Road”); and

WHEREAS, pursuant to Section 9.5 of the Development Agreement, recognizing the benefit that the construction of the Connecting Road provided to future development and local economy by providing a more efficient and direct access for vehicular traffic and that would increase mobility with the City, the City agreed to provide Developer with a grant of \$100,000 to offset Developer’s actual costs of the Connecting Road as authorized by Chapter 380 of the Texas Local Government Code (“Chapter 380”), as amended (the “Connecting Road Grant”); and

WHEREAS, Developer has constructed the Connecting Road and provided documentation of actual costs for the design and construction of the Connecting Road that are in excess of the amount of the Connecting Road Grant, and pursuant to the Development Agreement and Chapter 380, the Parties now desire to enter into this Agreement to

WHEREAS, in accordance with Article III, Chapter 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code (“Chapter 380”), the City recognizes the positive impact that the Development is bringing to the City, and that the Development will promote state and local economic development; stimulate business and commercial activity in the municipality; promote the development and diversification of the economy of the state; promote development and expansion of commerce in the state; and promote the elimination of unemployment or underemployment in the state; and

WHEREAS, the City hereby establishes this Agreement as a program in accordance with Article III, Chapter 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code (“Chapter 380”) under which the City has the authority to make grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City. To ensure that the benefits the City provides under this Agreement in the form of grants pursuant to Chapter 380 are consistent with Article III, Section 52-a of the Texas Constitution and Chapter 380, the Developer has agreed that certain performance standards must be satisfied as a condition to receiving the grant described in this Agreement, and as a result, the incentives will serve a legitimate public purpose and provide a clear public benefit in return; and

WHEREAS, capitalized terms used but not defined herein shall have the meanings given to them in the approved Development Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, the foregoing recitations which constitute factual and legislative findings of the City Council, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the Parties, the Parties agree as follows:

ARTICLE I

GRANT PAYMENT – PARTY OBLIGATIONS

Section 1.01. Developer Obligations – Payment Request. As a condition precedent to City’s obligation to pay the Grant Payment (defined below) for the Connecting Road Grant, the Developer shall perform the following Developer obligations (the “Developer Obligations”):

- (i) File a written request to the City, substantially in the form attached as **Exhibit A** (the “Payment Request”). The Payment Request shall include: the payees, and the wiring information for such payees; and
- (ii) As part of the Payment request, present documentation of actual Developer expenditures made for the design and construction of Connecting Road, as reasonably required by City, to establish that the actual Developer costs paid for the design and construction of the Connecting Road do not exceed the amount of the Connecting Road Grant (the “Developer Costs”).

Section 1.02. City Payment Obligations – Grant Payment. Within thirty (30) days of the date of City’s receipt and approval of Developer documentation required by Section 1.01, City

shall pay Developer the Connecting Road Grant in an amount not to exceed the lesser of One Hundred Thousand and No/100 Dollars (\$100,000.00) or the Developer Costs (the “Grant Payment”).

ARTICLE II

TERM

The term of this Agreement shall be effective from February 23, 2026 and shall remain in effect until its termination on December 31, 2026, unless terminated earlier as provided herein. This Agreement shall automatically terminate when Developer has received the reimbursement from Grants and TIRZ funds in the Maximum Reimbursement Amount.

ARTICLE III

DEFAULT

For purposes of this Article III, if the Developer fails to comply with any of its obligations set forth in this Agreement, the City shall notify the Developer of such default. The Developer shall be given a reasonable time frame to remedy the default, to be not less than thirty (30) days, except in the event public safety is at risk. If such default is not remedied within the specified timeframe, the City, until such default is remedied, shall only be obligated to pay the portion of the Grant Payment that has been documented by the Developer pursuant to **Section 1.01** and **Exhibit A** of this Agreement. Upon the remedy of any default, the Developer shall be entitled to continue to any unpaid portion of the Grant Payment. Notwithstanding the foregoing, the City shall have no obligation to provide notice of default for Developer’s failure to make a Payment Request for Payment prior to the expiration of this Agreement.

ARTICLE IV

MISCELLANEOUS PROVISIONS

Section 4.01. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; and (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

Section 4.02 Successors and Assigns. All covenants and agreements contained in this Agreement shall bind its successors and assigns and shall inure to the benefit of the Developer and its successors and assigns. This Agreement may not be assigned without written consent of the City.

Section 4.03 Notices. Any notice, submittal, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received

when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City: City of Kaufman
Attn: Mike Holder, City Manager
209 S. Washington Street
Kaufman, Texas 75142

With a copy to: Messer, Fort, PLLC
Attn: Ann Montgomery, City Attorney
6371 Preston Road, Suite 200
Frisco, Texas 75034

To the Developer: LCH Holdings, LLC
Attn: _____

With a copy to: Robert Miklos
Ferguson Braswell Fraser Kubasta, PC
2500 Dallas Parkway, Suite 600
Plano, Texas 75093

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other Party.

Section 4.04 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

Section 4.05 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is necessary and required.

Section 4.06 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action of the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been and is duly authorized to do so. The Board represents and warrants that this Agreement has been approved by official action of the Board in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the Board has been and is duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of

the Developer has been and is duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

Section 4.07 Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

Section 4.08 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Kaufman County. Exclusive venue for any action related to, arising out of, or brought in connection with this Agreement shall be in the Kaufman County State District Court.

Section 4.09 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except in writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

Section 4.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

Section 4.11 Complete Agreement. This Agreement embodies the entire Agreement between the Parties and cannot be varied or terminated except as set forth in this Agreement, or by written agreement of the City, the Board, and the Developer expressly amending the terms of this Agreement.

Section 4.12 Consideration. This Agreement is executed by the Parties without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

Section 4.13 Developer Indemnification. In the event of any litigation challenging the validity or enforceability of this Agreement or for any portion of the Grant Payment paid hereunder, Developer agrees to release, defend and indemnify the City for any and all damages incurred and for its reasonable attorneys' fees and costs spent on defending the validity or enforceability of the Agreement or a Grant Payment made pursuant to this Agreement. Developer shall reimburse the City for any Grant Payments that are made by the City to the Developer pursuant to this Agreement, if such payments are deemed by a

court with jurisdiction to be illegal or a violation of state or federal law or to be a rightful claim of a third party.

Section 4.14 Anti-Boycott Verification. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is construed to be a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, but only to the extent such section is applicable, and to the extent such section does not contravene applicable Federal law. As used in the foregoing verification, ‘boycott Israel’ means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. The Developer understands ‘affiliate’ to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

Section 4.15 Iran, Sudan and Foreign Terrorist Organizations. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer’s internet website: <https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>, <https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or <https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>. The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such section does not contravene applicable Federal law and excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization. The Developer understands “affiliate” to mean any entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

Section 4.16 Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 13 in the 87th Texas Legislative Session), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott energy companies” shall have the meaning assigned to the term “boycott energy company” in Section 809.001, Texas Government Code. The Developer understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

Section 4.17 Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for goods or services for which a written verification statement is required under Section 2274.002 (as added by Senate Bill 19 in the 87th Texas Legislative Session, "SB 19"), Texas Government Code, as amended, the Developer hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,

(1) do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and

(2) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3) (as added by SB 19), Texas Government Code. The Developer understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Developer and exists to make a profit.

