



AGENDA
REGULAR CITY COUNCIL MEETING
MONDAY, OCTOBER 26, 2020 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 839 1880 7526
PASSWORD: 708614**

PLEDGE OF ALLEGIANCE

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

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

CONSENT AGENDA

1. Consider and take appropriate action on the minutes from the September 28, 2020, Regular City Council Meeting.
2. Consider and take appropriate action on the minutes from the October 23, 2020, Special City Council Meeting.
3. Consider and take appropriate action regarding rescheduling the November 23, 2020, Regular City Council Meeting to Monday, November 16, 2020, for Thanksgiving, and the December 28, 2020, Regular City Council Meeting to Monday, December 14, 2020, for Christmas.

4. Consider and take appropriate action on revisions to the phasing plan of the **Preliminary Plat of Georgetown at Kings Fort Addition**, an 85-acre tract generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/and Old Kemp Highway) State Highway 34 Bypass. (Case No. PP-02-20)
5. Consider and take appropriate action on the **Final Plat of Georgetown at Kings Fort, Phase 1B**, the 14.957 acre tract is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass.. (Case No. FP-04-20)
6. Consider and take appropriate action on the **Final Plat of Lot 1, Block A, Kaufman County Children's Advocacy Center**. The 1.999-acre tract is located at 2005 S. Houston Street. A one lot commercial subdivision is proposed. (Case No. FP-05-20)

END OF CONSENT AGENDA

PUBLIC HEARING

7. Conduct a public hearing, consider and take appropriate action on Ordinance No. O-32-20, and ordinance of the City of Kaufman, Texas, amending the Future Land Use Map from a single family low density land use to a commercial land use for an approximate 6.33 acre tract of land (PID 5250, 5249, 5252, 5251 and a portion of 9357), such property located at the southwest corner of W. Highway 175 and S. Houston (Case No. MP-01-20). Applicants: Ray and Sandy Rubio
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinances O-32-20 and O-33-20.
8. Conduct a public hearing, consider and take appropriate action on Ordinance No. O-33-20, an ordinance of the City of Kaufman, Texas, to rezone an approximate 6.33 acre tract of land (PID 5250, 5249, 5252, 5251 and a portion of 9357), such property located at the southwest corner of W. Highway 175 and S. Houston from Single Family Residential-10 (SF-10) to Planned Development (PD) for limited retail, service and commercial uses. (Case No. Z-04-20) Applicants: Ray and Sandy Rubio
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-33-20

PLANNING & ZONING ITEMS

9. Consider and take appropriate action on the Site Plan of 1900 E. Highway 175 for the Kaufman County Justice Center, a 45 acre lot, platted as Lot 1, Law Enforcement Center Addition. (Case No. SP-04-20)
10. Consider and take appropriate action on the Site Plan of 2705 Tabor Parkway and proposed to be platted as Lot 1, Block A, Tractor Supply Kaufman Addition, a 3.66-acre tract located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development - 15 (Commercial). A Tractor Supply retail store is proposed. (Case No. SP-05-20)
11. Consider and take appropriate action on the **Final Plat of Lot 1, Block A, Tractor Supply Kaufman Addition**, a 3.66-acre tract located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. (Case No. FP-02-20)
12. Consider and take appropriate action on the Site Plan of 325 E. Fair Street, a 0.51-acre lot part of Tract A, Kaufman East Addition. The proposed expansion is for the current occupant K-Tires. The property is zoned Commercial. (Case No. SP-06-20)
13. Consider and take appropriate action on the Site Plan of 2005 S. Houston Street for the Kaufman County Children's Advocacy Center. The property is zoned Commercial. (Case No. SP-08-20)

DISCUSSION/ACTION ITEMS

14. Second Reading: Consider and take appropriate action on Ordinance O-31-20, an ordinance of the City of Kaufman, Texas, granting an exclusive franchise and approving a Contract for the collection and disposal of garbage, including, trash, brush and bulk in the City of Kaufman, Texas to Republic Services, providing rates of service, dates of collection and other matters related to services rendered by Republic.
15. Consider and take appropriate action on Resolution R-28-20, a resolution of the City of Kaufman, Texas, appointing a member to the Kaufman Central Appraisal District Board of Directors.
16. Consider and take appropriate action on Resolution R-29-20, a resolution of the City of Kaufman, Texas, accepting an Amended and Restated Preliminary Service and Assessment Plan, directing the City Secretary to cause publication and notice, and setting a public hearing as required by law.

17. Consider and take appropriate action on the Georgetown Phase 1B Facility Agreement between the City and Georgetown KF, Ltd, for the installation of public improvements and facilities within the Georgetown development; and authorizing the Mayor or designee to execute necessary documents
18. Consider and take appropriate action on an Interlocal Agreement between the City of Kaufman and Trinity Valley Community College for participation in Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas; and authorizing the Mayor to execute necessary documents.
19. Consider and take appropriate action to approve TPWD Grant Concept Plan for development of 73-acre tract of City property.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

20. Receive an update and discussion regarding the following:
 - a. Sales Tax Update
 - b. HomeServe Fall Campaign Update(Sewer Service Line Insurance)
 - c. Discussion Item Report (DIR)
 - d. STAR Transit Ridership Report- September 2020
 - e. Careflite Compliance Report- September 2020
 - f. Fire Department Monthly Report- September 2020
 - g. Monthly Calendars Attached

EXECUTIVE SESSION

21. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Texas Government Code §551.072: Deliberation regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: Kaufman Lake

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

22. 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 FRIDAY, OCTOBER 23, 2020, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

JESSIE HANKS
CITY SECRETARY

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

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING /WEBINAR ID: 839 1880 7526 PASSWORD: 708614**

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: 10/26/2020

Date: 10/6/2020

Item #: 1.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the September 28, 2020, Regular City Council Meeting.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 28, 2020 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

PLEDGE OF ALLEGIANCE

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

Mayor Jordan called the City Council meeting to order at 6:00 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Barry Ratcliffe, Carole Aga, Charles Gillenwater, Jeff Council, and Matt Phillips. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Development Services Director Marcy Ratcliff, and Police Chief Dana Whitaker.

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.

PROCLAMATION

1. National Night Out

Mayor Jordan read the Proclamation and declared October 6, 2020, as National Night Out. Chief Whitaker informed Council about the plans for National Night Out.

CONSENT AGENDA

2. Consider and take appropriate action on the minutes from the August 24, 2020, Regular City Council Meeting.
3. Consider and take appropriate action on the minutes from the September 14, 2020, Special City Council Meeting.
4. Consider and take appropriate action on the **Preliminary Plat of Lots 1 & 2, Block A, Tractor Supply Kaufman Addition**, a 4.355-acre site located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development -7 (Commercial) (PD-7-C). A subdivision of 2 commercial lots is proposed. (PP-01-20)

5. Consider and take appropriate action on an agreement with Linebarger Goggan Blair & Sampson, LLP, for the collection of delinquent accounts in the Public Improvement District #1 Assessments.

Mayor Pro-Tem Patty Patterson made a motion to approve an agreement with Linebarger Goggan Blair & Sampson, LLP, for the collection of delinquent accounts in the Public Improvement District #1 Assessments as presented. The motion was seconded by Council Member Carole Aga and passed 6/0. Mayor Jordan abstained from the vote.

6. Consider and take appropriate action to approve Deed Restrictions for the 54 acre tract of land owned by the City of Kaufman and located at the northwest corner of South Houston Street (FM 1388) and the State Highway 34 Bypass, and upon approval, to incorporate the approved Deed Restrictions into the South Pointe Development Incentive Agreement between Cedar Crest Development Company, LLC and the City of Kaufman as Exhibit "F".
7. Consider and take appropriate action on a proposal for the purchase of furniture at the Kaufman Civic Center.

Mayor Jordan requested item 5 be removed from the Consent Agenda due to a conflict of interest.

Councilmember Gillenwater made a motion to approve Consent Agenda Items 2 through 7 with the exception of item 5. The motion was seconded by Councilmember Council and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

8. Consider and take appropriate action on Ordinance O-30-20, an ordinance of the City of Kaufman, Texas, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas; an approximate 111.299 acre tract of undeveloped land, located within the corporate limits of the City and generally bound by Texas State Highway 34 to the south, South Washington Street to the West, and South Houston Street to the east, making various findings related to such plan; providing for severability; and providing an effective date.

Mr. Slye informed about the purpose of the ordinance to approve the final Project and Financing Plan for TIRZ #2.

Council Member Barry Ratcliffe made a motion to approve Ordinance O-30-20, an ordinance of the City of Kaufman, Texas, approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas, as presented. The motion was seconded by Council Member Jeff Council and passed 7/0.

9. Consider and take appropriate action on an Interlocal Agreement between the City of Kaufman and Kaufman County for County participation in Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas; and authorizing the Mayor to execute necessary documents.

Mr. Slye outlined the terms of the agreement with the County for the participation in the Tax Increment

Reinvestment Zone Number Two.

Councilmember Aga made a motion to approve the Interlocal Agreement between the City of Kaufman and Kaufman County for County participation in Tax Increment Reinvestment Zone Number Two. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

10. Consider and take appropriate action on an interlocal cooperation agreement between the City and Kaufman County granting the City of Kaufman exclusive jurisdiction to regulate subdivision plats and to approve related permits in the extraterritorial jurisdiction, and authorizing the Mayor or his designee to execute necessary documents.

Ms. Ratcliff presented the interlocal cooperation agreement for the platting process in the extraterritorial jurisdictions to update new plans from the County.

Council Member Ratcliffe made a motion to approve an interlocal cooperation agreement between the City and Kaufman County granting the City of Kaufman exclusive jurisdiction to regulate subdivision plats and to approve related permits in the extraterritorial jurisdiction, and authorizing the Mayor or his designee to execute necessary documents. The motion was seconded by Council Member Council and passed 7/0.

11. Consider and take appropriate action on Resolution R-26-20, a resolution of the City of Kaufman, Texas, adopting Texas Coalition for Affordable Power's Professional Services Agreement and Gexa Energy's Commercial Electric Service Agreement for power to be provided on and after January 1, 2023; and providing an effective date.

Mr. Slye reviewed the renewal of the agreement with Texas Coalition for Affordable Power. He outlined the process for the agreement and the electrical service agreement to get the lowest electric pricing for the City of Kaufman.

Council Member Gillenwater made a motion to approve Resolution R-26-20, a resolution of the City of Kaufman, Texas, adopting Texas Coalition for Affordable Power's Professional Services Agreement and Gexa Energy's Commercial Electric Service Agreement for power to be provided on and after January 1, 2023 as presented. The motion was seconded by Council Member Aga and passed 7/0.

12. Consider and take appropriate action on Resolution R-27-20, a resolution of the City of Kaufman, Texas, authorizing the application for a Local Park Grant from the Texas Parks and Wildlife; and providing an effective date.

Mr. Holder informed Council this resolution gives staff authorization for staff to submit application for grants for park improvements. He outlined the proposed improvements for the acquisition of the 73 acres adjacent to City Lake Parks.

Mayor Pro-Tem Patterson made a motion to approve Resolution R-27-20, a resolution of the City of Kaufman, Texas, authorizing the application for a Local Park Grant from the Texas Parks and Wildlife as presented. The motion was seconded by Council Member Council and passed 7/0.

13. Consider and take appropriate action on the City's participation with Halloween on Houston.

There were discussions regarding the City's participation regarding Halloween on Houston.

Council Member Ratcliffe made a motion to direct the City Manager to put out a press release to advise the City is not going to be able to provide the support services for Halloween on Houston and encourage the public to follow CDC guidelines. The motion was seconded by Mayor Pro-Tem Patterson and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. Sales Tax Update
 - b. Mosquito Spraying Update
 - c. Discussion Item Report (DIR)
 - d. STAR Transit Ridership Report- August 2020
 - e. Careflite Compliance Report- August 2020
 - f. Fire Department Monthly Report- August 2020
 - g. Monthly Calendars Attached

Mr. Slye gave an update on the above stated items.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 6:28 PM.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**



Meeting
Date: 10/26/2020

Date: 10/23/2020

Item #: 2.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the October 23, 2020, Special City Council Meeting.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:

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



**MINUTES OF THE
CITY COUNCIL MEETING
FRIDAY, OCTOBER 23, 2020 - 8:00 AM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

Mayor Pro-Tem Patterson called the City Council meeting to order at 8:09 AM. Councilmembers present were Carole Aga, Patty Patterson, Charles Gillenwater, Matt Phillips, Jeff Council. Councilmember Barry Ratcliffe joined the meeting at 8:13 AM. Mayor Pro-Tem Patterson declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, and City Secretary Jessie Hanks.

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

No comments were given.

DISCUSSION/ACTION ITEMS

1. First Reading: Consider and take appropriate action on Ordinance O-31-20, an ordinance of the City of Kaufman, Texas, granting a franchise agreement for the collection and disposal of garbage, trash, brush and bulk in the City of Kaufman, Texas to Republic Services.

Mr. Slye outlined the process for approving a franchise agreement. He reviewed the agreement and the action Council would be considering. He informed Council about the transition plans which will occur in February, and the changes between the current service and the new agreement. He outlined the fees associated with the new agreement.

Councilmember Ratcliffe made a motion to approve the first reading of Ordinance O-31-20 granting a franchise agreement for the collection and disposal of garbage, trash, brush and bulk in the City of Kaufman, Texas to Republic Services. The motion was seconded by Councilmember Aga and passed 6/0.

ADJOURNMENT

There being no further business, Mayor Pro-Tem Patterson adjourned the meeting at 8:19 AM.

ATTEST:

PATTY PATTERSON
MAYOR PRO TEM

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 10/26/2020

Date: 10/22/2020

Item #: 3.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action regarding rescheduling the November 23, 2020, Regular City Council Meeting to Monday, November 16, 2020, for Thanksgiving, and the December 28, 2020, Regular City Council Meeting to Monday, December 14, 2020, for Christmas.

BACKGROUND:

Due to conflicts with national Holidays, there is a need to reschedule two (2) council meetings. The Regular Scheduled City Council meeting on Monday, November 23rd is the week of Thanksgiving. Staff recommends rescheduling this meeting to Monday, November 16th. The Regular City Council meeting on Monday, December 28th, is the Monday following Christmas. Staff is recommending this meeting be rescheduled for Monday, December 14th.

Staff will post on the City's website and Facebook page to inform the citizens of the changes.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Staff recommends approval of the rescheduled Council Meeting dates.

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



Meeting
Date: 10/26/2020

Date: 10/5/2020

Item #: 4.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on revisions to the phasing plan of the **Preliminary Plat of Georgetown at Kings Fort Addition**, an 85-acre tract generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/and Old Kemp Highway) State Highway 34 Bypass. (Case No. PP-02-20)

BACKGROUND:

See the attached October 6, 2020, Planning and Zoning Commission report.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval of the Preliminary Plat of Georgetown at Kings Fort Addition by a vote of 4-0.

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



Meeting Date: October 6, 2020

Consent: Yes

Discussion/Action: No

SUBJECT: Consider and make a recommendation to City Council on the Preliminary Plat of Georgetown at Kings Fort. The 85.5-acre site is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass. A subdivision of 305 single-family lots, 5 common areas, a future public park, and a future school site is proposed. (Case No. PP-02-20)

BACKGROUND/PURPOSE:

A preliminary plat is an overall plan for developing property by showing the lot layout over a topographic map, showing all the existing and proposed drainage features and facilities, street layout, and direction of curb flow. A traffic impact analysis (TIA) may be required at this time to determine if the street system will accommodate the development or if additions are necessary.

The original Preliminary Plat of Georgetown at Kings Fort Addition was approved on October 22, 2018, with phases 1-4. The TIA was submitted with the original Preliminary Plat. The street intersection locations along SH 34 Bypass are in accordance with the TIA and TxDOT and were part of Phase 1. Phase 1 infrastructure is in place and 33 approximately of the 59 lots are built on.

The proposed Preliminary Plat of Georgetown at Kings Fort Addition is the same lot configuration and street layout as originally approved. The only change has been to the phasing of the development. The proposed phasing numbers have been modified to Phases 1, 1B, and 2.

Phase 2 in the future will have several subsets of final plats (example final plat of Phase 2A, 2B, 2C, etc.). The 85.5-acre site is proposed to be developed with a total of 305 residential lots. The typical lot size for 294 lots is 6,000 SF. The typical lot size for the remaining 11 lots is 5,000 SF. A future 14.52-acre park is proposed. A future 9.45-acre school site is proposed. The remaining 61.53 acres will be developed as the 305 single-family lots, which is a density of 4.95 units per acre.

THOROUGHFARE PLAN: All the rights of way necessary for Tabor Parkway and State Highway 34 Bypass have already been dedicated by separate instruments. Dillard Lane and King Streets are not designated thoroughfares but the widths were increased by 10 feet to accommodate school traffic.