[SIGNATURE PAGES FOLLOW]

EXECUTED BY THE PARTIES TO BE EFFECTIVE ON THE EFFECTIVE DATE:

CITY OF KAUFMAN, TEXAS, a Home Rule Municipality

By: _____
Jeff Jordan, Mayor

ATTEST:

By: _____
Jessie Hanks, City Secretary

APPROVED AS TO FORM:

By: _____
Ann Montgomery, City Attorney

LCH Holdings, LLC, a Texas Limited Liability Corporation - Developer

By: _____
_____(Printed Name)
_____(Title)

Developer Acknowledgment

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2026,
by _____, _____ of LCH Holdings, LLC, a Texas Limited Liability Corporation on
behalf of such entity.

Notary Public, State of Texas

EXHIBIT A
PAYMENT REQUEST

The undersigned is an agent for **LCH Holdings, LLC, a Texas Limited Liability Corporation**, a Texas limited liability corporation (the “Requestor”) and requests a Grant Payment from the City of Kaufman, Texas (the “City”) (the “Grant Payment”). All capitalized terms not otherwise defined herein shall have the meaning given to such term in that certain Economic Development Agreement, entered into as of February 23, 2026, by and between the City, and Requestor (the “Agreement”).

In connection to the above-mentioned payment, the Requestor represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Requestor, is qualified to execute this Payment Request on behalf of the Requestor and is knowledgeable as to the matters set forth herein.

2. Attached are invoices that have been paid by Requestor for actual costs of design and construction of the Connector Road. I certify that all such amounts shown on invoices and payments made have been made by Requestor for the Connector Road and that no portion of the Payment Request includes invoices for payments made by a third party or payments for any improvement to the Development other than the Connector Road.

3. No portion of the Grant Payment requested has been the subject of any prior Payment Request submitted to the City for reimbursement from the Connecting Road Grant and no disbursement was made with respect to any portion of the Payment Request.

4. The City is hereby instructed to provide the Grant to the following payee(s) pursuant to the attached wiring instructions:

Payee: _____

Payment Instructions: _____

[REQUESTOR SIGNATURE BLOCK]

By: _____

Name: _____

Title: _____

Date: _____

Acknowledgment on Following Page

STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on the ____ day of _____, 2026,
by _____, _____ of LCH Holdings, LLC, a Texas Limited Liability Corporation on
behalf of such entity.

Notary Public, State of Texas



Meeting
Date: 2/23/2026

Date: 02/03/2026

Item #: 16.

Dept.: Administration

Ordinance

SUBJECT:

First Reading: Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-31-20 approving the Contract for Collection of Solid Waste, an exclusive franchise agreement with Republic Waste Services of Texas, LTD., ("Franchise Agreement"), in order to approve the Third Amendment to the Franchise Agreement as set forth in Exhibit "A" thereto; providing for two readings in accordance with City Charter; providing for the incorporation of premises; approving the Third Amendment to the Franchise Agreement adopting an updated Term and Modification of Rates and repealing all conflicting terms of prior amendments to the Franchise Agreement and Ordinance No. O-31-20; authorizing the Mayor to execute the amended agreement upon its final approval; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

BACKGROUND:

The original term of the Republic Services contract expired on February 2, 2026. The agreement provides for up to three (3) additional five-year renewal terms. This amendment exercises the first renewal option and extends the City's solid waste collection contract through February 2, 2031.

Upon expiration of the original term, the contract also allows the parties to renegotiate service rates. Accordingly, this amendment includes a rate modification structure for the next five (5) years, with increases capped at a maximum of five percent (5%).

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the first reading of Ordinance O-04-26.

ORDINANCE NO. O-04-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING THE THIRD AMENDMENT TO THE EXCLUSIVE FRANCHISE AGREEMENT FOR SOLID WASTE COLLECTION WITH REPUBLIC WASTE SERVICES OF TEXAS, LTD., (“ORIGINAL AGREEMENT”), IN ACCORDANCE WITH STATE LAW AND CITY CHARTER; PROVIDING FOR THE INCORPORATION OF PREMISES; APPROVING THE THIRD AMENDMENT TO PROVIDE FOR AN EXTENSION OF THE TERM AND ADJUSTMENT OF RATES; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED AGREEMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (the “City”), is a home-rule city with full power of local self-government; and

WHEREAS, the collection of municipal solid waste is a governmental function performed for the protection of the public health, safety, and general welfare; and

WHEREAS, the City, through the City Council, and pursuant to both state law and Article X “Utility and Public Service Franchises and Licenses” of the City’s Home Rule Charter (“Article X”), is authorized to amend the Original Agreement entered into on or about October 27, 2020; and

WHEREAS, the City Council on July 26, 2021, authorized the First Amendment to the Original Agreement; and

WHEREAS, the City Council on January 5, 2023, authorized the Second Amendment to the Original Agreement; and

WHEREAS, the City Council has determined it appropriate and necessary to consider the Third Amendment to the Original Agreement, attached hereto as **Exhibit “A”**; and

WHEREAS, in compliance with the City Charter, the City Council held a first reading on February 23, 2026, on the proposed Third Amendment to the Original Agreement; and

WHEREAS, in compliance with the City Charter, the City Council held a second reading on March 23, 2026, on the proposed Third Amendment to the Original Agreement; and

WHEREAS, Article X requires two readings of this Ordinance with a summary of this Ordinance being published within fifteen (15) days after the first reading; and

WHEREAS, the City has complied with the Charter and state law reading, and publication requirements, and the City Council has determined that the public health, safety, and welfare of the residents of Kaufman as well as the general public are best served by amending the Original Agreement to provide for an extension of term and adjustment of rates.

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

Section 1. Incorporation of Premises. The above and foregoing recitals are true and correct and are incorporated herein as findings of fact and made a part of this Ordinance.

Section 2. Amendment. In accordance with Article X of the Charter of the City of Kaufman, Texas, the Third Amendment to the Contract for Collection of Solid Waste by and between the City of Kaufman and Republic Waste Services of Texas, Ltd. (the "Amended Agreement"), a copy of which is attached hereto as **Exhibit "A"** and incorporated herein for all purposes, is hereby approved in form and substance for the public service of collection of residential and commercial solid waste in the City.

Section 3. Amended Extension of Term, Collection Rates and Franchise Fee Adopted. The term of the Agreement has been extended from 2026 until 2031. The rates for collection of solid waste within the City, including without limitation the franchise fees set forth in the Third Amended Agreement, are hereby adopted as set out in the Third Amended Agreement, subject to adjustments as provided in the Third Amended Agreement, or as further provided by ordinance of the City.

Section 4. Execution of Agreement. The Mayor or his designee is authorized to execute the Amended Agreement on behalf of the City.

Section 5. Cumulative Repealer. This Ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City and shall not operate to repeal or affect any such other ordinances, except insofar as the provisions thereof are inconsistent or in conflict with the provisions hereof, and to the extent of such conflict, if any, such other ordinances are hereby repealed.

Section 6. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

Section 7. Effective Date. This Ordinance shall take effect thirty (30) days after its final reading in accordance with Article X "Utility and Public Service Franchises and Licenses" of the City Charter.

PASSED AND APPROVED this 23rd day of February 2026.