RECOMMENDATIONS:

Staff recommends approval of the Preliminary Plat of Georgetown at Kings Fort.

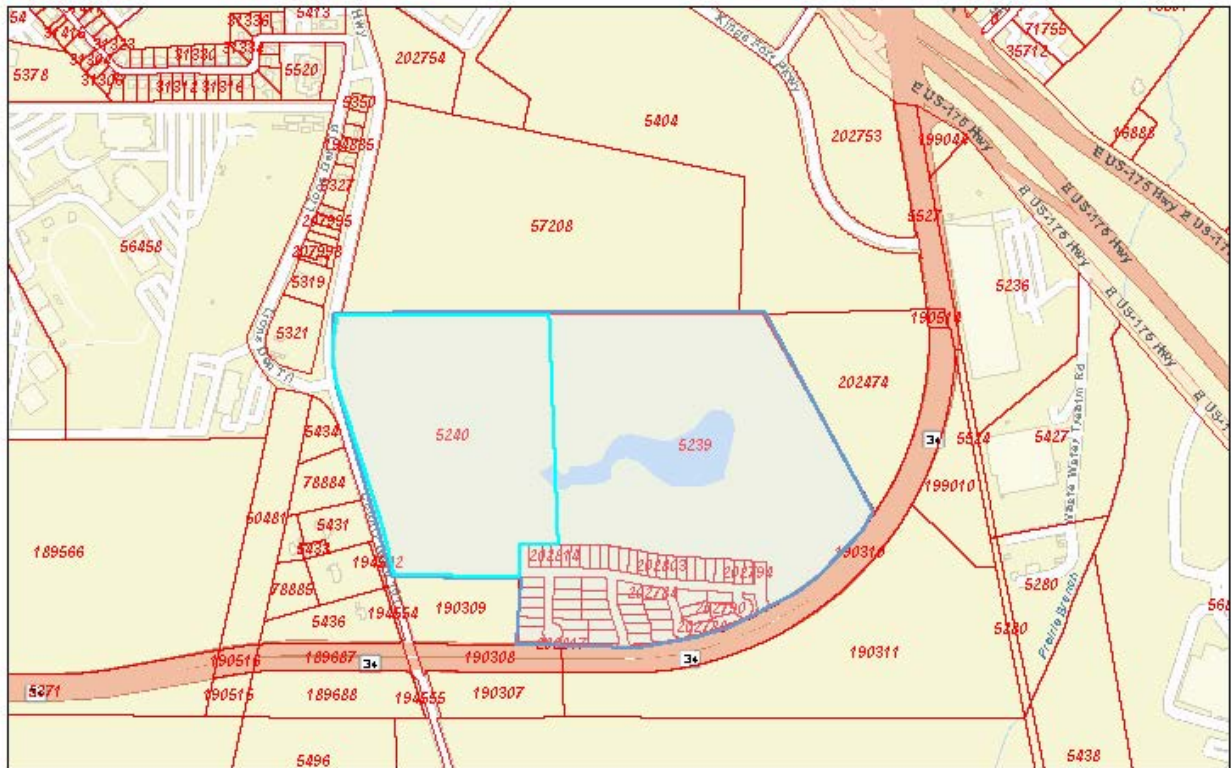
ATTACHMENTS:

1. Location Map
2. Preliminary Plat of Georgetown at Kings Fort

Marcy Ratcliff, Development Services Director

972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org

Location Map PP GTKF



INC.
1-0594



Meeting
Date: 10/26/2020

Date: 10/5/2020

Item #: 5.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Georgetown at Kings Fort, Phase 1B**, the 14.957 acre tract is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass.. (Case No. FP-04-20)

BACKGROUND:

See the attached October 6, 2020 Planning and Zoning Commission report.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval of the Final Plat of of Georgetown at Kings Fort Phase 1B by a vote of 4-0.

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



Meeting Date: October 6, 2020

Consent: Yes

Discussion/Action: No

SUBJECT: Consider and make a recommendation to City Council on the Final Plat of Georgetown at Kings Fort, Phase 1B. The 14.957-acre site is located northeast and east side of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass. A subdivision of 66 residential lots and two common areas are proposed. (Case No. FP-04-20)

BACKGROUND/PURPOSE:

Phase 1B of Georgetown at Kings Fort Addition containing 14.957 acres is for the development of 66 single-family residential lots and two common areas. The average lot size 6,508 SF, which is a density of 4.40 units per acre. The two common areas are located on the south side of Dillard Lane and at the back of all the lots in Block F located between Myrtle Way and Holly Springs Lane. The two common areas include a 20-foot wide sanitary sewer easement. The area will be maintained by the Home Owner's Association.

The original Preliminary Plat was approved on October 22, 2018. A revised phasing plan for the Preliminary Plat of Georgetown at Kings Fort Addition is scheduled to be approved on October 26, 2020.

THOROUGHFARE PLAN: The necessary rights of way for Tabor Parkway and State Highway 34 Bypass were dedicated by separate instruments.

RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Georgetown at Kings Fort, Phase 1B.

ATTACHMENTS:

1. Preliminary Plat of Georgetown at Kings Fort
2. Final Plat of Georgetown at Kings Fort, Phase 1B

Marcy Ratcliff
Development Services Director
972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org

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Meeting
Date: 10/26/2020

Date: 10/5/2020

Item #: 6.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Lot 1, Block A, Kaufman County Children's Advocacy Center**. The 1.999-acre tract is located at 2005 S. Houston Street. A one lot commercial subdivision is proposed. (Case No. FP-05-20)

BACKGROUND:

See the attached October 6, 2020 Planning and Zoning Commission report.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval of the Final Plat of Lot 1, Block A, Kaufman County Children's Advocacy Center by a vote of 4-0.

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



Meeting Date: October 6, 2020

Consent: Yes

Discussion/Action: No

SUBJECT: Consider and make a recommendation to City Council on the Final Plat of Kaufman County Children's Advocacy Center, Lot 1, Block A. The 1.99-acre site is located at 2005 S. Houston Street. A one lot commercial subdivision is proposed. (Case No. FP-05-20)

BACKGROUND/PURPOSE:

The property at 2005 S. Houston has an existing 10,000 square foot building that did not ever include a paved parking lot. The property is required to be platted and have an approved civil construction plan to address the drainage of the property.

The proposed final plat includes the required 24-foot wide fire lane and access easement on the north and east side of the existing building. The detention pond area is located in the middle of the lot.

THOROUGHFARE PLAN: The necessary right of way for S. Houston Street is adequate.

RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Kaufman County Children's Advocacy Center, Lot 1, Block A.

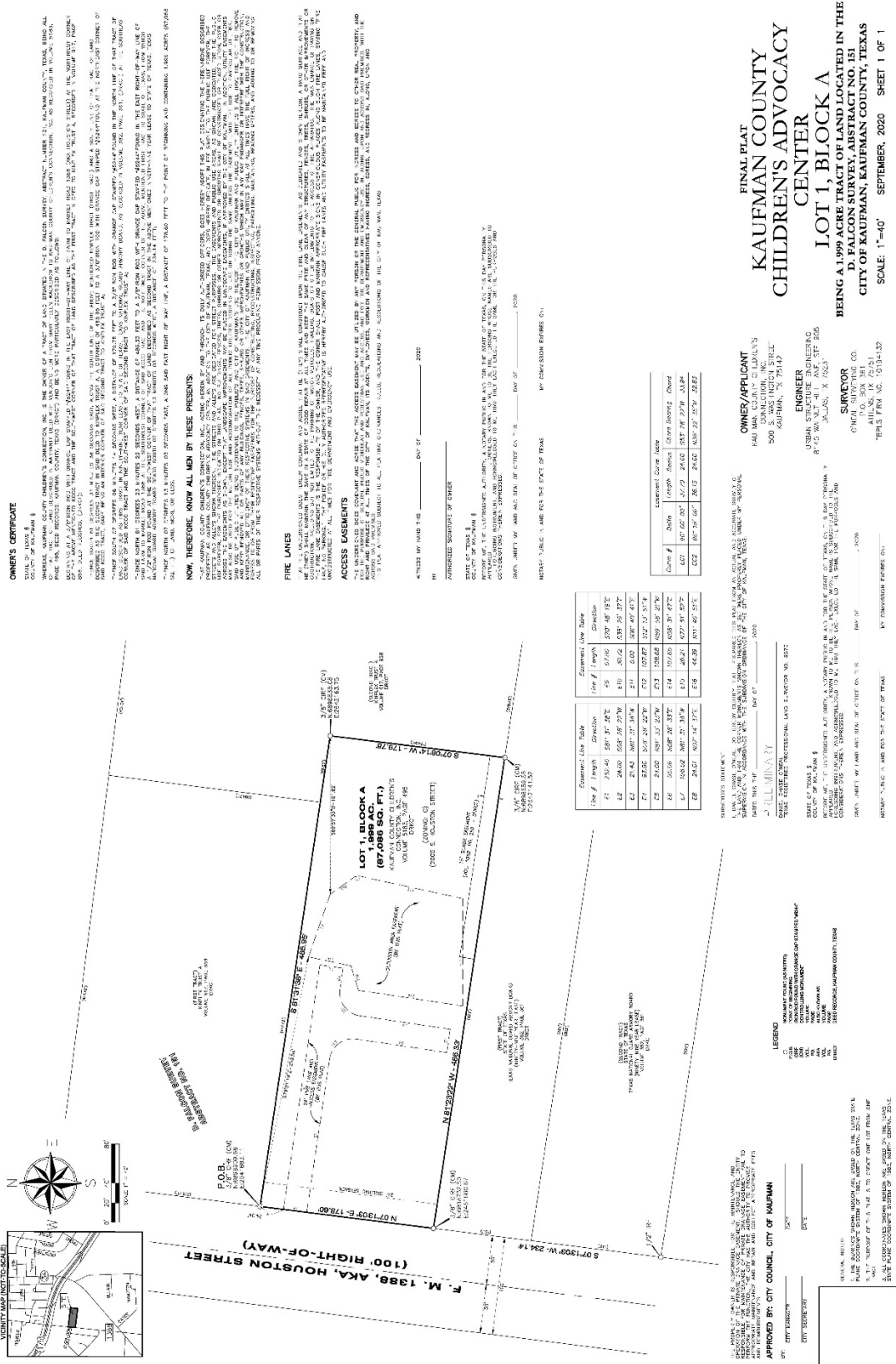
ATTACHMENTS:

1. Location Map
2. Final Plat of Kaufman County Children's Advocacy Center, Lot 1, Block A

Marcy Ratcliff
Development Services Director
972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org

Location Map
KC Children's Advocacy Center 2005 S Houston







Meeting
Date: 10/26/2020

Date: 10/5/2020

Item #: 7.

Dept.: Development
Services

Action Item

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance No. O-32-20, and ordinance of the City of Kaufman, Texas, amending the Future Land Use Map from a single family low density land use to a commercial land use for an approximate 6.33 acre tract of land (PID 5250, 5249, 5252, 5251 and a portion of 9357), such property located at the southwest corner of W. Highway 175 and S. Houston (Case No. MP-01-20). Applicants: Ray and Sandy Rubio

BACKGROUND:

See the attached October 6, 2020, Planning and Zoning Commission report.

Because the Planning and Zoning Commission's motion to approve failed, the recommendation is for denial. This means it will take a 3/4 vote by City Council to overturn the Commission's recommendation, which is 6 members of the Council.

See the attached the attached 53 response letters. Five (5) property owners located within 300 feet of the request were in opposition and three (3) property owners located within 300 feet of the request were in favor of the requests. The remaining letters were either not property owners or not located within the 300 foot buffer area.

Since the October 6, 2020 Planning and Zoning Commission meeting, the applicant has committed to providing a 20' landscaped buffer yard located along the southern and western boundaries of proposed PD-19. The buffer yard is proposed to have three tiers of plantings adjacent to the required 6' masonry wall. Tier 1 would include Brodie Eastern Red Cedar evergreen trees planted every 12 feet. The mature height is 25 feet. Tier 2 would include Nellie R. Stevens Holly evergreen shrubs planted every 6-8 feet. The mature height is 25 feet. Tier 3 would include Vitex Agnus-Castus, an ornamental tree, planted every 6-8 feet. The mature height is 8-10 feet tall. The plantings would be staggered to provide live screening in addition to the 6 foot masonry wall.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost:

N/A

Funds Available:

N/A

Source:

N/A

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval by a vote of 2-3 of M-01-20 the proposed amendment to the Future Land Use Map from single family low-density use to commercial land use.

The Planning and Zoning Commission on October 6, 2020 recommended approval by a vote of 2-3 of Z-04-20 to rezone 6.33 acres from Single Family Residential-10 (SF-10) to Planned Development (PD) for limited retail, service, and commercial uses.

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

Negative Responses Received From Others



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio on 6.33-acres (PID 5250, 5249, 5252, 5251, and a portion of 9357) to amend the Future Land Use Map from Future Single-Family Low-Density (LD) land use to Future Commercial land use and to request to rezone the same property from Single Family-10 (SF-10) to Planned Development (PD) for limited retail service and commercial uses. The property is generally located at the southwest corner of South Houston Street and Oak Creek Drive (south side of US Highway 175), (Case No. MP-01-20 and Z-04-20)

2018 - BACKGROUND/SUMMARY:

In 2018, Ray and Sandy Rubio requested to amend the 2014 Future Land Use Plan designation from Future Single-Family Low-Density (LD) to Future Commercial and to rezone 6.59-acres from Single Family-10 (SF-10) to Commercial (C) for the property located at the southwestern corner of Oak Creek Drive (W. Highway 175) and South Houston Street. **(See the attached 2018 Concept Plan)**

The remaining 14.78-acres would remain zoned SF-10 and possibly be developed with 30 residential lots. However, the residential subdivision would exceed the maximum 1,200 linear foot street block length. The maximum street block length is an important factor in providing circulation, and in/out access for public safety. If the street were blocked, there would be no means of access to the lots behind the blockage.

The Planning and Zoning Commission on April 5, 2018, voted 3-2 to amend the Future Land Use Plan from Future Single-Family Low-Density (LD) to Future Commercial and a zoning change from Single Family-10 (SF-10) to Commercial (C).

Council on April 23, 2018, voted 7-0 to table the public hearing to May 15, 2018. The Rubio's, at the May 15, 2018, Public Hearing, requested to withdraw their applications amending the 2014 Future Land Use Plan and the application to rezone the property from Single Family-10 (SF-10) to Commercial (C).

2020 - BACKGROUND/SUMMARY:

Ray and Sandy Rubio submitted a new request for the same property located at the southwestern corner of Oak Creek Drive (W. Highway 175) and South Houston Street. The requests are to:

1. Amend the 2014 Future Land Use Plan designation from a Future Single-Family Low-Density (LD) land use to Future Commercial land use (Case No. MP-01-20)*;

Negative Responses Received From Others

2. Rezone 6.33-acres from Single Family-10 (SF-10) to Planned Development (PD) for limited retail, service, and commercial uses. The base zoning district of the proposed PD is Section 24, Retail District (R). (Case No. Z-04-20)*

***Each case listed above will require a separate motion.**

If the 2014 Future Land Use Plan is amended to Future Commercial, then the zone change request for a Planned Development (PD) District with limited retail, service, and commercial uses will comply. The Future Land Use Plan serves as a 20-year guide for the vision for the City of Kaufman on best land uses. The Comprehensive Plan, which included the Future Land Use Plan, was adopted in 2009 and was updated in 2014 to reflect areas the City had annexed along Highway 175. Some minor changes to the Future Land Use Plan have been adopted, in conjunction with some zoning change approvals.