PASSED AND ADOPTED this 23rd day of March 2026.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

EXHIBIT "A"
Amended Agreement

(Third Amendment to Contract for Collection of Solid Waste)

THIRD AMENDMENT TO CONTRACT FOR COLLECTION OF SOLID WASTE

THIS THIRD AMENDMENT to that contract entered into on or around October 27, 2020 and amended via a First Amendment dated July 30, 2021 and a Second Amendment dated January 5, 2023 and (collectively "Original Contract"), is made by and between the City of Kaufman, Texas, a home rule municipal corporation located at 209 S. Washington Street, Kaufman, Kaufman County, Texas, (hereinafter called "City"), and Republic Waste Services of Texas, Ltd. dba Republic Services of Dallas, a Texas corporation located at 1450 E. Cleveland Street, Hutchins, Texas 75141, (hereinafter called "Contractor").

WHEREAS, the City and Contractor desire to enter into this Third Amendment to the Original Contract to amend the term of the Original Contract and for the modification of the rates therein.

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties that the Original Contract is amended as follows and all other provisions of the Original Contract not herein amended to remain in full force and effect:

1. **Section 1, Grant of License: Term, Sub-Section B, Residential Collection:** This section is hereby revised to read as follows:

1. The term of this Contract shall be five (5) years beginning February 2, 2026, through midnight, February 2, 2031, with up to two (2) renewal terms of five (5) years each pending written agreement of both parties. Should either party desire to renew and extend the contract for an additional five (5) year period, the party shall give written notice to the other party not less than 180 days prior to the expiration of then then-current term of the Contract. The other party shall determine if the renewal is acceptable and if so, within 60 days of receipt of written notice, shall approve the extension in writing. If the renewal is not acceptable, the Contract shall terminate at the end of the original term or any such renewal period. If the party seeking renewal of the Contract does not receive a response within said sixty (60) day period, the party seeking renewal shall send a written notice to the other party indicating that the time for response has passed and providing an additional opportunity to respond of thirty (30) days. In the event that no response is forthcoming from the other party after the thirty (30) day period, such silence shall be treated as such party's assent to the renewal period.

2. **Section 11, Sub-Section G, Modification of Rates:** This section is hereby revised to read as follows for first bullet point under this section. All other items listed under modification of rates shall remain in full force and effect.

1. Annually, beginning October 1, 2026, Contractor shall increase the rates set forth in the Agreement (Exhibit A-1) in an amount equal to price increase listed for residential, commercial and industrial.

Rate adjustment beginning October 1, 2026:

Residential – Rate Increase of 3.5%
Commercial – Rate Increase of 5.0%
Industrial – Rate Increase of 5.0%

Rate adjustment beginning October 1, 2027:

Residential – Rate increase of 4.0%

Commercial – Rate increase of 5.0%

Industrial – Rate increase of 5.0%

Rate adjustment beginning October 1, 2028:

Residential Rate increase of 4.5%

Commercial Rate increase of 5.0%

Industrial Rate increase of 5.0%

Rate adjustment for October 1, 2029, and October 1, 2030:

Residential Rate increase of 5.0%

Commercial Rate increase of 5.0%

Industrial Rate increase of 5.0%

EXHIBIT A-1

SOLID WASTE PRICING

REPUBLIC SERVICES

FRANCHISED CITY RATES

CITY OF KAUFMAN

EFFECTIVE DATE 10/01/2025

COMMERCIAL FRONT LOAD RATES

Size	1xwk	2xwk	3xwk	4xwk	5xwk	6xwk	EX-FU	DEPOSIT
2-yd	\$ 86.14	\$ 156.96	\$ -	\$ -	\$ -	\$ -	\$ -	Mthly Rate 68.26
3-yd	\$ 107.18	\$ 187.58	\$ -	\$ -	\$ -	\$ -	\$ -	Mthly Rate 71.83
4-yd	\$ 126.33	\$ 220.12	\$ -	\$ -	\$ -	\$ -	\$ -	Mthly Rate 75.44
6-yd	\$ 156.96	\$ 281.38	\$ 395.10	\$ 514.99	\$ -	\$ -	\$ -	Mthly Rate 80.85
8-yd	\$ 189.50	\$ 344.54	\$ 534.14	\$ 574.80	\$ -	\$ -	\$ -	Mthly Rate 86.22

Misc Front Load Charges

Delivery / Removal / Relocate	\$ 66.12	Lockbar/Caster set up fee	\$ 78.14	[one time charge]
Container Exchange / Burned	\$ 253.56	Casters / Locks	\$ 3.00	[per collection]
Overweight/Blocked/Trip Charges	\$ 25.84	Gates or Enclosures	\$ 1.69	[per collection]
Extra Yardage	\$ 33.65			

COMMERCIAL ROLL-OFF RATES

Size	Delivery	Rental	Disposal per Load	Haul Charge	Total per Load	Deposit
20-yd	\$ 123.81	\$ 191.95	\$ 120.20	\$ 360.60	\$ 480.80	\$ 604.61
30-yd	\$ 123.81	\$ 191.95	\$ 150.26	\$ 390.66	\$ 540.90	\$ 664.72
40-yd	\$ 123.81	\$ 219.36	\$ 150.26	\$ 420.70	\$ 570.95	\$ 694.76
30-yd Plr	Open	Open	\$ 180.30	\$ 450.76	\$ 631.05	Open
35-yd Plr	Open	Open	\$ 180.30	\$ 480.80	\$ 661.10	Open
42-yd Plr	Open	Open	\$ 180.30	\$ 510.86	\$ 691.15	Open

*Disp rate includes 4 tons for OT and 6 tons for plrs \$ 44.65 [per ton thereafter]

Misc Roll-Off Charges

Relocate Blocked or Not able to Service	\$ 150.26	Washout Open Top	\$ 198.34
Liner	\$ 60.10	Washout Compactor	\$ 240.40

COMMERCIAL HAND-COLLECT

Solid Waste Service:

# of carts	1x a week	2x a week
1	19.18	30.50
2	38.35	60.99
3	57.54	91.49
4	76.71	121.99

# of carts	1x a week	2x a week
5	95.89	152.49
6	115.06	182.99
7	134.24	213.49
8	153.42	243.98

Delivery/Removal	18.04
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Extra Pickup	10.93
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RESIDENTIAL COLLECTION:

Residential Trash (Once per week collection, cart content)

10.34

Residential Bulk / Brush (Bi-Monthly collection of 5 cu-yds)

0.79

Total Residential

\$ 11.14

Additional Cart

\$ 4.43

Delivery/Removal of Additional Carts

\$16.39

Replacement Cart

\$60.22

CONVENIENCE CENTER - Account 615-2100033

INDUSTRIAL ROLL-OFF RATES

Size	Rental	Disposal per Load	Haul Charge	Total Per Load
20-yd Recycle	\$ 177.89	\$ 114.19	\$ 318.53	\$ 432.72
40-yd	\$ 192.32	\$ 150.25	\$ 318.53	\$ 468.78
40-yd Compactor	\$ 408.68	\$ 180.30	\$ 378.63	\$ 558.93
40-yard	\$ 192.32	Included	\$ 456.76	\$ 456.76
40-yd Compactor	\$ 408.68	Included	\$ 516.86	\$ 516.86

*Disp rate includes 4-tons for OT and 6-tons for plrs \$ 44.65 [per ton thereafter]

SLUDGE ROLL-OFF RATES - Account 615-109650

Size	Liner	Rental	Disposal per Cu Yd	Haul Rate	haul charge = disposal per yd times 25 plus haul rate
25-yd Sludge	\$ 34.00	\$ 315.00	\$ 20.42	\$ 424.86	935.36

boxes are rented from IronClad

STORM DEBRIS MANAGEMENT

Service	Cost per Hour
Rear load service with driver & helper	\$192.50
Claw truck with 35yd container	\$165.00
Additional Trucks available (75-150yds) require 3-5 days' notice	\$275-330
Roll-off containers as needed at the city container rates quoted above	\$249.98

Rate adjustment beginning October 1, 2026:

Residential – Rate Increase of 3.5%
Commercial – Rate Increase of 5.0%
Industrial – Rate Increase of 5.0%

Rate adjustment beginning October 1, 2027:

Residential – Rate increase of 4.0%
Commercial – Rate increase of 5.0%
Industrial – Rate increase of 5.0%

Rate adjustment beginning October 1, 2028:

Residential Rate increase of 4.5%
Commercial Rate increase of 5.0%
Industrial Rate increase of 5.0%

Rate adjustment for October 1, 2029, and October 1, 2030:

Residential Rate increase of 5.0%
Commercial Rate increase of 5.0%
Industrial Rate increase of 5.0%

This Third Amendment shall be effective as of the date listed below and shall remain in effect according to the same terms provided for in the Original Contract.

Executed this the _____ day of _____, 2026.

CITY OF KAUFMAN, TEXAS

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

M. Ann Montgomery, City Attorney

Executed this the _____ day of _____, 2026.

CONTRACTOR

THE STATE OF TEXAS §

THE COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared: Scott Hempel, General Manager of the corporation known as Republic Services of Dallas, LLC known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said corporation, that he or she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation and that he or she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Executed on this the _____ day of _____ 2026.

Notary Public

Commission Expires: _____



Meeting
Date: 2/23/2026

Date: 02/02/2026

Item #: 17.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-05-26, an ordinance of the City Council of the City of Kaufman, Texas, creating a Kaufman Downtown Design Review Committee ("Committee"); prescribing the purpose, composition, function, duties, accountability and tenure of the Committee in accordance with Article VIII of the City's Home Rule Charter; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

BACKGROUND:

Section 9A-25 of the City of Kaufman Zoning Ordinance references a Downtown Design Review Committee charged with reviewing site plan applications within the Central Business District. However, a review of City archives revealed no formal documentation establishing the committee, including its membership, authority, or responsibilities. This action formally establishes the Downtown Design Review Committee and defines its purpose, composition, terms of service, meeting procedures, and scope of duties.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-05-26 as presented.

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

ORDINANCE NO. O-05-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING ARTICLE 2.02, "BOARDS AND COMMISSIONS" OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN TO ADOPT A NEW DIVISION ENTITLED "KAUFMAN DOWNTOWN DESIGN REVIEW COMMITTEE" TO ESTABLISH AND CREATE THE KAUFMAN DOWNTOWN DESIGN REVIEW COMMITTEE ("COMMITTEE") AS AUTHORIZED BY ARTICLE VIII OF THE KAUFMAN HOME RULE CHARTER; PRESCRIBING THE PURPOSE, COMPOSITION, FUNCTION, DUTIES, AND TENURE OF THE COMMITTEE IN ACCORDANCE WITH ARTICLE VIII OF THE CITY'S HOME RULE CHARTER; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Downtown Kaufman area ("Downtown Kaufman") is an energetic, family-friendly environment where people of all ages and cultures gather to dine, shop, celebrate and live; and

WHEREAS, Downtown Kaufman is a well-established downtown area rooted in history and provides a destination that reaches out to engage residents, neighbors, and visitors; and

WHEREAS, the City Council is authorized by Article VIII of the Kaufman Home Rule Charter to establish such boards, commissions or committees as the Council determines necessary to carry out the functions and obligations of the City; and

WHEREAS, Section 9A-25, "Central Business District", Subsection 25.4.D.4, "Design Criteria" of Exhibit 9A, "Zoning Ordinance" of Chapter 9, "Planning and Development Regulations" of the Code of Ordinances (the "Zoning Ordinance") references this committee in relation to Site Plan applications in the Central Business District; and

WHEREAS, in furtherance of the public interest, the City Council desires to memorialize creation of the Downtown Design Review Committee to enhance the economic vitality of the downtown area and serve as a liaison to the Planning and Zoning Commission and the City Council.

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

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

SECTION 2. AMENDMENT. Article 2.02, "Boards and Commissions" of the Code of Ordinances of the City is hereby amended to adopt a new Division entitled "a Kaufman Downtown Design Review Committee" which shall be and read in its entirety as set forth herein, and all other sections and subsections of Article 2.02 not expressly amended hereby shall remain in full force and effect without amendment.

"Division 2, ESTABLISHMENT OF DOWNTOWN DESIGN REVIEW COMMITTEE/PURPOSE. The City Council of the City of Kaufman, Texas, hereby establishes the Kaufman Downtown Design Review Committee (the "Committee"); such Committee being established to serve the City Council in an advisory capacity and to fulfill the duties and obligations set forth in this Division **Section 4** below. The Committee shall serve as a liaison to the Planning and Zoning Commission and the City Council, and shall make recommendations regarding Site Plan applications submitted for the downtown Kaufman area ("Downtown Kaufman") in order to ensure compliance with the City's standards as outlined in the Code of Ordinances.

§2.02.002. COMPOSITION AND TENURE.

- (A) **Members.** The Kaufman Downtown Design Review Committee ("Committee") shall consist of the Building Official, City Planner, and Kaufman Economic Development Corporation Executive Director.
- (B) **Tenure.** Members of the Committee shall serve while they hold the positions of Building Official, City Planner, and Kaufman Economic Development Corporation Executive Director.

§2.02.003. MEETINGS.

- (A) **Frequency of Meetings.** The Committee shall meet as determined necessary for the Committee to perform its duties assigned hereunder and assigned pursuant to other applicable City ordinances.

§2.02.004. DUTIES. The duties of the Committee shall include the following:

- (A) Site Plan applications submitted for City review pursuant to the City's zoning ordinance will first be reviewed and considered by the Downtown Design Review Committee. Upon majority vote of the members of the Committee to recommend approval, a Certificate of Appropriateness

shall be issued within ten (10) days of such recommendation. The Certificate of Appropriateness shall be submitted along with the Site Plan application to the Planning and Zoning Commission and City Council, and the recommendation of the Committee shall subject to the approval of the Planning and Zoning Commission and City Council as part of the Site Plan approval process. Denial of a Site Plan by the Planning and Zoning Commission and City Council shall prevail over the Committee's recommendation of approval.

- (B) A Certificate of Appropriateness shall be issued by the Committee with a recommendation of approval when a majority of the Committee members determines that the proposed Site Plan application meets the criteria for Site Design and Architectural Standards as those terms are defined in Subsection 25 of Section 9A-25 "Central Business District" of the Zoning Ordinance for the City of Kaufman.
- (C) Other duties assigned by the City Council that are consistent with the Purposes of the Committee set forth in **Section 1** above."

SECTION 3. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this 23rd day of February, 2026.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**



Meeting
Date: 2/23/2026

Date: 02/17/2026

Item #: 18.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-06-26, an ordinance of the City Council of the City of Kaufman, Texas, declaring unopposed candidates by certification and canceling the May 2, 2026, General Election for City Council Members; and providing an effective date.

BACKGROUND:

The city called a general election to be held on May 2, 2026, to elect three council members. Staff received three applications for Council members. The Council Member race is unopposed, and the city can cancel the general election and declare the candidates elected to office.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-06-26 as presented.