The applicant has submitted a conceptual layout of how they propose to develop the subject property that will be tied to an ordinance approving the Planned Development (PD). Any major change to the approved concept plan will require another public hearing. The proposed height and area regulations, which include the size of lot, the size of yards, maximum lot coverage setbacks, and development required will match the requirements of Section 24. **(See attached Section 24 Retail District)** The proposed uses in the Planned Development (PD) allowed by right are listed below:

Bank or financial institution without a drive-through	Mailing service
Book, card, or stationery store	Medical, dental or optician clinic, laboratory or office
Camera and photographic supply shop	Nursing, convalescent home, or hospice.
Catering service	Office supply store
Church, rectory, or temple	Office, general business, and professional
Clothing or apparel store	Personal service use (barber/beauty salon, tailor, shoe repair, seamstress, etc.)
Convenience store with a maximum area of 2,500 SF without gasoline sales	Pharmacy or drugstore
Day Care Center (child care for 7 + unrelated children)	Print / Reproduction shop
Donut, Bakery, or Confectionery Shop	Private Club (restaurant alcohol sales) (Specific use permit in Section 33)
Dry Cleaning and laundry pick-up station	Public building
Florist	Radio, recording, or television studio without the tower.
Furniture, home furnishings, and appliance store	Research laboratories and facilities. (Specific use permit in Section 33)

Negative Responses Received From Others

General merchandise (dry goods)	Restaurant
Health & Fitness Center (indoors only)	School, parochial, when located on the same lot as the church
Jewelry store	Studio, decorator, artist, photographer
Commercial antennas located on buildings in accordance with the Supplemental Regulations, Section the 40.5 Communications Antennas and Support Structures/Towers in Chapter 118, Kaufman Code of Ordinances, "Zoning"	

Below is the list of uses that require the approval of a Specific Use Permit by City Council. These same uses are not allowed within 200' of the southern property line adjacent to the Wellington Park Addition:

Bank or financial institution with drive-through service
Donut Bakery with drive-through or curbside service
Dry cleaning with drive-through service
Pharmacy with drive-through service
Restaurant with drive-through or curbside service

The proposed concept plan shows three lots with one driveway entrance on Oak Creek Drive (frontage road of W. Highway 175) and one driveway entrance on S. Houston Street. The Oak Creek Drive entrance is located approximately 241.80 feet from the intersection with S. Houston Street. The S. Houston Street entrance is located approximately 287.91 feet from the intersection with Oak Creek Drive. This entrance also aligns with the Advance Tabco driveway entrance. The 2020 concept plan does **not** include a public street along the north side of Wellington Park Addition (northern portion of Overlook Drive) like the plans did in 2018.

The concept plan indicates a 6-foot masonry screening wall along the southern property line and the western property line.

The proposed concept plan includes a 48,728 SF two-story assisted living facility for 67 residents, a 5,100 SF medical office, and an 11,200 SF strip center for retail, service, restaurant, and commercial uses. The concept plan shows cross access between the three lots.

The concept plan does not show any uses with a drive-through. The proposed Planned Development (PD) does allow applicants to request a specific use permit for a drive-through but only for restaurants, banks, pharmacies, and dry cleaners, and they must go through a public hearing to receive the specific use permit.

The remaining 14 acres are not proposed to be rezoned. Two property owners on Climbing Tree Drive (Fortner Addition) are interested in purchasing portions of the acreage and incorporating it into their own lots and/or possibly creating 4 new lots that would have access from Climbing Tree Drive. **This area is not under consideration for rezoning or development at this time.**

Negative Responses Received From Others

SURROUNDING ZONING AND EXISTING LAND USES:

(See attachment #4)

	Zoning	Existing Land Use
North:	SF-10	Bodacious Beauty Salon & Single Family Homes
South:	SF-10	Wellington Park Addition(single-family homes)
East:	C	Cross Roads Liquor Store & Advance Tabco Manufacturing
West:	SF-10	Single Family Home and the Fortner Addition (single-family homes)

COMPREHENSIVE PLAN:

(See attachment #4)

Land Use Plan:

The 2009 and the 2014 Future Land Use Plan map designated the land use of the subject property as Future Single-Family Low-Density (LD). The properties on the east side of S. Houston Street are designated as Future Commercial. The proposed zoning does not comply with the 2014 Future Land Use Plan designation for Future Single-Family Low-Density (LD). The general purpose and description of the Retail District is to provide areas for neighborhood, local and regional shopping and service facilities located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

Thoroughfare Plan:

The Thoroughfare Plan designates West Highway 175 as a "Type AA", Major Regional Arterial, which requires a variable width of 240 feet. Oak Creek Drive is the frontage road of West Highway 175. All driveway and street intersections must be approved by TxDOT. South Houston Street as a "Type B", Minor Arterial, requires a right-of-way width of 100 feet. South Houston Street is a TxDOT asset. All driveway and street intersections must be approved by TxDOT.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 42 property owners within 300' of the subject property. The results to date are as follows:

- Number of property owners returned letters in opposition to the request: 2.
- Number of property owners returned the letter in agreement of the request: 1.
- Number of property owners who have not responded in writing: 39.

If 20% of the area within 200 feet of the request objects the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATIONS:

Staff's recommendation for the 6.33-acre property (PID 5250, 5249, 5252, 5251, and a portion of 9357) located at the southwestern corner of Oak Creek Drive (W. Highway 175) and S. Houston Street:

1. Approval to amend the 2014 Future Land Use Plan from Future Single-Family Low-Density (LD) to Future Commercial.

Negative Responses Received From Others

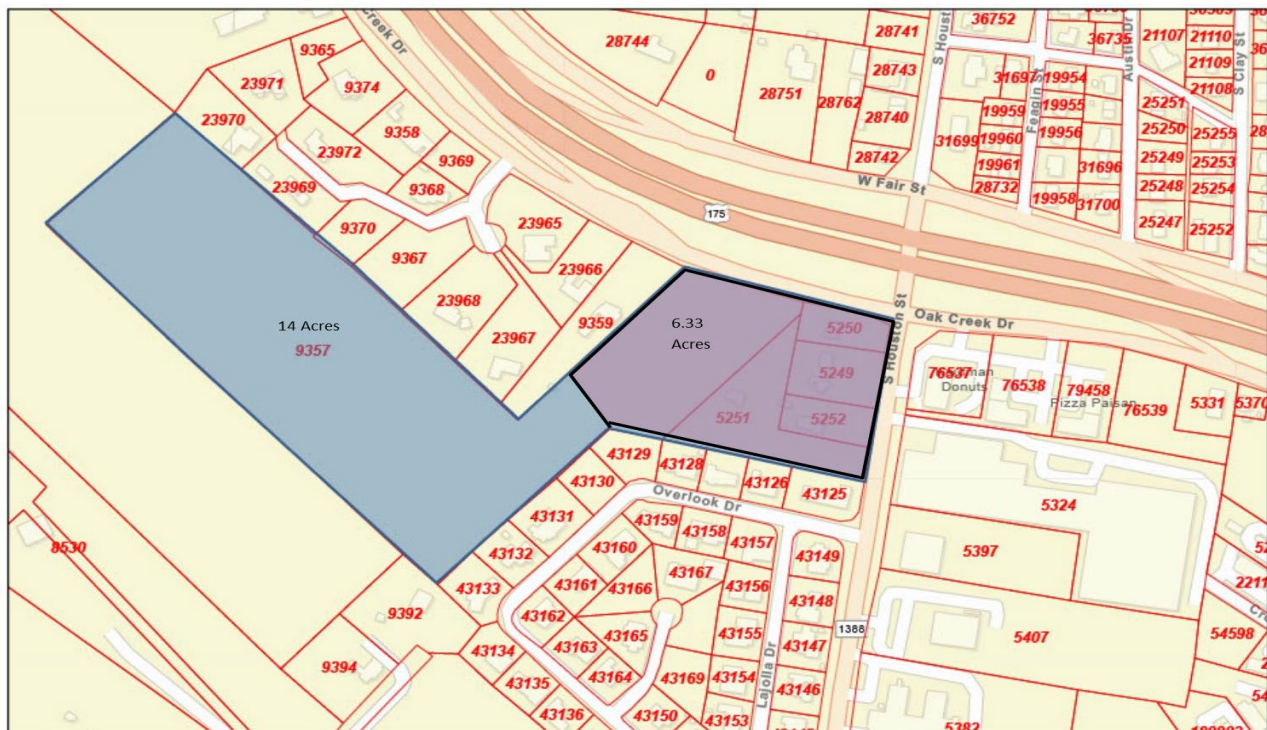
2. Approval of request Z-04-20 to rezone from Single Family-10 (SF-10) to Planned Development (PD) with the Retail District as the base and allowing limited retail, service, and commercial uses as indicated in the staff report.

ATTACHMENTS:

1. Location map
2. 2018 Concept Plan
3. 2020 Concept Plan
4. Future Land Use and Zoning Maps
5. Section 24 Retail District
6. Pictures
7. Property Owner Responses

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map
Rubio Property Location



2018 Concept Plan

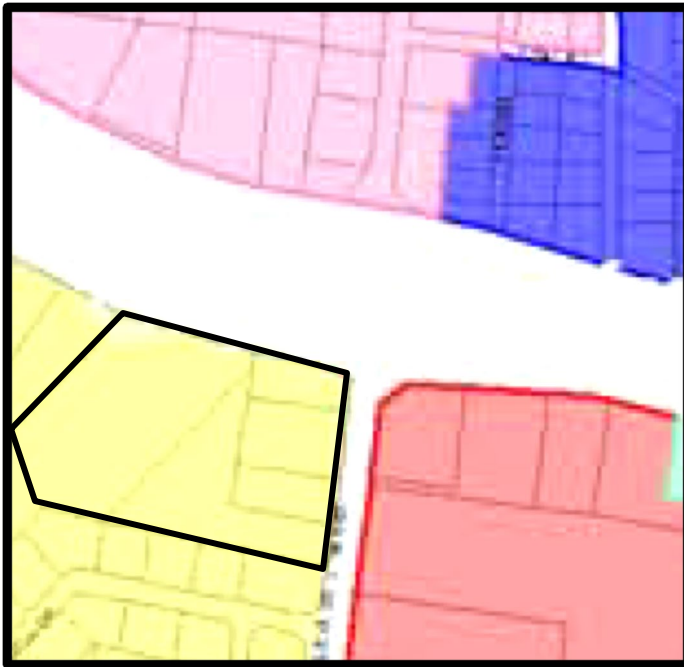


2020 Proposed Concept Plan



Negative Responses Received From Others

Future Land Use Map



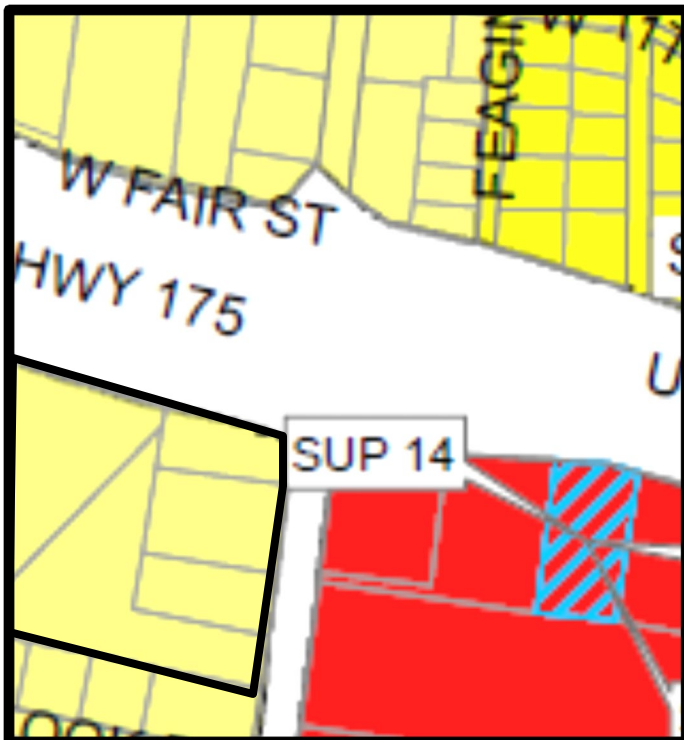
Upper Left – Pink
Medium Density Residential

Upper Right – Blue
High-Density Residential

Lower Left – Yellow
Low-Density Residential

Lower Right – Red
Commercial

Current Zoning Map



Upper Left – Light Yellow
SF-10 Low-Density Residential

Upper Right – Light Yellow
SF-6 High-Density Residential

Lower Left – Light Yellow
SF-10 Low-Density Residential

Lower Right – Red
Commercial

Negative Responses Received From Others

SECTION 24 RETAIL (R) DISTRICT

24.1 GENERAL PURPOSE AND DESCRIPTION:

The Retail (R) District is established to provide areas for neighborhood, local and regional shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The R district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

24.2 PERMITTED USES:

- A. 1. Those uses specified in Section 33 (Use Charts).
- 2. Such uses as may be permitted under the provisions of Specific Use Permits, Section 30.

24.3 HEIGHT REGULATIONS:

- A. **Maximum Height:**
 - 1. Three (3) stories or forty-five feet (45') for the main building.
 - 2. One (1) story for accessory buildings.
 - 3. Other (Section 40).

24.4 AREA REGULATIONS:

- A. **Size of Lot:**
 - 1. **Minimum Lot Area** – Ten thousand (10,000) square feet.
 - 2. **Minimum Lot Width** - One hundred feet (100')
 - 3. **Minimum Lot Depth** - One hundred feet (100')
- B. **Size of Yards:**
 - 1. **Minimum Front Yard** - Twenty-five feet (25')
 - 2. **Minimum Side Yard** – Fifteen feet (15'); Twenty-five feet (25') adjacent to a street. The side or rear setback, whichever is adjacent to a residential zoning district or property line, shall observe a setback equal to a 3:1 slope from the residential property line, three feet (3') of setback for each one foot (1') of height.
 - 3. **Interior Side Yards** - When retail uses are platted adjacent to other retail and other nonresidential uses, no side yard is required provided it complies with the building code.
 - 4. **Minimum Rear Yard** - Twenty feet (20')
- C. **Maximum Lot Coverage:** Forty (40%) percent.
- D. **Parking Regulations:**
 - 1. As required by Section 35, Off-Street Parking and Loading Requirements.

Negative Responses Received From Others

24.5 SPECIAL REQUIREMENTS:

- A. Open storage is prohibited; however, periodic display of seasonal items by the retail establishment on their own property (e.g., Christmas trees, pumpkins, etc.) is allowed during the appropriate time periods. Service or loading areas shall not be visible from a public street or adjacent residential uses.
- B. When any development occurs in this district it shall be the developer's/owner's responsibility to erect and maintain a solid masonry screen wall between their property and any adjacent residential property or district. (See Section 38)
- C. When a lot in this district abuts the property line of a residential use or district certain uses (as identified by an asterisk (*) in the Use Charts - Section 33) that would otherwise be allowed in this district but are deemed incompatible with adjacent residential uses, the following restrictions shall be observed:
 - 1. A minimum sixty feet (60') separation between the residential property line and any structures, dumpsters, storage, drive-through lanes, loading docks, heavy vehicle parking or lighting fixtures.
 - 2. If the minimum separation cannot be established then those uses deemed incompatible shall not be allowed on those lots abutting a residential property line.
- D. For site plan requirements, see Section 39.
- E. Recreational vehicles, travel trailers or motor homes or other temporary structures may not be used for on-site dwelling or nonresidential purposes.
- F. **Other Regulations** - As established in the Development Standards, Sections 34 through 44.

Negative Responses Received From Others



1910, 1807, & 1806 S. Houston



1807 & 1806 S. Houston



1910 S. Houston

Negative Responses Received From Others



Looking northwest from Wellington Park Addition



Looking west along Oak Creek Drive (W. Highway 175)

10/20/20

To: Honorable Mayor Jordan and City Council Members
City of Kaufman City Hall
209 S. Washington
Kaufman, Texas 75142

Re: Rubio Properties Zoning Case Owner's Commentary

Dear Mayor Jordan and Council Members:

This zoning case was first presented to the P&Z and City Council in 2018 as a rezoning request for 6.59 acres which is currently zoned for residential use. The Rubios applied to rezone the property to straight commercial zoning. The application included a conceptual plan that was not enforceable. The 2018 concept plan provided a public street from S. Houston to the remainder of the rear property in order to create and serve additional residential lots behind both the existing Fortner Addition and the Wellington Park residential subdivisions. The 2018 layout had the proposed street adjacent to the Wellington Park north property line. A copy of the original layout is attached for comparison. (Marcy, will be showing the original layout so they can compare)

The original application was tabled in 2018 and later withdrawn. After listening to the concerns of the homeowners in both the Wellington Park and Fortner Addition subdivisions, we decided to apply for a Planned Development rezoning limiting the uses to certain retail, service, and commercial uses and include a concept plan that is enforceable to allay some of the home owners' concerns. The concept plan has been revised to address most of the home owners' concerns.