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

ORDINANCE O-06-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 2, 2026, GENERAL CITY ELECTION, ELECTED TO OFFICE; ACKNOWLEDGING RECEIPT OF CERTIFICATION OF UNOPPOSED CANDIDATES, CANCELING THE ELECTION CALLED BY ORDINANCE NO. O-03-26, AND DECLARING THE CANDIDATES ELECTED, AND PROVIDING FOR ISSUANCE OF CERTIFICATES OF ELECTION FOLLOWING THE PERIOD FOR CANVASSING; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the General City Election was called for May 2, 2026, pursuant to Ordinance No. O-03-26, for the purpose of electing three Councilmembers to the City Council; and,

WHEREAS, the City Secretary has certified in writing that no person has made a declaration of write-in candidacy and that each candidate on the ballot is unopposed for election to office; and,

WHEREAS, under these circumstances, Subchapter C, Chapter 2, Election Code, authorizes the City Council to declare the candidates elected to office and cancel the election.

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

Section 1. **Candidates Elected.** The City Council has received the required certification that the following candidates are unopposed in the May 2, 2026, General City Election; therefore, the following candidates are declared elected to office, and shall be issued certificates of election following the time the election would have been canvassed:

For Councilmembers

Charles Gillenwater
Lisa Parker
Thomas "Quattro" Borders IV

Section 2. **Election Canceled.** The May 2, 2026, General City Election called pursuant to Ordinance No. O-03-26 is canceled, and the City Secretary is directed to cause a copy of this ordinance to be posted on election day at each polling place used or that would have been used in the election.

Section 3. **Severability.** It is declared to be the intent of the City Council 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 is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the city council would have enacted them without the invalid portion.

Section 4. **Cumulative Repealer.** 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 5. **Effective Date.** This ordinance shall take effect upon its final passage, and it is so ordained.

PASSED AND APPROVED ON THIS 23rd DAY OF FEBRUARY, 2026.

CITY OF KAUFMAN, TEXAS

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

ORDENANZA O-06-26

UNA ORDENANZA DEL CONCEJO MUNICIPAL DE LA CIUDAD DE KAUFMAN, TEXAS, QUE DECLARA A LOS CANDIDATOS SIN OPOSICIÓN EN LAS ELECCIÓN GENERAL DE LA CIUDAD DEL 2 DE MAYO DE 2026, ELECTOS PARA EL CARGO; RECONOCIENDO RECIBO DE CERTIFICACIÓN DE CANDIDATOS SIN OPOSICIÓN, CANCELANDO LA ELECCIÓN CONVOCADA POR ORDENANZA NO. O-03-26, Y DECLARAR ELECTOS A LOS CANDIDATOS ELEGIDOS, Y DISPONER LA EMISION DE CERTIFICADOS DE ELECCIÓN DESPUÉS DEL PERIODO DE ESCRUTINIO; PROPORCIONANDO UNA CLÁUSULA DEROGADORA ACUMULATIVA; PROPORCIONANDO UNA CLÁUSULA DE DIVISIBILIDAD; Y PROPORCIONANDO UNA FECHA DE VIGENCIA.

POR CUANTO, la Elección General de la Ciudad fueron convocada para el 2 de mayo de 2026, de conformidad con la Ordenanza No. O-03-26, con el propósito de elegir tres Concejales para el Concejo Municipal; y,

POR CUANTO, la secretaria de la ciudad ha certificado por escrito que ninguna persona ha hecho una declaración de candidatura por escrito, y que cada candidato en la votación es sin oposicion para la elección de el puesto y,

POR CUANTO, en estas circunstancias, subcapítulo C, capítulo 2, del Código Electoral autoriza al concejo municipal a declarar a los candidatos elegidos para el puesto y cancelar la elección.

AHORA, POR LO TANTO, ORDENADO POR EL CONSEJO MUNICIPAL DE LA CIUDAD DE KAUFMAN:

Sección 1. Candidatos elegidos. El Concejo Municipal ha recibido la certificación requerida de que los siguientes candidatos no tienen oposición en la Elección General Municipal del 2 de mayo de 2026; por lo tanto, los siguientes candidatos son declarados electos para el puesto y se les emitirán certificados de elección después del momento en que se habría escrutado la elección:

Para Miembros de Consejo

Charles Gillenwater
Lisa Parker
Thomas "Quattro" Borders IV

Sección 2. Elección cancelada. La Elección General de la Ciudad del 2 de mayo de 2026, convocada de conformidad con la Ordenanza No. O-03-26 esta cancelada, y se dirige al Secretario de la Ciudad que se publique una copia de esta

ordenanza el día de las elecciones en cada lugar de votación utilizado o que han sido utilizados en las elecciones.

Sección 3. Divisibilidad. Se declara que la intención del ayuntamiento que las frases, cláusulas, oraciones, párrafos y secciones de esta ordenanza son divisibles, y si se declara cualquier frase, cláusula, oraciones, párrafo o sección de este ordnance inválida por la sentencia o decreto de un tribunal de jurisdicción competente, la invalidez no afectará a ninguna de las frases, cláusulas, oraciones, párrafos, o secciones restantes de esta ordenanza ya que el Consejo Municipal hubiera promulgada sin la porcion invalida.

Sección 4. Derogatoria acumulativa. Esta Ordenanza será acumulativa de todas las disposiciones de las Ordenanzas de la Ciudad de Kaufman, Texas, excepto cuando las disposiciones de esta Ordenanza estén en conflicto directo con las disposiciones de dichas ordenanzas, en cuyo caso las disposiciones conflictivas de dichas ordenanzas quedan por la presente derogadas.

Sección 5. Fecha de entrada vigor. Esta ordenanza entrará en vigor a partir de su aprobación final, y así se ordena.

PASADO Y APROBADO EN ESTE DIA 23, FEBRERO 2026.

CIUDAD DE KAUFMAN, TEXAS

**JEFF JORDAN
ALCALDE**

DOY FE:

**JESSIE HANKS
SECRETARIA DE LA CIUDAD**

APROBADA EN FORMA:

**M. ANN MONTGOMERY
ABOGADO DE LA CIUDAD**

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
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
Kings Fort Park	PW/Admin		7/27/2022	On hold	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
Crestview/Royal Reconstruction	Public Works		9/1/2023	Construction Underway	5
Phillip's Drainage	Public Works		9/1/2023	Construction Underway	5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	In Progress	2,4,5
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	On Pause	2,3

Discussion Item Report (DIR)
Completed

DISCUSSION ITEMS REPORT (DIR)
COMPLETED

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

Discussion Item Report (DIR)
Completed

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



DATE: February 6, 2026

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: January 2026 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	1,793								10,259
Days of Service	21	23	19	20	17								100
Avg. Daily Trips	109	103	94	101	105								103
Elderly & Disabled Trips	2,106	2,179	1,584	1,716	1,529								9,114
E&D Percentage	92%	92%	89%	85%	85%								89%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	42	57	24	40	73								236
Forney	565	585	322	519	509								2,500
Kaufman	266	292	165	156	331								1,210
Kemp	132	97	71	49	83								432
Mabank	14	9	3	8	4								38
Scurry	8	7	10	7	9								41
Terrell	733	800	542	534	583								3,192