The acreage in the proposed PD zoning application has now been reduced in acreage size from 6.59 to 6.33 acres. The Planned Development concept plan has been modified with the following changes itemized below:

- 1) The 2018 concept plan proposed a right of way / full width street to serve the entire 22-acre tract. The 2020 concept plan has completely eliminated the right of way / full width street so that there will be no thru traffic behind the Wellington Park and Fortner Addition.
- 2) The 2020 concept plan show the commercial lots are served only by the 24 ft wide access fire lanes.
- 3) The fire lanes will be platted as public access easements where the 24 ft lanes will be maintained by deed restrictions in a Business Park Association.
- 4) The 2018 concept plan showed the right of way directly adjacent to the Wellington Park north property line. As described in Item 1, the right of way has been completely eliminated in the 2020 concept plan.
- 5) The 2018 concept plan included a 6 ft masonry screening wall and showed a 10 ft landscaping area along Wellington Park and the Fortner Addition. The 2020 concept plan also provides a 6 ft masonry wall along the adjoining property lines of both Wellington Park and Fortner Addition but the landscape area has been widened to 20 ft.
- 6) The 2018 Concept Plan showed a street entrance approximately 15 feet from the northern boundary of the Wellington Park Addition plus an additional driveway entrance further north on S. Houston Street. The proposed 2020 Concept Plan eliminates the street entrance and centers the one driveway entrance on S. Houston along the eastern border of the property. The driveway entrance aligns with the Advance Tabco driveway entrance. The driveway entrance connecting to S. Houston Street has a distance of 200 ft from the Wellington Park northern property line.
- 7) All the parking spaces are located minimally 20 feet or more from the PD southern property line and the PD western property line.
- 8) A landscaped walking area is adjacent to Lots 4 and 5 of Wellington Park and a portion of the Fortner Addition eastern property line.
- 9) The location of the southern edge of the interior drive access loop is 38 feet from the Wellington Park northern property line
- 10) The new concept plan also provides 3 tiers of landscaping as an additional means of buffering between the two land uses. As mentioned in line item No. 5 there is a minimum of 20 feet of landscape area from the parking curb to the Wellington Park northern property line. This will be the location of the 3 tiers of live vegetation screening in addition to the 6 ft masonry wall to increase the buffering between the residential and planned development.
- 11) The new PD outlines a limited list of uses and not straight commercial zoning. The intent of proposing a limited list of uses is to provide retail, service, and commercial oriented businesses which will be attractive to the local residential neighborhood.

- 12) Specific Use permits will be required for any drive thru services proposed. The drive thru services per the Planned Development can be no closer than 200 feet from the Wellington Park Addition.
- 13) As mentioned in Item 3, a Business Park Association will be created with deed restriction bylaws that will outline the type of building materials, landscaping, and maintenance responsibilities for the property owners of the business park.
- 14) As part of the site planning / platting process for each lot, a traffic impact analysis will be performed based on the specific uses proposed.
- 15) A photometric lighting analysis will also be performed as part of the site planning process for each individual lot. The purpose of the photometric lighting design is to provide downcast lighting so that there is no lighting overcast into the adjacent residential subdivisions. The lighting design will be in conformance with Section 42 of the City of Kaufman Zoning Ordinance.
- 16) Once the right of way of S. Houston (FM 1388) is deeded from TxDOT to the City of Kaufman, the heavy-duty truck traffic currently using S. Houston (FM 1388) to and from US Highway 175 will be rerouted to the SH 34 Bypass by Ordinance with ticketing enforcement.

Sincerely,

A handwritten signature in black ink, appearing to read 'W.L. Douphrate II', with a stylized, cursive script.

W.L. Douphrate II, P.E.

Positive Property Owner Notice Responses within 300 feet

Property Owner Tijerina located sent 2 letters

Date:	<u>9/21/2020</u>	RE: <i>Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.</i>
Name:	<u>Louis Tijerina</u>	☒ I AM IN FAVOR ☐ I OBJECT
Address:	<u>10 Climbing Tree</u>	
City & State:	<u>Kaufman, Texas</u>	
Phone #:	<u>(972) 210-9951</u>	Email Address: <u>louis Tijerina@rocketmail.com</u>
COMMENTS:		
<u>Louis Tijerina</u>		<u>Louis Tijerina</u>
NAME PRINTED		SIGNATURE

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Louis Tijerina (name)

10 Climbing Tree Kaufman (address)

COMMENTS:

After 20 plus years of knowing, and working with, Ray & Sandy Rubio, I have witnessed their love and concern for our wonderful and growing little city. Mr. & Mrs. Rubio have developed and built properties in the City of Kaufman with careful planning, and of an excellent quality. Keeping this perfect commercial parcel as it stands now with run down dwellings, and heavy underbrush is not in the best interest of the area.

Thank you Mayor and Council
for your consideration.

Positive Property Owner Notice Responses within 300 feet

Property Owner Ray Rubio sent 2 letters

Date:	<u>10/6/2020</u>	RE: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.
Name:	<u>Ray Rubio</u>	
Address:	<u>1807 S. Houston St</u>	
City & State:	<u>Kaufman, Texas</u>	
Phone #:	<u>972-962-7977</u>	Email Address: _____
COMMENTS:	_____	

<u>Ray Rubio, Sandy Rubio</u>		<u>[Signature]</u>
NAME PRINTED		SIGNATURE

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Ray Rubio (name)

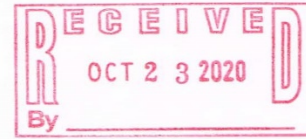
710 W Fair St. Kaufman, TX 75142 (address)

Positive Property Owner Notice Responses within 300 feet

Property Owner Fortner sent 1 letters

William J Fortner, MD
4 Climbing Tree
Kaufman, Texas 75142
(972) 467-4487

October 22, 2020



Mayor Jordan
Kaufman City Council

Dear Mayor Jordan and City Council:

I live near the planned development at the southwest corner of Houston Street and Highway 175, I am in favor of a zoning change to Commercial. I have lived in the area for over 40 years and always assumed it would be commercial.

Some fear for more traffic, but I think with 40,000 vehicles a day on Highway 175 the additional traffic will be insignificant.

Sincerely,

A handwritten signature in black ink, appearing to be 'WJ Fortner'.

William J Fortner, MD
Former Mayor of Kaufman

Negative Property Owner Notice Responses within 300 feet

Negative Property Owner Notice Responses within 300 feet

Date:	<u>10/3/20</u>	RE:	Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.
Name:	<u>Carl Stapp</u>		
Address:	<u>8 Cleburne Tree</u>		
City & State:	<u>Kaufman TX</u>	☐ I AM IN FAVOR	☒ I OBJECT
Phone #:	<u>972 932 4240</u>	Email Address:	<u>ccstapp@hotmail.com</u>
COMMENTS:			
RECEIVED			
OCT - 6 2020			
<u>Carl Stapp</u> NAME PRINTED		<u>Carl Stapp</u> SIGNATURE	

CITY OF KAUFMAN

Date:	<u>09-23-2020</u>	RE:	Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.
Name:	<u>ALDRIANNA WALTERS</u>		
Address:	<u>2805 LAJOLLA DR.</u>		
City & State:	<u>KAUFMAN TX 75142</u>	☐ I AM IN FAVOR	☒ I OBJECT
Phone #:	<u>(914) 629-7009</u>	Email Address:	<u>aldrwalters@qahm.com</u>
COMMENTS:	<u>THIS NEIGHBORHOOD IS QUIET AND LITTLE TO NO CRIME.</u> <u>HAVING A HIGH TRAFFIC AREA NEXT TO OUR NEIGHBORHOOD</u> <u>IS NOT WANTED OR DESIRED.</u>		
<u>ALDRIANNA WALTERS</u> NAME PRINTED		<u>Aldrianna Walters</u> SIGNATURE	

Negative Property Owner Notice Responses within 300 feet

Property owner Elzner sent three letters

Date:	9/22/20	RE:	Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.
Name:	Steve Elzner		
Address:	1104 Overlook Dr.		
City & State:	Kaufman Tx 75142	☐ I AM IN FAVOR	☒ OBJECT
Phone #:	214-502-0560	Email Address:	dianna.elzner@yahoo.com
COMMENTS:	-The Rubio's were aware that the land was zoned Single Family when they purchased it. We object to changing the zoning for many reasons. Increased traffic which is already an issue, noise from delivery trucks, emergency vehicles, workers & customers. Security concerns. Decrease in property values. The Overlook area is one of the nicest in Kaufman. Please do not change the zoning.		
	NAME PRINTED	SIGNATURE	Dianna Elzner

Kaufman City Council:

In regards to the rezoning of 6.59-acre area adjacent to our homes, the SW corner of South Houston Street and Oak Drive, to change it from a highly restricted residential zone to a commercial zone.

Mr. and Mrs. Rubio were very aware that when the land was purchased it was zoned as "single family residential". If there were plans to develop it for commercial purposes, the land should have been changed over to commercial zoning before they purchased it.

The area that is referenced is already one of the highest traffic areas in the city because of large trucks, school traffic and residents going to and from work. I understand at this time, there has been no traffic study conducted, nor has the request to have the large trucks redirected been approved and no guarantee it will be approved.

Keep in mind that this traffic issue effects all residents of Kaufman that use the Houston Street and 175 intersections.

This will also primarily affect the residents of Wellington Park, one of Kaufman's best residential areas in the city, that has always paid some of the highest property taxes in the city.

Below are additional reasons we are against this proposition.

- Noise from delivery trucks, service and emergency vehicles, customers, and workers at all hours of the day and night;
- Security concerns of having non-residents coming and going from our neighborhood;
- A decrease in our property value;
- The increased likelihood that the open pasture land behind the 1200 block of Overlook Drive could be rezoned from a highly restricted residential zone to a commercial zone.
- There is no need to disturb one of Kaufman's best residential areas when other prime commercial areas already exist on Highway 34 and the new bypass.

I ask the City Council members that will be voting on this today to consider if the rezoning of this property were in your back yard, would you still be voting in favor of it? Please reject this proposal just like the Planning and Zoning Committee did.

Dianna Elzner
1104 Overlook Dr.

Negative Property Owner Notice Responses within 300 feet

Kaufman City Council:

In regards to the rezoning of the land on South Houston St. and Oak Drive.

My Grandparents, Parents and I have been lifelong Kaufman residents, and being 66 now I have seen Kaufman gradually begin to grow and change over the years, but not all change is good. As a Kaufman resident that owns 4 houses, a building and business in Kaufman for 35 years, I live in Wellington Park and the rezoning will affect me personally, I feel I have to express my thoughts.

Once I graduated from school in the 70's, I purchased a house on Jackson St. in 1975 and was happy living there until the City of Kaufman allowed Taco Bell to build directly behind my back yard. This turned out to be a nightmare because of the noise at all hours of the day and night, the traffic and the trash that customers throw out. It totally changed the atmosphere in that area. While I was not happy, I could understand Taco Bell being built where it did, because Washington St. is the "main" street in Kaufman. So believe me, I've been through this experience before.

When the atmosphere on Jackson St was altered because of Taco Bell, I purchased a lot in Wellington Park in 1994 when there were very few houses we built our home in this addition. Never in our wildest dreams would I ever see the property behind my home being rezoned to a commercial property. If I had, I certainly would have built out of the city limits. I built there and despite paying some of the highest property taxes in Kaufman along with all my neighbors, it has been well worth it. This is one neighborhood that has always been quiet and very little traffic actually in the neighborhood once you get off Houston St. A good place to raise a family.

While I know there is always change, I cannot believe the City Council is considering making the change of this property from Single Family Residential to Commercial.

In regards to the area that is being considered to be rezoned commercial I see this as being inappropriate. The property is located right where during peak times, the traffic is already horrible. Ask any Kaufman resident that uses this road to go from school to school, drive to work, or just try to get back home in Wellington Park during those peak traffic times. I don't believe a traffic study has been done for the area, nor has the City of Kaufman received approval from the Texas Highway Department to reroute the large rock trucks that use S. Houston Street to reach Highway 175 that they have been waiting on for about a year now.

A traffic study should be conducted before something this important is decided because it will effect so many Kaufman residents. The issue is, that if you did it now, it would be inaccurate because of the remote learning at some of the schools.

Houston St is also only a 2 lane road with 4 way stops on both ends of the 175 bridge. As we all know there are no traffic lights, turn lanes, or exit lanes and probably couldn't be expanded to accommodate them.

Continued on next page

Negative Property Owner Notice Responses within 300 feet

Other concerns are just like with the Taco Bell situation. Noise levels from emergency vehicles, delivery trucks, customers and workers at all hours. Trash issues, Security concerns, and a decrease in our property values. And then the increased likelihood that the open pasture land behind the 1200 block of Overlook Drive could be rezoned from a highly restricted residential zone to a commercial zone.

Over the years, all the residents of Kaufman heard about was that when the new Hwy 34 was built it would take traffic off of Houston Street and other high traffic areas in Kaufman. I cannot believe that now your considering approving a rezoning of land that will only increase the traffic on Houston Street, AGAIN.

Mr. and Mrs. Rubio were very aware that the property they were purchasing was zoned Single family residential. If they were entertaining using this property for commercial properties, the previous owner should have had it rezoned before they bought it make sure it could be zoned commercial. Kaufman already has plenty of empty commercial buildings now, without building more in an area that already has traffic issues and not to mention ruining one of the best residential areas in Kaufman.

I have always been open to the land being used for Upscale Single Family Residential.

I am very disappointed that the City is considering allowing this property to be changed to Commercial zoning. As a person that has 4 houses and a business in Kaufman personally, I pay a lot of property taxes and sales tax to the city, and should the city decide to approve this I will certainly move my business to a location out of the city limits.

I ask the City Council members that will be voting on this today to consider if the rezoning of this property were in your back yard, would you still be voting in favor of it? Please reject this proposal just like the Planning and Zoning Committee has.

Steve Elzner

1104 Overlook Dr.

Negative Property Owner Notice Responses within 300 feet

Property owner Stevens sent two letters

Date:	<u>10-2-2020</u>	RE: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.
Name:	<u>Lori + Eric Stevens</u>	
Address:	<u>1006 Overlook Dr</u>	
City & State:	<u>Kaufman, TX 75142</u>	☐ I AM IN FAVOR ☒ I OBJECT
Phone #:	<u>972-679-6579</u>	Email Address: <u>eltstevens</u>
COMMENTS:		
<u>I object to the proposed zoning change of the property below and keep it as single family residential</u>		
<u>Lori Stevens</u>		<u>Lori Stevens</u>
NAME PRINTED		SIGNATURE

RECEIVED
OCT 21 2020
CITY OF KAUFMAN

Dear Mayor Jordan and Members of the City Council:

As a resident of Wellington Park, which pays some of the highest property taxes in Kaufman, I **oppose** changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you to protect our neighborhood and the value of our property. Keep our neighborhood residential, not commercial.

Sincerely,

Eric Stevens (name)

1006 Overlook Dr. (address)

Property owner Jones sent one letter

From: [Sarah Stahlman](#)
To: [Marcy Ratcliff](#)
Subject: Wellington Park
Date: Thursday, October 22, 2020 12:22:55 PM

Dear Mayor Jordan and Members of the City Council:

As a resident of Wellington Park, I oppose changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial. Thank you for your time in this matter.

Sincerely,

Luke and Sarah Jones
1304 Overlook Drive
Kaufman, TX 75142

Positive Responses Received From Others

Positive Responses Received From Others

Date: 9/22/2020

Name: Nicholas Rubio

Address: 1807 S Houston

City & State: Kaufman, TX

Phone #: _____

COMMENTS: _____

RE: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: rubiostudios01@gmail.com

Nicholas Rubio NAME PRINTED Nicholas Rubio SIGNATURE

Date: 10/22/20

Name: Stephanie Rubio

Address: 1807 S. Houston St.

City & State: Kaufman, TX.

Phone #: _____

COMMENTS: _____

RE: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: goddessbabe579@yahoo.com

Stephanie Rubio NAME PRINTED Stephanie Rubio SIGNATURE

Date: 9/22/2020

Name: Robyn

Address: 1807 S. Houston St.

City & State: Kaufman, TX

Phone #: _____

COMMENTS: _____

RE: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: snrsweetshop@gmail.com

Robyn Rubio NAME PRINTED Robyn Rubio SIGNATURE

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Brad Kinabrew (name)

1360 Buckingham Kaufman TX 75142 (address)

Date: 10/22/2020

Name: Hour, Johnnie

Address: 1806 S. HOUSTON ST.

City & State: Kaufman, TX

Phone #: (714)803-7056

COMMENTS:

RE: *Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.*

☒ I AM IN FAVOR

☐ I OBJECT

Email Address: johnniehour@gmail.com

Johnnie Hour
NAME PRINTED

[Signature]
SIGNATURE

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Roy Tijerina (name)

513 E 9th St (address)

COMMENTS:

Much Needed development for growth in the
City of Kaufman

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Russell Hardy (name)

14089 S. Fm 148
Scary Tx 75158 (address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Coultor effus (name)

3976 fm 1836 (address)

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

JEREMY THARP (name)

6576 CR 4095 KAUFMAN, TX (address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Adrian Matthews (name)

6972 FM 2451 Scurry TX 75157 (address)

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

[Signature] (name)

18481 WOODRUFF LN. (address)
Kemp TX 75143

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

José Balderrás (name)

1800 S. Houston St. (address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

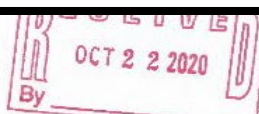
I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Joseph D Harid (name)

1800 S HOUSTON ST (address)

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

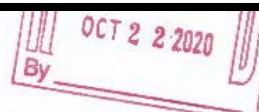
I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Blake Johnson (name)

7694 CR 153 (address)
Kaufman, TX 75142

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Leatha Johnson (name)

1776 County Rd 268 (address)
Kaufman, TX 75142

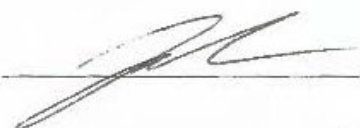
Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

 (name)

8578 County Road 4093
Scurry, TX 75158 (address)

*RECEIVED
OCT 22 2020
By*

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

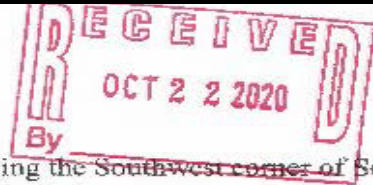
Sincerely,

 (SANDY RUBIO) (name)

1807 S. HOUSTON ST.
KAUFMAN, TX 75142 (address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Douglas Moore

(name)

1341 S. Houston St
Kaufman, TX 75142

(address)

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Robert Green

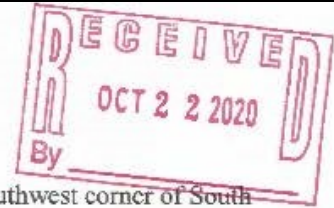
(name)

9219 C.R. 158
Kaufman, TX 75142

(address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

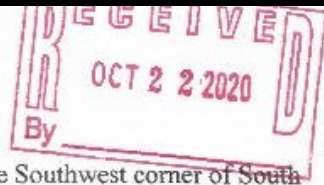
I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Doris Hallum (name)

204 East Elmo St (address)

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

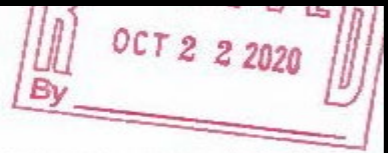
Sincerely,

Regina Vigerina (name)

200 East Elmo St (address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

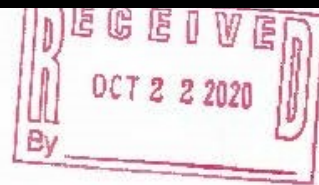
I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Maude A. Smith (name)

6608 ANTHONY KAUFMAN TX (address)

Dear Mayor Jordan and Members of the City Council:



As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

William D. Jenson (name)

1309 S. Houston St. (address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

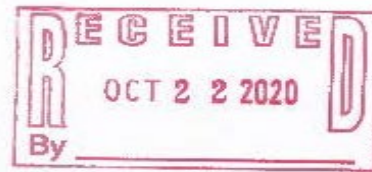
As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Richard Obanilla (name)

1401 OVERLOOK DR (address)
KAUFMAN, TX 75142



Dear Mayor Jordan and Members of the City Council:

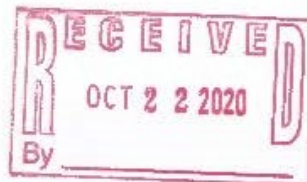
As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Nuss Aguirre (name)

1605 Marshall St (address)



Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

[Signature] (name)

6162 FM 148 Kauf Tx (address)



Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Edith Rubio (name)

1807 S. Houston St. (address)

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Rebecca Dickerson (name)

2010 Elizabeth Dr. Kaufman,
Texas (address)

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

James Gault (name)

1150 Col Rd 134 (address)
Kaufman, TX 75142

Positive Responses Received From Others

Dear Mayor Jordan and Members of the City Council:

As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Cathy Carlson (name)

1150 Col Rd 134 (address)
Kaufman, TX 75142

Dear Mayor Jordan and Members of the City Council:

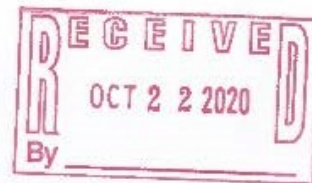
As a resident of Kaufman, Texas, **I AM IN FAVOR** of changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you all to make our community a great place to live, and increase the value of our property. As the Kaufman motto states, "We're Growing Places", we look forward to the future.

Sincerely,

Star Thompson (name)

2120 CR4104 (address)
Crandall, TX 75114



Negative Responses Received From Others

RECEIVED
OCT 21 2020
CITY OF KAUFMAN

Dear Mayor Jordan and Members of the City Council:

As a resident of Wellington Park, which pays some of the highest property taxes in Kaufman, I **oppose** changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you to protect our neighborhood and the value of our property. Keep our neighborhood residential, not commercial.

Sincerely,

John Pat Baker (name)
1503 Overlook Dr. (address)

From: [kat](#)
To: [Marcy Ratcliff](#)
Subject: Proposed rezoning of South Houston Street and Oak Creek Drive
Date: Monday, October 19, 2020 8:05:31 AM

Dear Mayor Jordan and Members of the City Council:

I am writing to express my **opposition** to the proposed rezoning of South Houston Street and Oak Creek Drive from residential to commercial.

We don't need to increase traffic in an area that is already congested at key times of the day from all those coming and going from work, school, and businesses, in addition to being a thoroughfare for large, commercial trucks.

This quiet residential neighborhood shouldn't have noise from delivery trucks, service and emergency vehicles, customers, and workers at all hours of the day and night.

There is no need to disturb one of Kaufman's best residential areas when other prime commercial areas already exist on Highway 34 and the new bypass.

I urge you to keep the Wellington Park neighborhood residential, not commercial.

Sincerely,

Kathryne Covington
606 N Jefferson Street
Kaufman, Texas

Negative Responses Received From Others

From: [gacie.gee](#)
To: [Marcy Ratcliff](#)
Subject: Proposed rezoning of South Houston Street and Oak Creek Drive
Date: Tuesday, October 20, 2020 12:13:06 PM

Dear Mayor Jordan and Members of the City Council:

I am writing to express my **opposition** to the proposed rezoning of South Houston Street and Oak Creek Drive from residential to commercial.

We don't need to increase traffic in an area that is already congested at key times of the day from all those coming and going from work, school, and businesses, in addition to being a thoroughfare for large, commercial trucks.

This quiet residential neighborhood shouldn't have noise from delivery trucks, service and emergency vehicles, customers, and workers at all hours of the day and night.

There is no need to disturb one of Kaufman's best residential areas when other prime commercial areas already exist on Highway 34 and the new bypass.

I urge you to keep the Wellington Park neighborhood residential, not commercial.

Sincerely,

Gail Mason
307 West Seago
Kaufman, Tx 75142

Dear Mayor Jordan and Members of the City Council:

As a resident of Wellington Park, which pays some of the highest property taxes in Kaufman, I **oppose** changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you to protect our neighborhood and the value of our property.
Keep our neighborhood residential, not commercial.

Sincerely,

Amy Currington (name)

2201 La Jolla Dr (address)

Negative Responses Received From Others

From: [Farrah Burkhart](#)
To: [Marcy Ratcliff](#)
Subject: Proposed rezoning of South Houston Street and Oak Creek Drive
Date: Tuesday, October 20, 2020 5:54:44 PM

Dear Mayor Jordan and Members of the City Council:

I am writing to express my **opposition** to the proposed rezoning of South Houston Street and Oak Creek Drive from residential to commercial.

We don't need to increase traffic in an area that is already congested at key times of the day from all those coming and going from work, school, and businesses, in addition to being a thoroughfare for large, commercial trucks.

This quiet residential neighborhood shouldn't have noise from delivery trucks, service and emergency vehicles, customers, and workers at all hours of the day and night.

There is no need to disturb one of Kaufman's best residential areas when other prime commercial areas already exist on Highway 34 and the new bypass.

I urge you to keep the Wellington Park neighborhood residential, not commercial.

Sincerely,

Farrah Burkhart

307 W Seago Street

Negative Responses Received From Others

From: [Janie Beauchamp](#)
To: [Marcy Ratcliff](#)
Subject: Proposed rezoning of South Houston Street and Oak Creek Drive
Date: Thursday, October 22, 2020 8:02:04 PM

Mayor Jordan and Members of the City Council:

I am writing to express my strong opposition to the proposed rezoning of South Houston Street and Oak Creek Drive from residential to commercial.

We don't need to increase traffic in an area that is already congested at key times of the day from all those coming and going from work, school, and businesses, in addition to being a thoroughfare for large, commercial trucks.

That area is not an ideal commercial location at all. If it needs vegetation cleaned, and or cleared, please consider the environmental impact it will have to the land, residents and surrounding areas. There are many options to consider other than turning it into a commercial location.

This quiet residential neighborhood shouldn't have noise from delivery trucks, service and emergency vehicles, customers, and workers at all hours of the day and night.

There is no need to disturb one of Kaufman's best residential areas when other prime commercial areas already exist on Highway 34 and the new bypass.

I urge you to keep the Wellington Park neighborhood residential, NOT commercial.

Sincerely,

Name: Janie Acevedo-Beauchamp
469-222-7810

Address 1115 Royal Dr, Kaufman, TX 75142

From: [swharper](#)
To: [Marcy Ratcliff](#)
Subject: Proposed rezoning of South Houston Street and Oak Creek Drive
Date: Friday, October 23, 2020 9:08:45 AM

Mayor Jordan and Members of the City Council:

I am writing to express my opposition to the proposed rezoning of South Houston Street and Oak Creek Drive from residential to commercial.

We don't need to increase traffic in an area that is already congested at key times of the day from all those coming and going from work, school, and businesses, in addition to being a thoroughfare for large, commercial trucks.

This quiet residential neighborhood shouldn't have noise from delivery trucks, service and emergency vehicles, customers, and workers at all hours of the day and night.

There is no need to disturb one of Kaufman's best residential areas when other prime commercial areas already exist on Highway 34 and the new bypass.

I urge you to keep the Wellington Park neighborhood residential, not commercial.

Sincerely,

Steve Harper

707 S Houston St
Kaufman, TX 75143

Sent from my iPhone XR

Negative Responses Received From Others

From: [Christopher Hetmer](#)
To: [Marcy Ratcliff](#)
Subject: Proposed rezoning of South Houston Street and Oak Creek Drive
Date: Friday, October 23, 2020 9:09:10 AM

Dear Mayor Jordan and Members of the City Council:

I am writing to express my **opposition** to the proposed rezoning of South Houston Street and Oak Creek Drive from residential to commercial.

We don't need to increase traffic in an area that is already congested at key times of the day from all those coming and going from work, school, and businesses, in addition to being a thoroughfare for large, commercial trucks.

This quiet residential neighborhood shouldn't have noise from delivery trucks, service and emergency vehicles, customers, and workers at all hours of the day and night.

There is no need to disturb one of Kaufman's best residential areas when other prime commercial areas already exist on Highway 34 and the new bypass.

I urge you to keep the Wellington Park neighborhood residential, not commercial.

Sincerely,

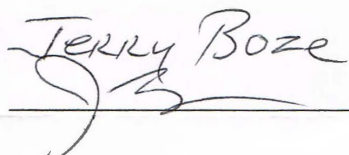
Christopher Hetmer
5033 Old Railroad Trl
Kaufman, TX 75142
chet19@gmail.com

Dear Mayor Jordan and Members of the City Council:

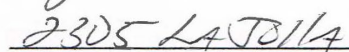
As a resident of Wellington Park, which pays some of the highest property taxes in Kaufman, I **oppose** changing the Southwest corner of South Houston Street and Oak Creek Drive from residential to commercial.

I urge you to protect our neighborhood and the value of our property. Keep our neighborhood residential, not commercial.

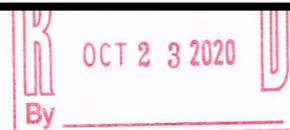
Sincerely,



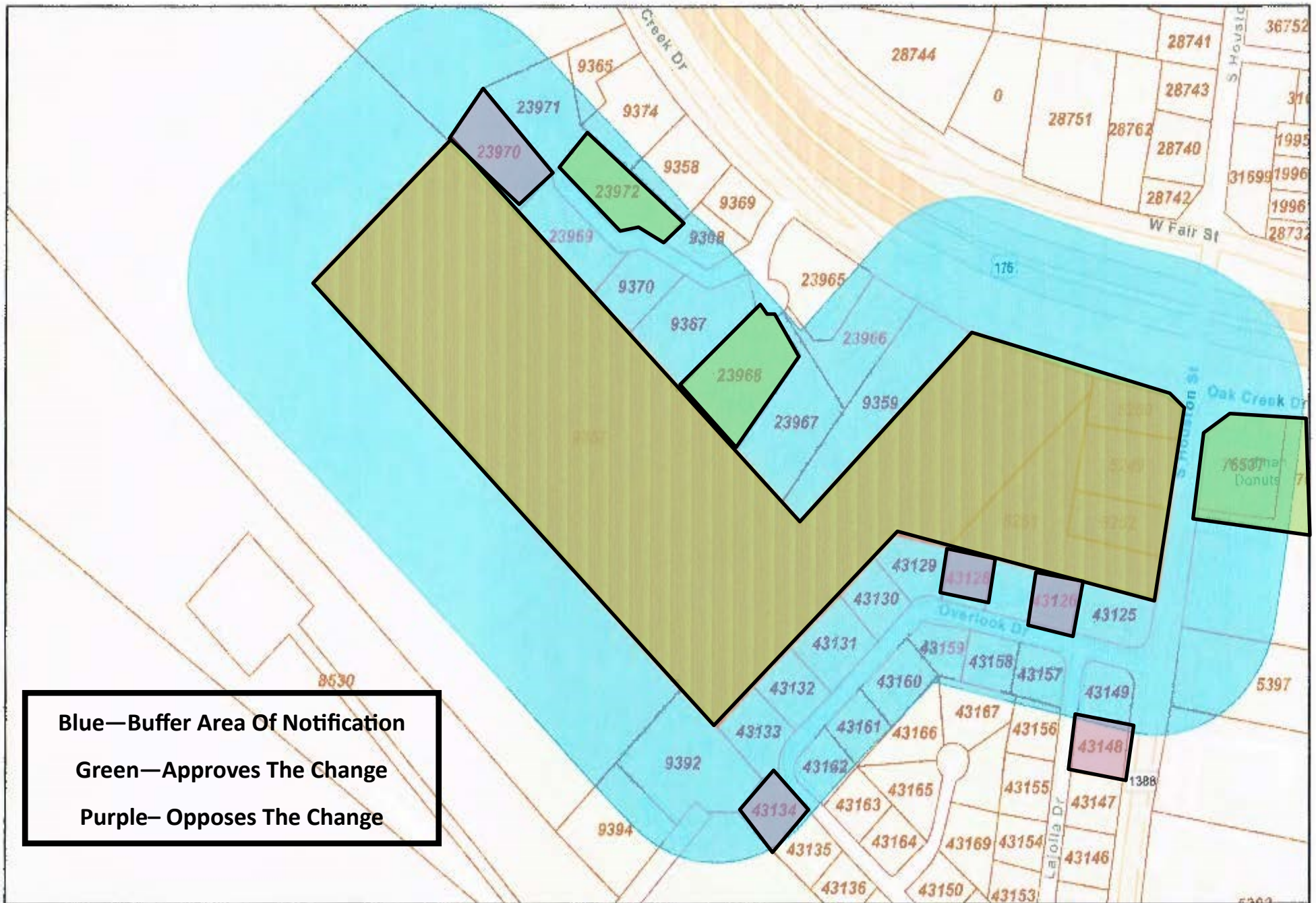
(name)



(address)



Rubio Property 300 Buffer



ORDINANCE O-32-20

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING THE FUTURE LAND USE PLAN MAP, A PLANNING ELEMENT OF THE COMPREHENSIVE PLAN, ADOPTED BY ORDINANCE O-09-09, UPDATED BY ORDINANCE O-08-14, AMENDED BY ORDINANCES O-20-17, O-24-18 AND O-34-19, AND FURTHER AMENDED BY THIS ORDINANCE TO CHANGE AN APPROXIMATE 6.33-ACRE TRACT OF LAND (PID 5250, 5249, 5252, 5251 AND A PORTION OF 9357), GENERALLY LOCATED AT SOUTHWEST CORNER OF S. HOUSTON (FM 1388) AND OAK CREEK DRIVE (THE FRONTAGE ROAD OF W. HIGHWAY 175), BEING A TRACT OF LAND PART OF THE C. A. LOVEJOY SURVEY, ABSTRACT 303, AND THE D. FALCON SURVEY, ABSTRACT 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, FROM FUTURE SINGLE FAMILY LOW DENSITY TO FUTURE COMMERCIAL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING ORDINANCES AMENDED; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a zoning change (Case No. Z-04-20) from Single Family Residential-10 ("SF-10") to Planned Development 19 was requested by the property owner of an approximate 6.33-acre tract of land (PID 5250, 5249, 5252, 5251 and a portion of 9357), generally located at the southwest corner of S. Houston (FM 1388) and Oak Creek Drive (the frontage road of W. Highway 175), such tract being a part of the C. A. Lovejoy Survey, Abstract 303, and the D. Falcon Survey, Abstract 151, City of Kaufman, Kaufman County, Texas and more specifically described and depicted on **Exhibit "A"**, a copy of which is attached hereto and incorporated herein, (the "Property"); and

WHEREAS, the requested zone change is not consistent with the adopted 2014 Future Land Use Plan for the City, which shows the Property as designated for Future Single Family Low Density development; and

WHEREAS, the owner of the Property requests that the Future Land Use Plan (Case No. MP-01-20) be amended to change the Property from Future Single Family Low Density to Future Commercial designation to allow the zoning and development of the Property for those uses allowed in the Planned Development 19 ("PD-19") Zoning District of the City of Kaufman; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on the 6th day of October, 2020 where interested parties were given the opportunity to provide comment and testimony, studied and reviewed the Future Land Use Map in conjunction with this request, reviewed and considered the compatibility of the requested change with the existing uses and designated uses as set forth in the Future Land Use Map for the Property, surrounding areas, and for the entire City; and

WHEREAS, after all persons were given an opportunity to present testimony, and the Commission completed its review, the Commission determined that the

requested change is consistent with the goals of the Comprehensive Plan for orderly development of property within the City and did approve the request and make recommendations to amend the Future Land Use Plan Map to change the designation of the Property from Future Single Family Low Density to Future Commercial, and

WHEREAS, the City Council held a public hearing on the 26th day of October, 2020, where interested parties were given the opportunity to provide comment and testimony, the City Council considered the recommendation of the Planning and Zoning Commission, and did study and review the request; and

WHEREAS, the City Council, after determining that all legal requirements of notice and hearings have been met and after considering the request, has determined that the requested amendment to the Future Land Use Plan to change the designation of the Property from Future Single Family Low Density to Future Commercial is consistent with the goals of land development as set forth in the Comprehensive 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 (Case No. MP-01-20).