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,047	3,360	2,884	2,862	2,336								14,489
Days of Service	21	23	19	20	17								100
Avg. Daily Trips	145	146	152	143	137								145
Median Wait Time (mins)	17.46	16.38	16.98	13.70	14.98								15.90

Total Requested Boardings ⓘ 3327 Completed Boardings ⓘ 2336 Avg. Boardings Per Service Hr. ⓘ 1.78 Boarding Cancellations ⓘ 975 Boarding Cancellations (No-Show) ⓘ 108 Cancellation Percentage ⓘ 29.45 % Cancellation Percentage (No Show) ⓘ 3.26 %

Total Requests ⓘ 3034 Completed Requests ⓘ 2143 No Drivers Available Requests ⓘ 16 Request Cancellations ⓘ 875 Request Cancellations (No Show) ⓘ 92 Avg. # of Requests per Rider ⓘ 7.51 Avg. Travel Duration ⓘ 14.31 min Avg. Travel Distance ⓘ 4.95 mi

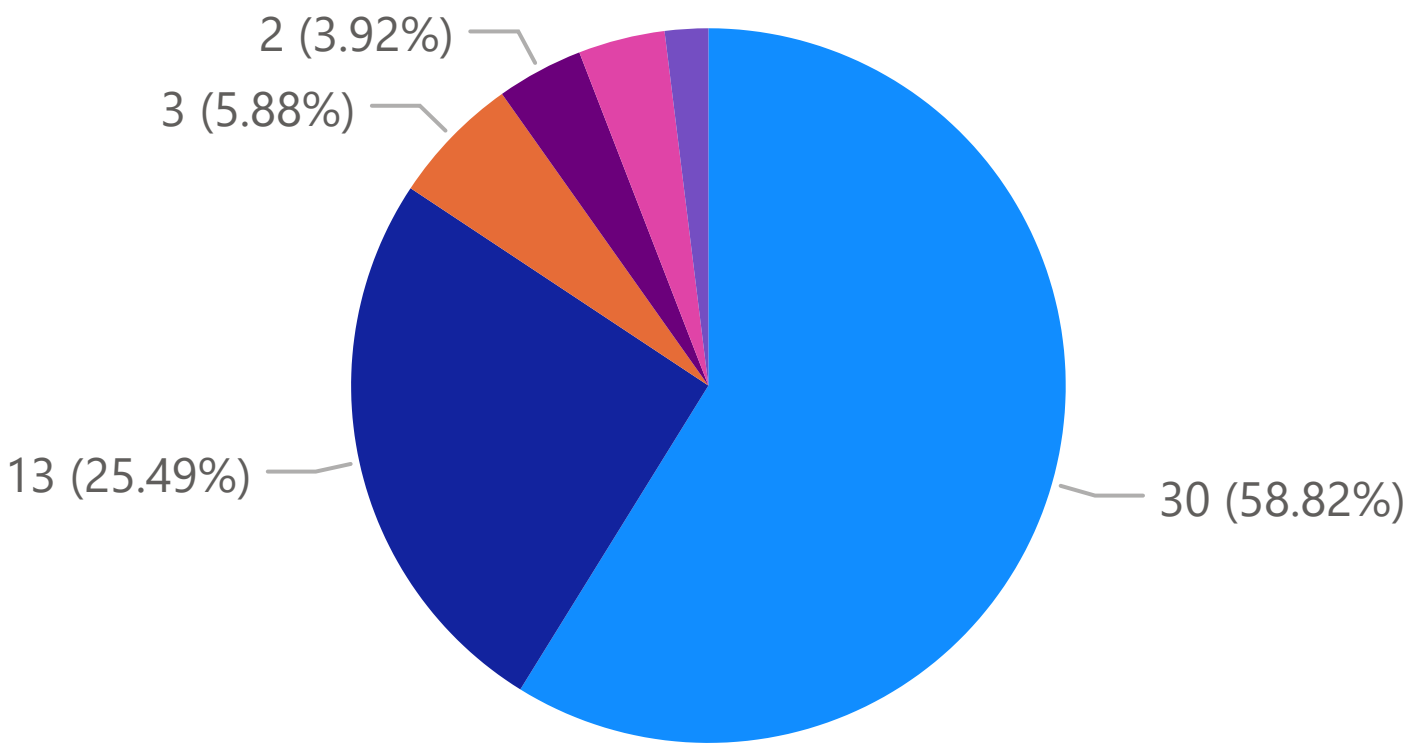
Mean Wait Time ⓘ 24.54 min Median Wait Time ⓘ 14.98 min Bookings from Admin Panel ⓘ 35.83 % Bookings from Rider Mobile App ⓘ 64.13 % Bookings from Rider Web ⓘ 0 % Flag Down Bookings ⓘ 0 % Bookings from IVR ⓘ 0 % Bookings from AI Voice ⓘ 0.04 %

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	115	106	76	101	86								484
Forney	1,260	1,508	1,273	1,239	1,013								6,293
Terrell	1,672	1,746	1,535	1,522	1,237								7,712

City of Kaufman Compliance

Priority▲	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	29	20	2	93%	69%
City of Kaufman P2	101	47	2	98%	47%
City of Kaufman P3	23	16		100%	70%
Total	153	83	4	97%	54%

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)	61	73%
Baylor Scott & White - Dallas (DBMC)	11	13%
Children's Medical Ctr (DCMC)	3	4%
Baylor Scott & White - Lake Pointe Rowlett (ROWL)	1	1%
Baylor Scott & White - Sunnyvale (SUNV)	1	1%
Dallas Regional Medical Center (MDR1)	1	1%
Medical City Dallas (DMCD)	1	1%
Texas Health Dallas (DPMC)	1	1%
Texas Health Rockwall (RKPH)	1	1%
UT Health - Cedar Creek (GNBC)	1	1%
William P. Clements University Hospital (DWPC)	1	1%
Total	83	100%

Fractile

Fractile Bin	Count of Transport
	20
1) <5 minutes	35
2) 5 to 10 Minutes	60
3) 10 to 20 minutes	33
4) 20 to 30 minutes	4
5) over 30 minutes	1
Total	153

Average Response Time

00:08:27

KAUFMAN FIRE DEPARTMENT Monthly Report

January 2026



FIRE PREVENTION



6

Development
Plans Reviewed



8

Fire Safety
Inspections



5:59

Average
Response Time



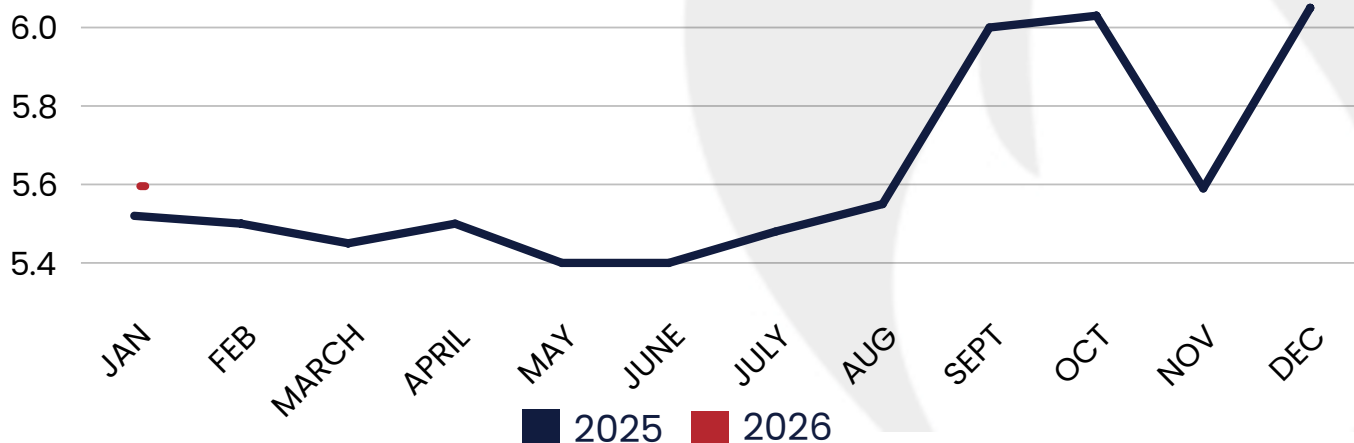
120

KIDS AND CITIZENS RECEIVED
FIRE PREVENTION PRESENTATIONS

Departmental Building

- Expectations
- Hire a new Fire Marshal and Lieutenant
- Decision-making on Commercial fires