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

SECTION 1. INCORPORATION OF PREMISES. It is hereby determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. AMENDMENT. That the City's Future Land Use Plan Map is hereby amended and shall be annotated to reflect the change in an approximate 6.33-acre tract (PID 5250, 5249, 5252, 5251 and a portion of 9357) of land generally located at the southwest corner of S. Houston (FM 1388) and Oak Creek Drive (the frontage road of W. Highway 175), such tract being a part of the C. A. Lovejoy Survey, Abstract 303, and the D. Falcon Survey, Abstract 151, City of Kaufman, Kaufman County, Texas, described in the attached **Exhibit "A"**, from Future Single Family Low Density to Future Commercial, and a copy of the amended Future Land Use Plan Map shall be on file with the office of the City Secretary.

SECTION 3. ORDINANCES AMENDED. That the amended Future Land Use Plan Map, a planning element of the Comprehensive Plan, is intended to amend the Future Land Use Plan Map adopted by Ordinance No. O-09-09, updated by Ordinance No. O-08-14, and amended by Ordinance Nos. O-20-17, O-24-18, O-34-19, and is to be used for all matters related to long-range guidance relative to zoning decisions, land subdivision, thoroughfare construction and growth management.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances of the City of Kaufman 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 is saved and 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, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 26th day of October, 2020.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

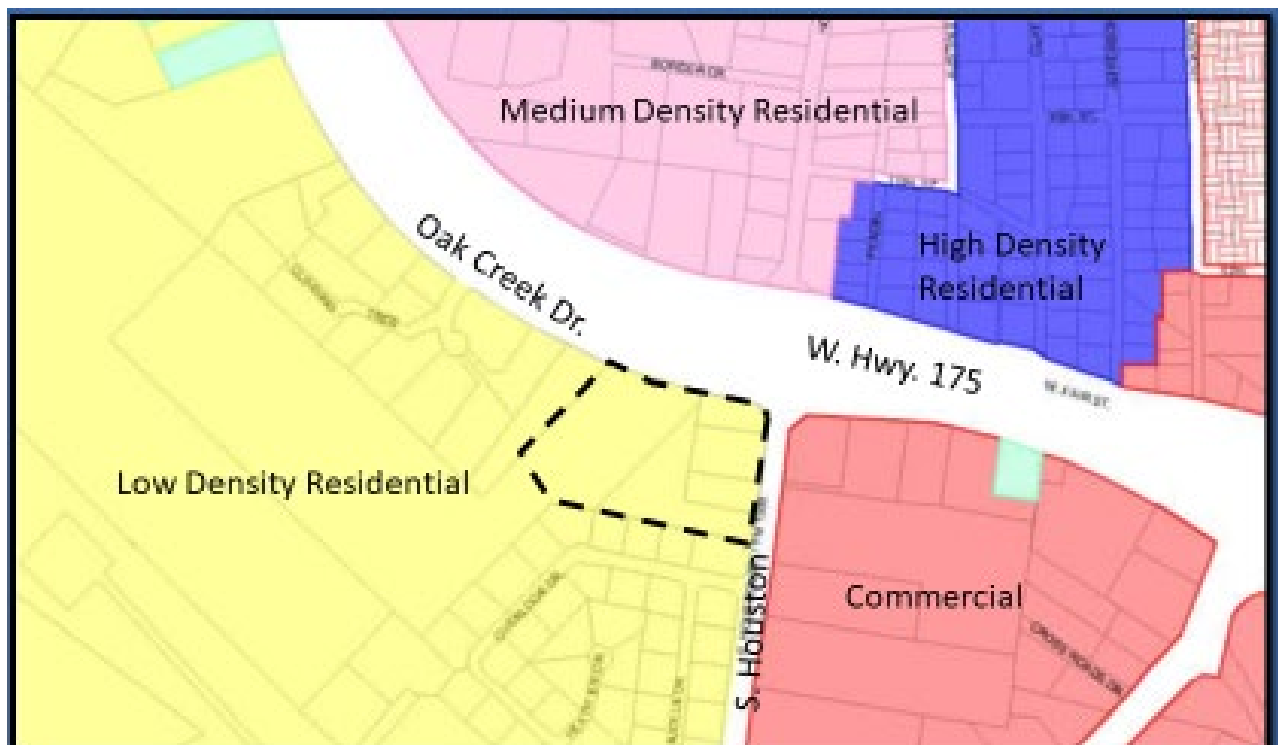
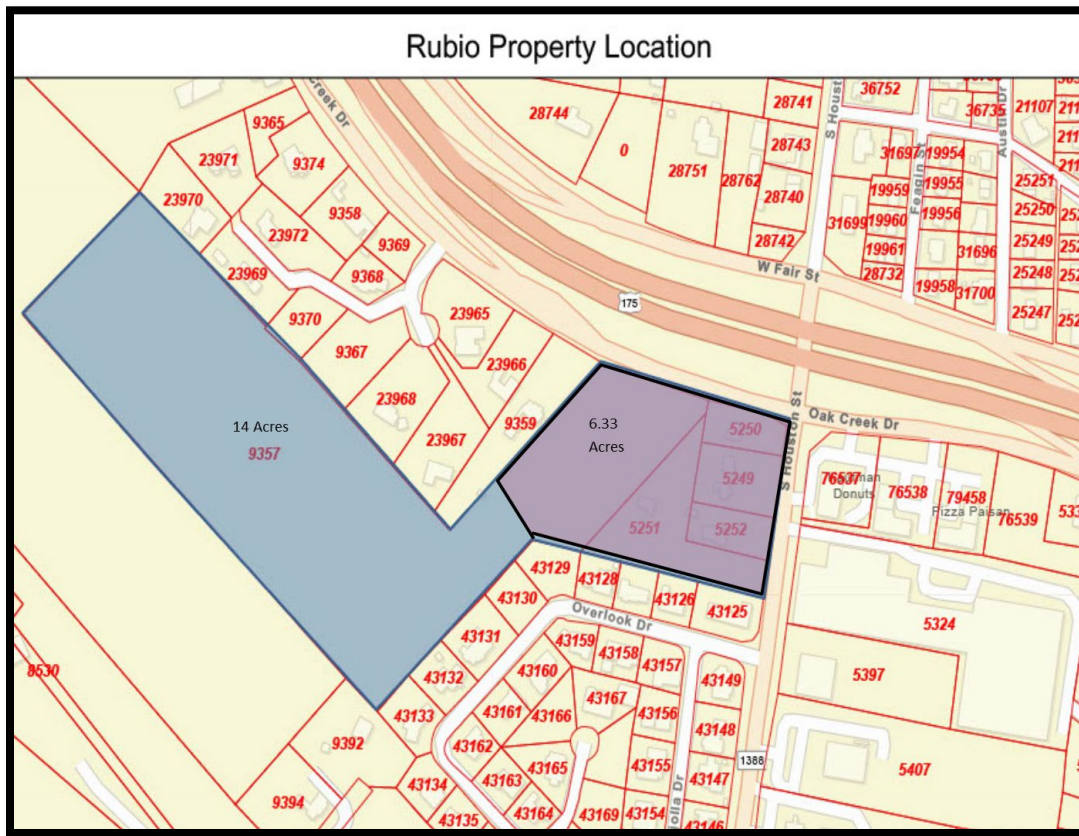
APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

“EXHIBIT A” Description

MP-01-20

**PID 5250, 5249, 5252, 5251 and a portion of 9357
(SW corner of S. Houston and Oak Creek Drive)**



ORDINANCE O-33-20

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. 0-02-07 AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, COLLECTIVELY, "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY, TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 6.33 ACRE TRACT OF LAND (PID 5250, 5249, 5252, 5251, AND A PORTION OF 9357) FROM SINGLE FAMILY RESIDENTIAL-10, "SF-10", TO PLANNED DEVELOPMENT-19, "PD-19", SUCH PROPERTY BEING GENERALLY LOCATED AT THE SOUTHWEST CORNER OF SOUTH HOUSTON STREET (FM 1388) AND U.S. HIGHWAY 175, ON A TRACT OF LAND OUT OF THE C.A. LOVEJOY SURVEY, ABSTRACT NO. 303, AND THE D. FALCON SURVEY, ABSTRACT NO. 151, IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS; 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 PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meetings held on the 6th day of October, 2020, the Planning and Zoning Commission held a public hearing and considered and made a recommendation for approval of a request to rezone an approximate 6.33-acre tract of land (PID 5250, 5249, 5252, 5251 and a portion of 9357) from Single Family Residential-10 to Planned Development-19, a proposed limited retail, service, and commercial use development, the land being generally located at the southwest corner of South Houston Street (FM 1388) and U.S. Highway 175, such tract being a part of the C.A. Lovejoy Survey, Abstract No. 303 and the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas and more specifically described and depicted on **Exhibit "A"**, a copy of which is attached hereto and incorporated herein,(the "Property"); and

WHEREAS, Planned Development-19 includes specific standards, as depicted on **Exhibit "B"** and the Happy Park Concept Plan as depicted on **Exhibit "C"**, each of which are attached hereto and incorporated as if set forth fully herein, and reviewed as part of Case No. Z-04-20 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 26th day of October, 2020, the City Council held a public hearing for the proposed request to rezone an approximate 6.33-acre tract of land (PID 5250, 5249, 5252, 5251 and a portion of 9357) from Single Family Residential-10 to Planned Development-19, a proposed limited retail, service, and commercial use development, and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed Planned Development-19 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning

Ordinance and Zoning Map of the City; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the City, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

WHEREAS, the City Council has further determined the following amendment to the Zoning Ordinance would provide for and would be in the best interest of the health, safety, and general welfare of the citizens of Kaufman and is consistent with the future land use plan for the City of Kaufman.

NOW, THEREFORE, be it ordained by the City Council of the City of Kaufman, Texas:

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

SECTION 2. AMENDMENT. That Ordinance No. 0-02-07 and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, Texas, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", is hereby amended to reflect the change in zoning for an approximate 6.33-acre tract of land (PID 5250, 5249, 5252, 5251, and a portion of 9357), such tract being a part of the C.A. Lovejoy Survey, Abstract No. 303 and the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County Texas more specifically described in **Exhibit "A"**, from Single Family Residential-10 ("SF-10") to Planned Development-19 ("PD-19"), a limited retail, service and commercial use development, with specific development standards as depicted on **Exhibit "B"** and in accordance with the Happy Park Concept Plan as depicted on **Exhibit "C"**.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change in zoning status of the Property from Single Family Residential-10 to Planned Development-19, thereon, and the updated map shall be on file with the office of the City Secretary.

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 ADOPTED this 26th day of October, 2020.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit "A"

Metes and Bounds Description

WHEREAS, A 6.33 ACRE TRACT OF LAND IS WITHIN THE C.A. LOVEJOY SURVEY, ABSTRACT NO. 303 AND THE D. FALCON SURVEY, ABSTRACT NO. 151 IS TAKEN OUT OF THAT CERTAIN CALLED 22.38 ACRE TRACT CONVEYED TO THOMAS H. ARNOLD AND MARTHA LOUISE ARNOLD STILWELL BY REGIONS BANK, F/K/A THE STATE FIRST NATIONAL BANK OF TEXARKANA, TRUSTEE ON JULY 27, 2011, AS RECORDED IN VOL. 4019, PAGE 383 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS (D.R.K.C.T) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 " IRON PIPE FOUND AT THE EAST PROPERTY CORNER OF THE GLEN M. ASHWORTH, ET UX 1.176 ACRE TRACT, RECORDED IN VOL. 685 PAGE 540 OF THE D.R.K.C.T. AND BEING IN THE SOUTH RIGHT OF WAY (R.O.W.) LINE OF U.S. HIGHWAY NO. 175 (R.O.W. VARIES);

THENCE S 71 DEG. 20 MIN. 38 SEC. E, ALONG SAID SOUTH R.O.W. LINE OF U.S. HIGHWAY NO. 175 , FOR A DISTANCE OF 238.46 FT. TO A CONCRETE MONUMENT FOUND FOR A CORNER;

THENCE S 76 DEG. 30 MIN. 44 SEC. E, CONTINUING ALONG SAID SOUTH R.O.W. LINE OF U.S. 175 FOR A DISTANCE OF 219.38 FT. TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE S 30 DEG. 31 MIN. 49 SEC. E., ALONG A CORNER CLIP, FOR A DISTANCE OF 84.04 FT. TO A CONCRETE MONUMENT FOUND IN THE WEST R.O.W. LINE OF FARM TO MARKET ROAD NO. 1388 (F.M. NO. 1388);

THENCE S 9 DEG. 24 MIN. 49 SEC. W, ALONG THE SAID WEST R.O.W. LINE OF F.M. NO. 1388, FOR A DISTANCE OF 378.66 FT TO A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT NO.1 OF WELLINGTON PARK, RECORDED IN CABINET 1 PAGE 579 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE N 76 DEG. 49 MIN. 40 SEC. W, WITH THE NORTH LINE OF SAID LOT NO. 1, FOR A DISTANCE OF 158.98 FT. TO A 1/2" IRON PIPE FOUND FOR A CORNER;

THENCE N 76 DEG. 56 MIN. 01 SEC W, CONTINUING ALONG THE NORTH LINE OF SAID WELLINGTON PARK FOR A DISTANCE OF 115.74 FT. TO A 3/8" IRON ROD FOUND FOR A CORNER;

THENCE N 75 DEG. 40 MIN. 02 SEC W, CONTINUING ALONG THE NORTH LINE OF SAID WELLINGTON PARK FOR A DISTANCE OF 115.75 FT. TO A POINT FOR A CORNER;

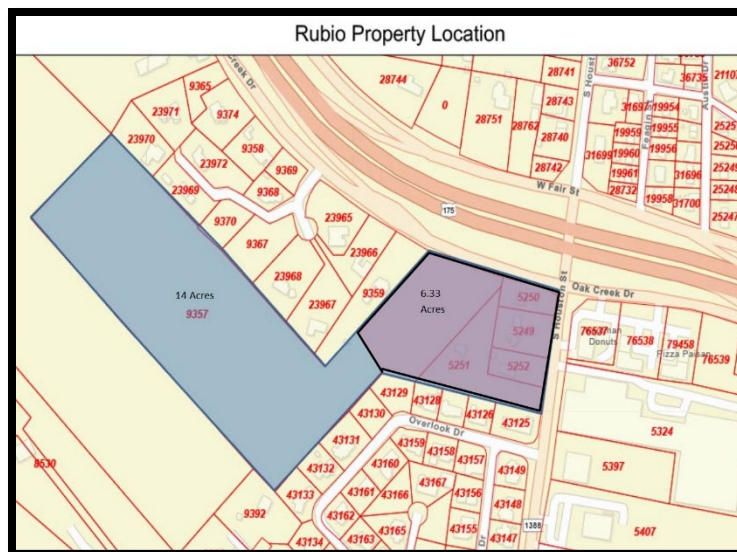


Exhibit "B"
Planned Development 19 Standards
Happy Park Standards

1. GENERAL PURPOSE AND DESCRIPTION:

The intent of Planned Development - 19 is to provide for neighborhood, local, and regional shopping and service facilities for the retail sales of goods and services. The base zoning of the Planned Development shall be Section 24, Retail District as found in Chapter 118 "Zoning" of the Code of Ordinances of the City of Kaufman, the Comprehensive Zoning, as amended. The Planned Development shall allow the development of tracts of land in a manner that will allow more flexibility than traditional zoning districts in terms of placement of buildings and structures, and mixture or combination of uses.

2. IN GENERAL

- A. PD-19 is subject to all codes, procedures, and applicable zoning ordinances except as modified herein. If any information conflicts, the planned development shall govern. All development shall be under the enforceable zoning regulations as published on October 26, 2020, along with the exceptions noted herein.
- B. All fire lanes and access easements shall be dedicated to the City of Kaufman and shall comply with applicable City ordinances and regulations.

3. PERMITTED USES:

The following limited retail, service and commercial uses shall be permitted in PD-19 District. Uses are defined in the Kaufman Zoning Ordinance. No land shall be used and no building shall be erected or converted to any use other than the following uses:

- A. Bank or financial institution without a drive through.
- B. Book, card, or stationary store.
- C. Camera and photographic supply shop.
- D. Catering service.
- E. Church, rectory or temple.
- F. Clothing or apparel store.
- G. Commercial antennas attached to buildings only.
- H. Convenience store with a maximum area of 2,500 SF without gasoline sales.
- I. Day care center (child care for 7+ unrelated children).
- J. Donut, bakery or confectionery shop.
- K. Florist.
- L. Furniture, home furnishings and appliance store.
- M. General merchandise (dry goods).
- N. Health & fitness center (indoors only)
- O. Jewelry store.
- P. Dry Cleaning and Laundry pick-up station.
- Q. Mailing service.
- R. Medical, dental or optician clinic, laboratory or office.
- S. Nursing, convalescent home or hospice.
- T. Office, general business and professional.
- U. Office supply store.
- V. Personal service uses (barber/beauty salon, tailor, shoe repair, seamstress, etc.)

Exhibit "B"
Planned Development 19 Standards
Happy Park Standards

- W. Pharmacy or drugstore.
- X. Print/reproduction shop.
- Y. Radio, recording or television studio without a tower.
- Z. Restaurant
- AA. School, parochial, when located on the same lot as the church.
- BB. Studio, decorator, artist, photographer.

4. SPECIFIC USES PERMITTED.

The following uses in PD-19 and located within Lot 1, Block A as shown on the adopted concept plan herein may be obtained only by City Council approval of a specific use permit for such use. These specific uses permitted for Lot 1, Block A shall not be allowed within a distance of 200 feet from the southern property line of PD-19.

- A. Bank or financial institution with drive through service
- B. Restaurant with drive through or curb service.
- C. Donut or bakery shop with drive through or curb service.
- D. Dry cleaning and laundry pick-up station with drive through or curb service.
- E. Pharmacy with drive through service.
- F. Private club in conjunction with a restaurant with or without drive through or curb service.
- G. Research laboratories and facilities.

5. GENERAL MINIMUM DEVELOPMENT REQUIREMENTS:

- A. The minimum development requirements for PD-19 shall be as follows:
 - 1. Minimum Lot Area: No minimum land area is required.
 - 2. Minimum Lot Width: Fifty feet (50')
 - 3. Minimum Lot Depth: Fifty feet (50')
 - 4. Height Regulations. The building(s) shall not exceed three (3) stories for a maximum of forty-five feet (45') in height, including the parapet wall.
- B. Size of Yards as measured from the property lines shall be:
 - 1. Minimum Front Yard: Twenty-five feet (25')
 - 2. Minimum Side Yard: Fifteen feet (15'); Twenty-five feet (25') when adjacent to a street. The side or rear setback, whichever is adjacent to a residential zoning district or property line shall observe a setback equal to a 3:1 slope from the residential property line, three (3') of setback for each one foot (1') of height.
 - 3. Interior Side Yards: When retail uses are platted adjacent to other retail and other nonresidential uses, no side yard is required provided it complies with the building code.
 - 4. Minimum Rear Yard: Twenty feet (20')
 - 5. Maximum Lot Coverage: Forty-five percent (45%)
- C. Parking Regulations shall be the same as required by Section 35, Off-Street Parking and Loading Requirements of the Kaufman Zoning Ordinance with the following exceptions
 - 1. Parking shall be provided in accordance with Exhibit "C".
 - 2. All parking shall be shared parking between the designated lots platted.

Exhibit "B"
Planned Development 19 Standards
Happy Park Standards

6 SPECIAL REQUIREMENTS:

- A. Open storage is prohibited; however, periodic display of seasonal items by the retail establishment on their own property or within their lease space (e.g. Christmas trees, pumpkins, etc.) is allowed during the appropriate time periods in accordance with Section 40.8, the temporary use regulations in the City's Zoning Ordinance. Service or loading areas shall not be visible from a public street.
- B. When any development occurs in this District it shall be the developer's/owner's responsibility to erect and maintain a solid masonry screening wall between their property and any adjacent residential property or District. (See Section 38, Fencing Walls, and Screening Requirements of the Zoning Ordinance, as amended)

7. COMMERCIAL OWNER'S ASSOCIATION (COA) ESTABLISHED:

- A. A COA shall be formed and appropriate documents filed with the State and shall be an enforceable entity for the maintenance of the shared fire lane and access easements, common areas, greenbelt easements, and general quality and character of the development. The entity must be filed and in place before the first building permit will be issued by the City.

8. SIGNAGE REGULATIONS:

- A. Signage shall be in accordance with Section 44, Sign Regulations, of the Kaufman Zoning Ordinance.

9. LANDSCAPING

- A. All development in the PD-19 shall comply with the City of Kaufman Landscape Ordinance in addition to the following required landscape buffer yard:
 - 1. Adjacent to the required six foot (6') masonry wall separating PD-19 from the adjoining residentially used or zoned property, shall be a required twenty foot (20') landscaped buffer yard located along the entire length of the southern and western boundary lines of PD-19.
 - a) The twenty foot (20') landscaped buffer yard shall include a minimum of three (3) tiers of plantings. Below is a list of the allowed plants. The Development Services Director may approve comparable plants for substitution.
 - 1. Tier One (adjacent to the masonry wall) shall include a *Juniperus Virginiana Silicicola* 'Brodie Eastern Red Cedar' planted at twelve foot (12') intervals. The size at the time of planting shall be at minimum thirty (30) gallon container, six to eight feet (6'-8') in height, with an approximate four foot (4') spread, and;
 - 2. Tier Two (middle tier) shall include *Ilex X* 'Nellie R. Stevens' Holly planted at six to eight feet (6'-8') intervals. The size at the time of planting shall be at minimum a twenty (20) gallon container, six to eight feet (6'-8') in height, with an approximate three foot (3') spread, and;
 - 3. Tier Three (closest to the parking areas) shall include *Vitex Agnus-Castus* planted at six to eight feet (6'-8') intervals. The size at the time of planting shall be at minimum a twenty (20) gallon container, and six to eight feet (6'-8') in height, with an approximate three foot (3') spread.
 - b) The plantings in the three tiers shall be staggered in the 20 foot landscaped buffer yard, in order to provide a solid live screening wall to reduce the effects

Exhibit "B"
Planned Development 19 Standards
Happy Park Standards
of noise, and light from the PD-19 development on adjacent property.

BLOCK A

LOT -1 AREA

- = RETAIL / RESTAURANT
- = 11,200 S.F.

TOTAL BLDG FOOTPRINT AREA

PARKING SPACE RATIO (RETAIL)

- = 1 SP / 200 S.F.

PARKING SPACE RATIO (RESTAURANT)

- = 1 SP / 100 S.F.

TOTAL PARKING REQUIRED

- = 64

HANDICAP PARKING REQUIRED

- = 2

TOTAL PARKING PROVIDED

- = 64 (INCLUDE HP)

BLOCK A

LOT -2 AREA

- = MEDICAL / OFFICE
- = 5,100 S.F.

TOTAL BLDG FOOTPRINT AREA

PARKING SPACE RATIO

- = 1 SP / 100 S.F.

TOTAL PARKING REQUIRED

- = 51

HANDICAP PARKING REQUIRED

- = 2

TOTAL PARKING PROVIDED

- = 59 (INCLUDE HP)

BLOCK B

LOT -1 AREA

- = ASSISTED LIVING
- = 48,728 S.F.

TOTAL BLDG FOOTPRINT AREA

PARKING SPACE RATIO

- = 1.5 SP / 200 S.F.

TOTAL PARKING REQUIRED

- = 100

HANDICAP PARKING REQUIRED

- = 4

TOTAL PARKING PROVIDED

- = 126 (INCLUDE HP)



Meeting
Date: 10/26/2020

Date: 10/23/2020

Item #: 8.

Dept.: Development
Services

Action Item

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance No. O-33-20, an ordinance of the City of Kaufman, Texas, to rezone an approximate 6.33 acre tract of land (PID 5250, 5249, 5252, 5251 and a portion of 9357), such property located at the southwest corner of W. Highway 175 and S. Houston from Single Family Residential-10 (SF-10) to Planned Development (PD) for limited retail, service and commercial uses. (Case No. Z-04-20) Applicants: Ray and Sandy Rubio

BACKGROUND:

See Item 7 for background information.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:

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



Meeting
Date: 10/26/2020

Date: 10/10/2020

Item #: 9.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the Site Plan of 1900 E. Highway 175 for the Kaufman County Justice Center, a 45 acre lot, platted as Lot 1, Law Enforcement Center Addition. (Case No. SP-04-20)

BACKGROUND:

See the attached October 6, 2020 Planning and Zoning Commission report.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: NA/

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval of Site Plan SP-04-20 for 1900 E. Highway 175 for the Kaufman County Justice Center by vote of 5-0.

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



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 1900 E. Highway 175 for the Kaufman County Justice Center. a proposed 3-story County Courthouse. The property is zoned Highway Commercial (HC). (SP-04-20)

BACKGROUND/SUMMARY:

Kaufman County is proposing a new Justice Center (courthouse) to be located on the same 44.9-acre property as the Kaufman County Law Enforcement Center located at 1900 E. Highway 175. The Justice Center will be a 3-story structure containing 98,586 SF. Because of the site slopes, the northern half of the building will step down a level to better align with the existing topography. A covered area, at the front entrance, will provide protection to the public and employees while waiting to go through security screening when entering the building. The exterior building materials include brick, architectural cast stone masonry, and insulated glazing and metal panel systems. The site retaining walls or screening walls may incorporate precast concrete as their primary structural material or as a facing material

The main lobby level will house the ceremonial District courtroom, the County Court at Law courtroom, Collections, the County Clerk and the District Clerk offices. The upper levels have additional District and County courtrooms, a Jury Qualifications room, Justice of the Peace Courtroom, the Law Library, and District Attorney offices. The lower level will house a Grand Jury Room, the Public Defender, and Adult Probation offices. The lower level has a modest holding area that will be used as the transitional location of inmates as they are escorted to the upper floor courtrooms. The building will operate generally from 8 am to 5 pm on weekdays. A secured connection to the adjacent Law Enforcement Center will facilitate the transfer of inmates to the building for court proceedings. The building is designed for future expansions for needed courtrooms and county office space.

No new entrances are proposed from the Highway 175 Frontage Road. There are 188 existing off-street parking spaces. The Justice Center will require an additional 329 off-street parking spaces for a grand total of 486 off-street parking spaces. An additional secured parking lot will be located at the rear of the building for judges, elected officials, court administration, and county employees. A fire lane and access easement will connect the Law Enforcement Center with the Justice Center for better fire protection.

The existing Law Enforcement Center is a 2-story building containing 114,229 SF and serves as the Kaufman County Sheriff's office and as the County Jail. This property will also be the future home of the Kaufman County Animal Adoption Center.

SURROUNDING ZONING AND EXISTING LAND USES:
Zoning Map

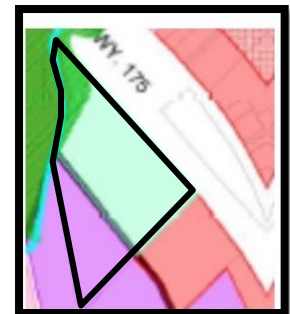
	Zoning	Existing Land Use
Left:	HC	Undeveloped
Right:	LI	Undeveloped & Numo Manufacturing, Advance
Rear:	Not in City Limits	Tabco Undeveloped
Front:	HC	Hwy 175 Residential Freeman Park Estates (Priscilla Lane)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Public. Future Public is shown on the Future Land Use Plan to identify publically owned property such as schools, parks, city, and county properties. Governmental uses and offices are allowed in all zoning districts. The existing Highway Commercial zoning complies with the Future Land Use Plan because it allows a variety of office, commercial, retail, and service uses that prefer highway frontage.



Thoroughfare Plan:

The Thoroughfare Plan designates E. Highway 175 as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of SP-04-20 for the Site Plan of 1900 E Highway 175 for the Kaufman County Justice Center.

ATTACHMENTS:

1. Location map
2. Letter from applicant
3. Site Plan

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map

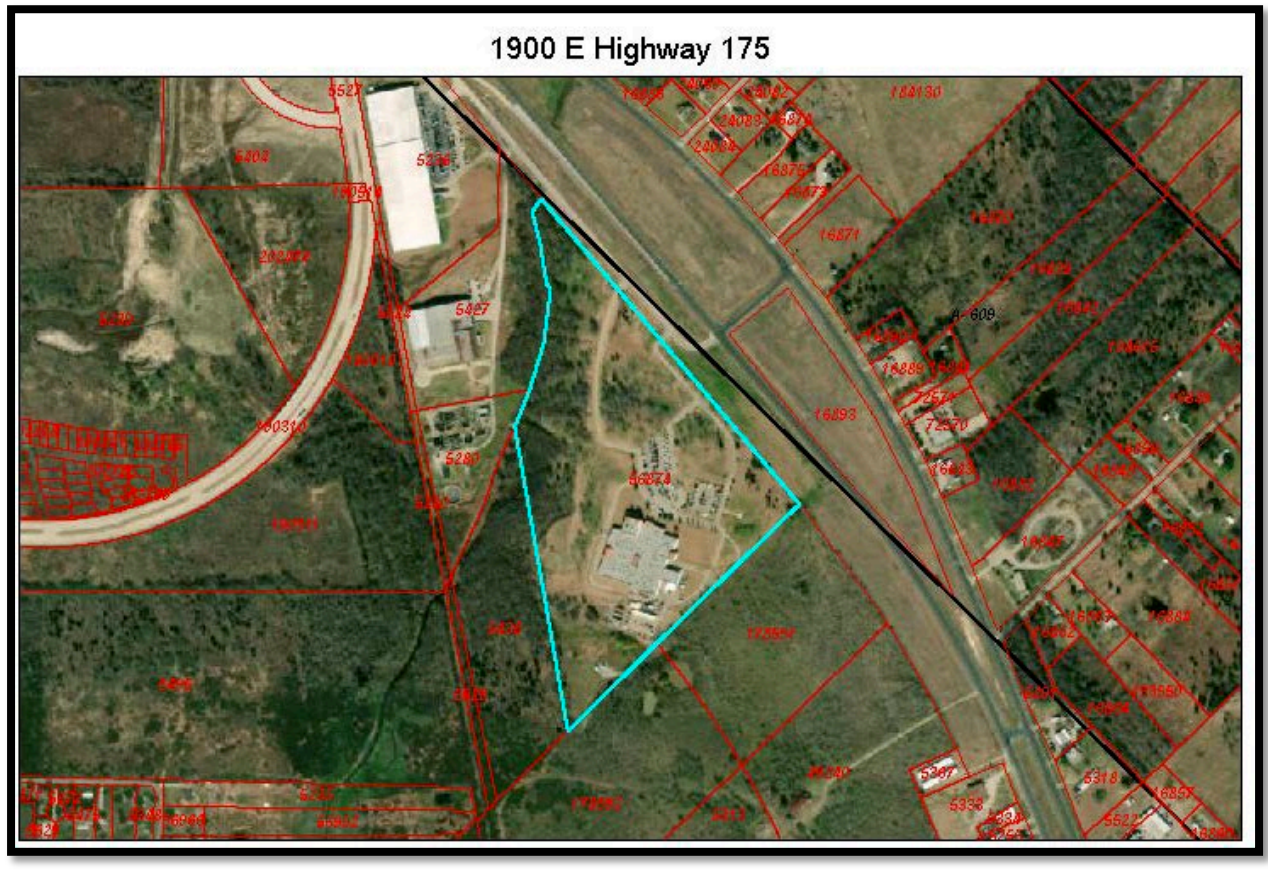


Exhibit A - Summary

This new Kaufman County Justice Center design brings much updated space to resolve current functional and operational issues present in the county current building. It adds the much-needed additional space for the courts and supporting departments, and provides increased public service in a safe, secure environment. Secure circulation patterns are designed into the building, providing 3 separate pathways for judges, inmates and the Public.