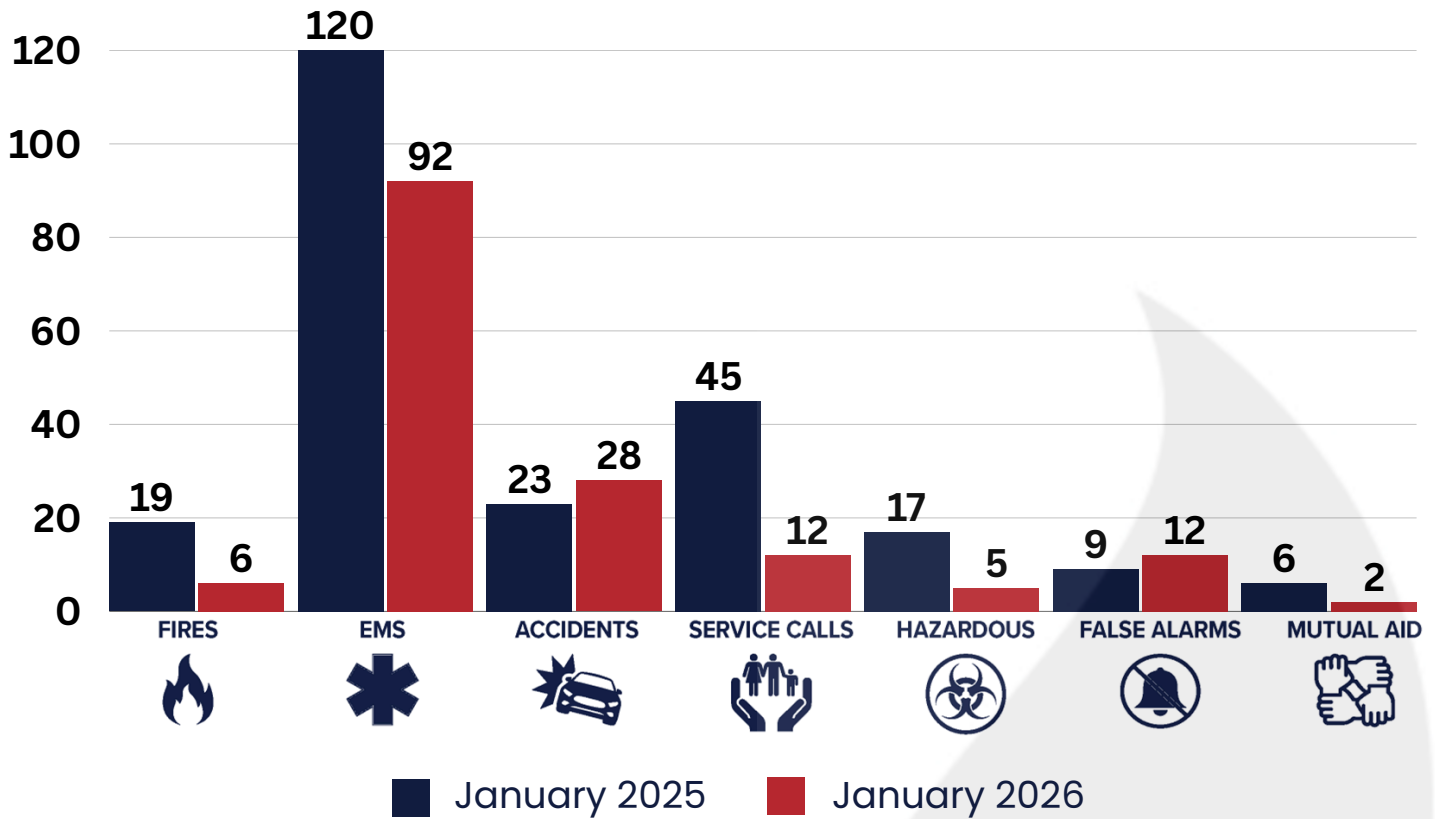
RESPONSE TIME TREND



Monthly Report



Call Volume by Major Category



KAUFMAN POLICE DEPARTMENT MONTHLY REPORT



JANUARY 2026



EVENTS ATTENDED

- Supervisor's Meeting
- Kaufman Education Foundation meeting and events
- Oath of Office for Fire Department Employees
- Meeting regarding The Center Turkey Trot 5k Run

TRAINING

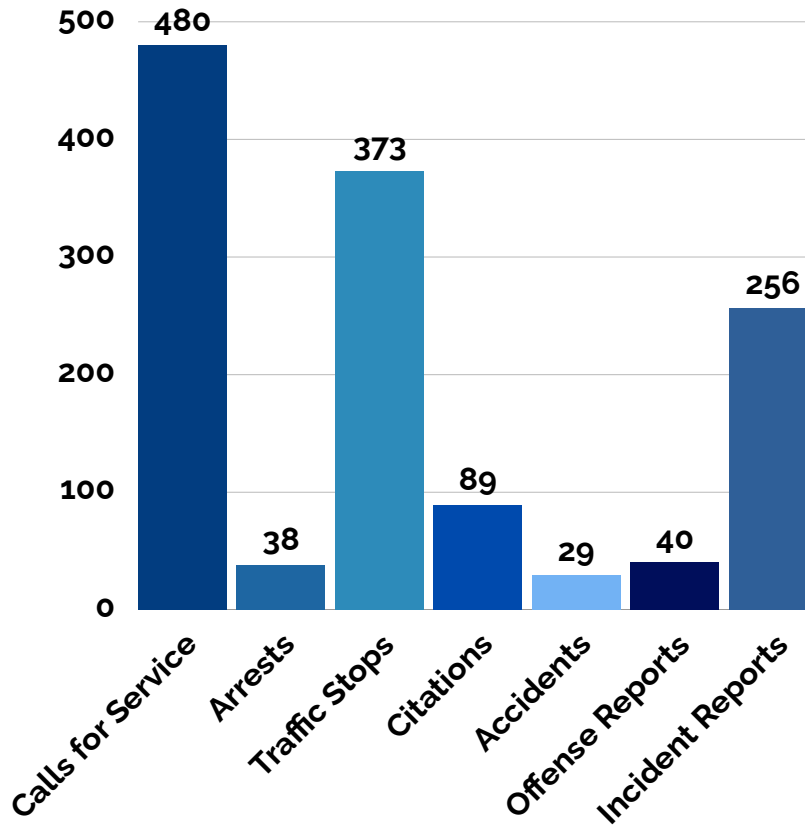
- 2 Police academy cadets are continuing their training





MONTHLY REPORT

PATROL DIVISION



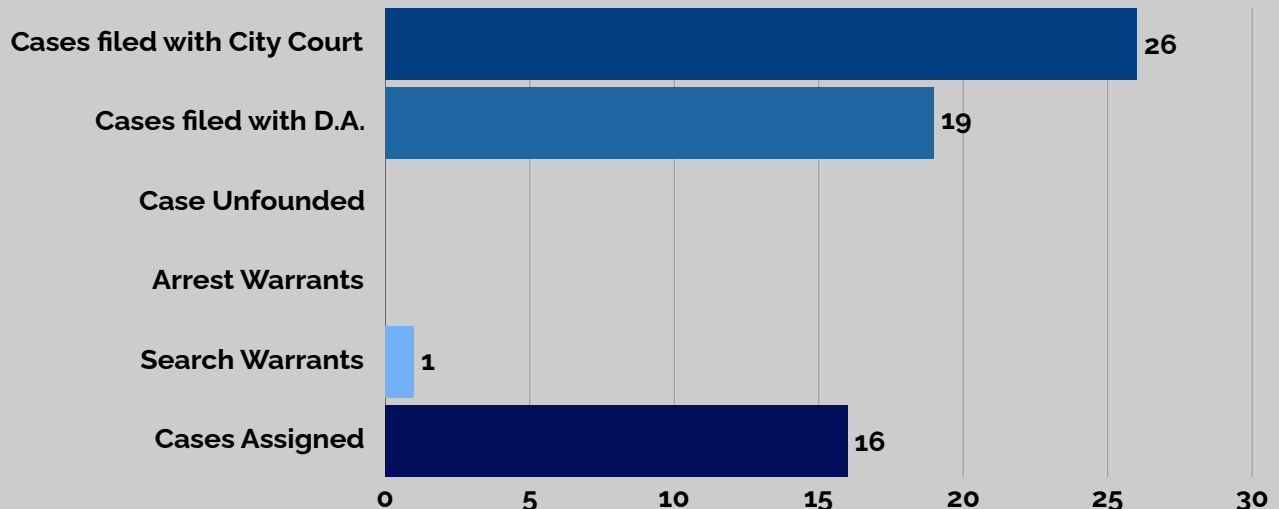
Response Time

4:59

Security Checks

860

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

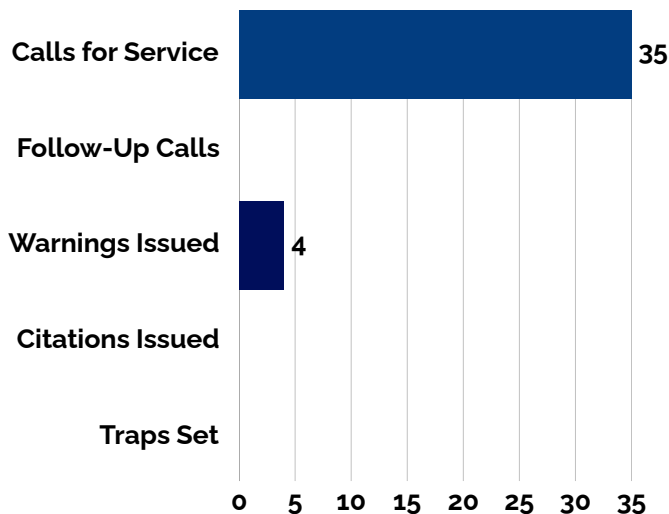


0
Active
Cases



ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 2
- On View - 0
- Non-Domestic - 0

Animals Turned Over



- To Owner - 0
- To Humane Society - 3



Deceased Animals
Recovered - 2



MONTHLY REPORT

Year to Date Comparison Report

01/01/2026 - 1/31/2026



Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	8	5	0.81	4	100.00%
Aggravated Assault	2	0	0.20	0	-
Intimidation	1	0	0.10	2	-50.00%
Simple Assault	5	5	0.51	2	150.00%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	0	0	0.00	0	-
Counterfeiting/Forgery, Total	1	0	0.10	1	0.00%
Destruction/Damage/Vandalism of Property, Total	1	0	0.10	3	-66.67%
Drug/Narcotic Offenses, Total	16	16	1.62	14	14.29%
Drug Equipment Violations	8	8	0.81	6	33.33%
Drug/Narcotic Violations	8	8	0.81	8	0.00%
Embezzlement, Total	0	0	0.00	0	-
Extortion/Blackmail, Total	0	0	0.00	0	-
Fraud Offenses, Total	0	0	0.00	1	-100.00%
False Pretenses/Swindle/Confidence Game	0	0	0.00	0	-
Credit Card/Automatic Teller Machine Fraud	0	0	0.00	0	-
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	0	0	0.00	1	-100.00%
Gambling Offenses, Total	0	0	0.00	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	0	-
Sports Tampering	0	0	0.00	0	-
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	-

JANUARY 2026

MONTHLY REPORT



Year to Date Comparison Report

01/01/2026 - 1/31/2026



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	10	4	1.01	6	66.67%
Motor Vehicle Theft, Total	2	1	0.20	0	-
Pornography/Obscene Material, Total	0	0	0.00	0	-
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	0	-
Sex Offenses, Total	0	0	0.00	0	-
Fondling	0	0	0.00	0	-
Rape	0	0	0.00	0	-
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	0	-
Weapon Law Violations, Total	0	0	0.00	1	-100.00%
Group A Offense, Total	38	26	3.84	30	26.67%
Crimes Against Person, Total	8	5	0.81	4	100.00%
Crimes Against Property, Total	14	5	1.41	11	27.27%
Crimes Against Society, Total	16	16	1.62	15	6.67%
Officers Killed or Assaulted YTD	0			0	-





**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
JANUARY 2026**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling			
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	6	\$2,066.00	\$192,840.90
Residential Addition			
Electrical	2	\$200.00	\$2,500.00
Mechanical			
Plumbing			
Irrigation			
Fence	5	\$500.00	\$7,500.00
Swimming Pool			
Accessory Structures	1	\$144.00	\$5,074.24
Demolition			
<u>NEW COMMERCIAL</u>			
New Commercial Building			
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	2	\$1,767.16	\$156,000.00
Commercial Addition			
Signs	5	\$1,187.70	\$50,000.00
Electrical	1	\$100.00	\$25,000.00
Mechanical			
Plumbing	1	\$100.00	\$1,500.00
Irrigation			
Demolition			
Swimming Pool			
Fence/Screening Wall			
Certificate Of Occupancy			
Temporary Use Permit			
TOTALS	23	\$6,064.86	\$440,415.14

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

March 2026						
◀ February					April ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9 Joint Planning & Zoning & City Council Meeting	10 KEDC Meeting	11	12	13	14
15	16	17 KKBB Meeting	18	19 Parks & Rec Meeting	20	21 Easter Event
22 Kaufman County Day	23 Kaufman County Day Regular City Council Meeting	24	25	26	27	28
29	30	31				

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

May 2026						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11	12 KEDC Meeting	13	14	15	16
17	18 Regular City Council Meeting	19 KKBB Meeting	20	21 Parks & Rec Meeting	22	23
24	25 City Hall Closed- Memorial Day	26	27	28	29	30
31						