The building is sited in the same property as for the County Sheriff's Office allowing advantageous proximity to the county jail. In conjunction with the Law Enforcement Center, the new courthouse will complete a unified complex to serve the needs of Kaufman County Justice system.

Access to the site is provided from highway 175 frontage road. Prospects indicate additional access to the east connecting to a divided highway connecting to highway 175 and to a new route towards highway 34. Ample surface parking will be provided for public visitor to the building, secured parking for judges, elected officials, court administration and for county employees working in the building. A covered area at the front entrance will provide protection for public. And employees outside while waiting to go through security screening when entering the building. A secure connection to the adjacent county jail will facilitate the transfer of inmates to the building for court proceedings. Landscape areas, paved walking areas and security bollards at specific locations on site are provided to help define the entry plaza to the building, and to enhance security. The use of pavers at the front driveway is also intended to slow vehicular traffic and permit friendly path to pedestrians from and to the public parking.

Inside the building new courtrooms are provided on the entry level, 2nd level and 3rd top level. The hours of operation for this facility are the nominal 8 am to 5 pm during weekdays. For easy public access, the spaces that receive the highest volume of public visitors are located on the entry level. The building location is master planned to look toward the future. The courthouse will allow to expand for additional future courtrooms to the south and for additional county office space to the north. This will enable the Public and the County to focus justice related County business at fewer locations.

Building Layout

The building is functionally planned to meet the needs of the Courts in the most efficient and secure manner. Spaces are arranged in terms of how the public interacts with each part of the justice system. The arrangement is intended to make it simple for the public, foster a safe and secure place for judges to interact with their peers and support staff, to create an efficient environment for the staff to work and provide a secure means of transporting inmates throughout the building for court proceedings.

The main lobby is accessed after passing through the security screening area. The main level lobby provides access to the ceremonial District courtroom, County Court at Law courtroom, Collections, County Clerk and District Clerk. It also offers access to restrooms and vertical circulation for quick access to other courtrooms and the other departments. The upper levels have additional District and County courtrooms, Jury Qualifications room, Justice of the Peace Courtroom, Law Library and District Attorney Offices. The lower level houses a Grand Jury Room, Public Defender and Adult Probation Offices. The lower level also has a modest holding area that will be used as transitional location of inmates as they are escorted to the upper floor courtrooms. Also, the main electrical, mechanical and county archive file storage rooms are located at this level.

Judges and elected officials enter the building directly from the secure parking area with access to a dedicated elevator. Judicial chambers have secured access to Courtrooms on all levels of the building. Additional courtrooms are located on the second and third floors; these are accessed by the public through a public lobby and main hallway/waiting area with views to the exterior.

Architectural Exterior Materials

The Courthouse is proposed as predominantly masonry enclosure. The materials proposed for this facility will be of a character that is compatible with the existing Jail while conveying its own civic character. The building will be primarily three stories tall above grade. Because the site slopes, the northern half of the building will step down a level to better align with the existing topography.

Primary exterior materials are expected to include brick, architectural cast stone masonry and insulated glazing and metal panel systems. Additional site retaining walls or screen walls may incorporate precast concrete as their primary structural material or as a facing material.

- *Brick Masonry* - Brick or unit masonry will be incorporated into a cavity wall enclosure system spanning floor to floor. The backup wall is intended to be structural steel studs or CMU. Colors reflecting those found in the surrounding landscape will be considered in special blends and patterns. The enclosure will achieve texturing via offsets or special masonry units. Decorative or extended roof parapet walls to utilize structural steel reinforcement of typical steel stud framing. Parapet wall copings to be cast stone.
- *Dimension stone cladding* - Arristrcraft masonry or limestone panels will be incorporated at main entry façades as decorative portions of the exterior cladding. This may include use as lintels, copings, soffits or sills as window and door openings.
- *Metal Panel Systems*: - To be used for canopies, special construction at entries, and for rooftop equipment screening where necessary. Reveals to align with those of other building materials. Both perforated and solid metal panels will be used. Walls constructed with metal panels shall have metal coping.
- *Glazing Systems*: - Lobby curtainwall system with 4-sided Structural Silicone Glazed (SSG) joints with minimum structural profiles and mullions on the interior. Façade punched openings to be aluminum framing of custom sizes with insulated vision and spandrel glazing. Larger openings to utilize window wall or curtainwall assemblies. Horizontal and vertical shading devices to reduce heat gain shall be integral with the window systems.
- *Roofing systems* - Single ply roof on sloped structure and tapered insulation.

Facility Departments Summary

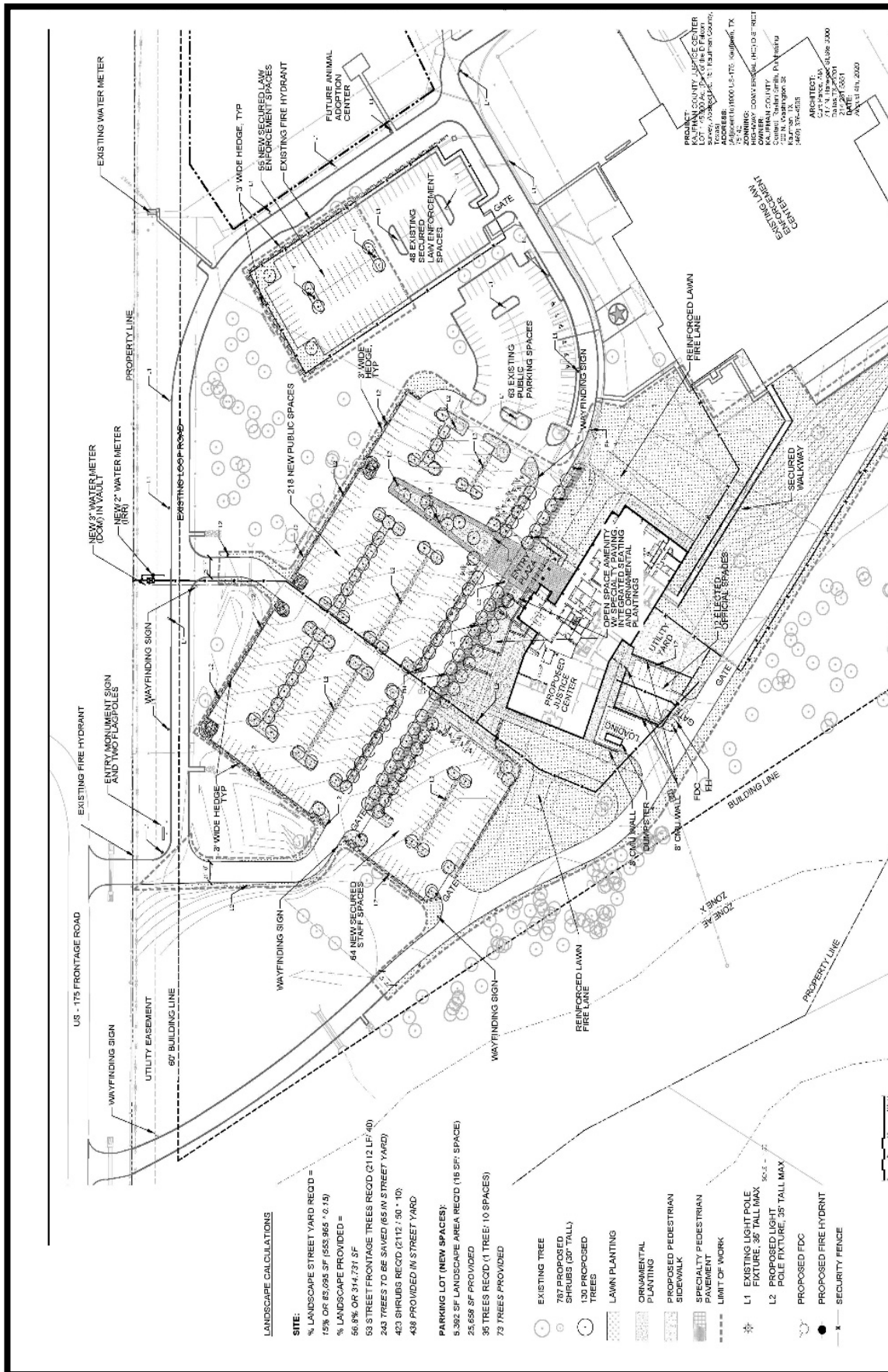
DEDICATED 422ND DISTRICT COURTROOM
 DEDICATED COUNTY COURT AT LAW #1 COURTROOM
 DEDICATED 82ND DISTRICT COURTROOM
 DEDICATED COUNTY COURT AT LAW #2 COURTROOM
 DUAL FUNCTION JURY ASSEMBLY/CHILD PROTECTIVE SERVICES COURTROOM
 JUSTICE OF THE PEACE COURT PRECINCT #1 COURTROOM
 CHAMBERS AND COURT ADMINISTRATION
 PUBLIC LAW LIBRARY
 COURT RELATED HOLDING AND SECURITY
 GRAND JURY / MEDIATION SPACE
 COUNTY CLERK
 DISTRICT CLERK
 COLLECTIONS DEPARTMENT
 DISTRICT ATTORNEY
 PUBLIC DEFENDER
 ADULT PROBATION & PRETRIAL (COURT RELATED SPACES).

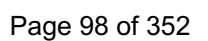
Facility square footage breakdown and overall

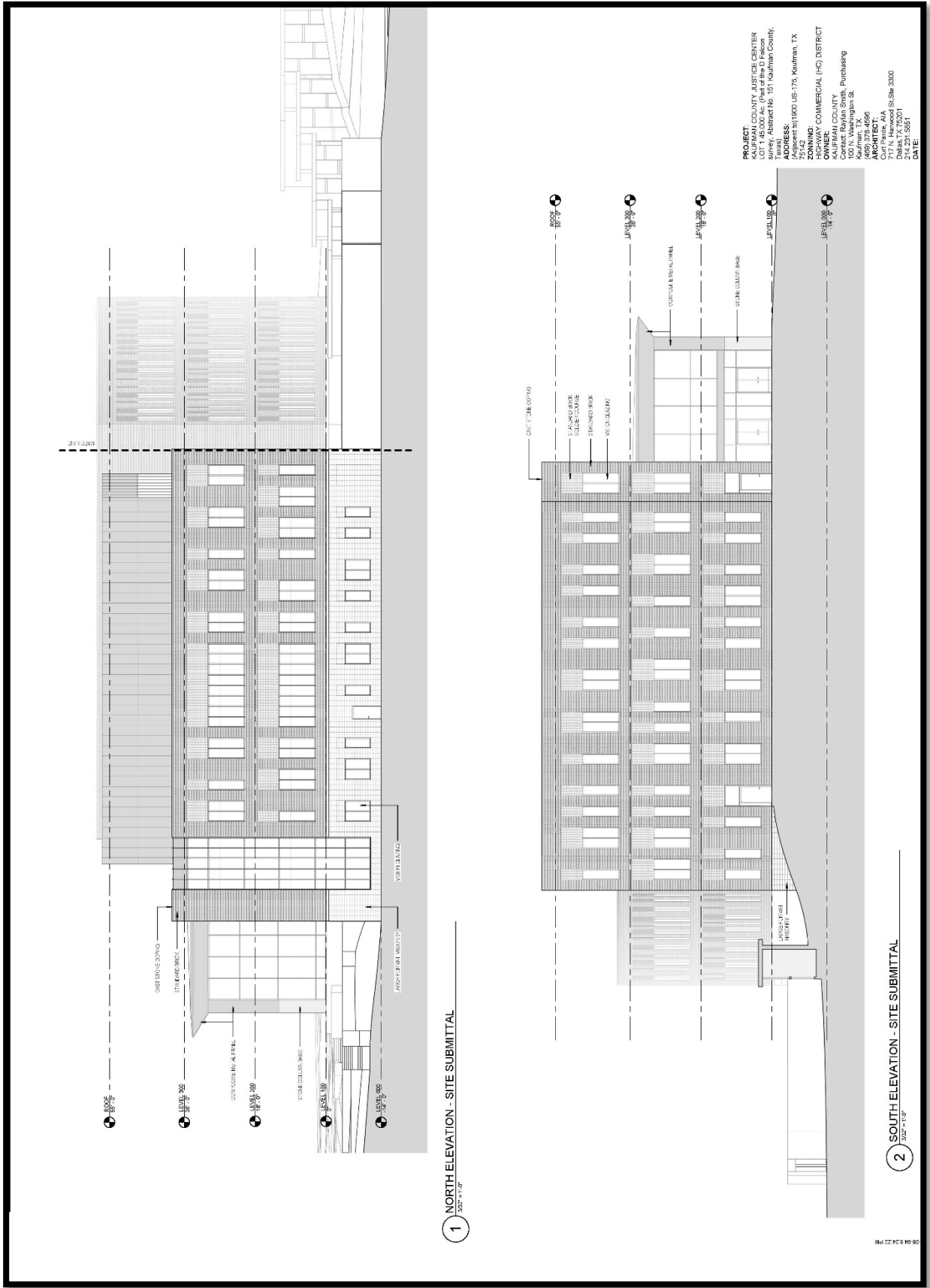
GROUND LEVEL 000	19,959 SF
ENTRY LEVEL 100	31,595 SF
2 nd LEVEL 200	30,110 SF
3 rd LEVEL 300	17,021 SF
TOTAL BUILDING AREA	98,684 SF

Site Plan











Meeting
Date: 10/26/2020

Date: 10/10/2020

Item #: 10.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the Site Plan of 2705 Tabor Parkway and proposed to be platted as Lot 1, Block A, Tractor Supply Kaufman Addition, a 3.66-acre tract located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development - 15 (Commercial). A Tractor Supply retail store is proposed. (Case No. SP-05-20)

BACKGROUND:

See the attached October 6, 2020, Planning and Zoning Commission report.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval of the Site Plan So-05-20 for the development of a Tractor Supply retail store at 2705 Tabor Parkway by vote of 5-0.

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



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 2705 Tabor Parkway, to be platted as Lot 1, Block A, Tractor Supply Kaufman Addition. The 3.66-acre tract is located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development-15 (Commercial). A Tractor Supply retail store is proposed. (Case No. SP-05-20)

BACKGROUND/SUMMARY:

A Tractor Supply retail store, containing 19,020 SF is to be developed on the proposed Lot 1, Block A, Tractor Supply Kaufman Addition. The property is zoned Planned Development 15 for Commercial (PD-15 (C)). Outside storage, sales, and display areas are listed as a permitted use in PD-15. PD-15 specifically added outside storage, sales, and display areas as a permitted use; whereas, the Commercial District normally requires a specific use permit (SUP). The site plan shows the required 94 off-street parking spaces.

A 50-foot wide driveway entrance is proposed on Tabor Parkway. The driveway width is wider than normal, to allow room for large farm/ranch trucks with trailers and recreational vehicles to safely enter and exit the property. The fire lane, access, and utility easement will extend around the perimeter of the building providing easy access for loading and unloading of merchandise. The minimum width is 24-feet. The proposed fire lane width varies in width from 50-feet to 25-feet as it winds around the building and parking lot. A stub out is provided for the future cross access to the property to the north (Lot 2).

The Tractor Supply 17,500 SF outside storage area is located on the south side of the building. The area is surrounded on three sides by an 8-foot high chain-link fence. No outside storage may exceed the 8-foot high fence. Additionally, a propane dispenser will be located within this area. The area will have access gates in the front and back for loading and unloading purposes. The outside storage area is located 45-feet north of the southern property line. A 25-foot wide permanent sidewalk display area is shown along the front of the building and the outside storage area. A 15-foot x 118-foot display area is proposed to be located in front of the parking spaces along Tabor Parkway.

The building height is proposed to be in a range from 21-feet to 18-feet. The building material is split face CMU blocks on all four sides and will include corrugated steel metal awning along the front. A 6-foot high masonry screening wall, matching the color of the Wal Mart screening wall, is proposed to serve as a buffer between the commercial use and the undeveloped single-family area to the south.

The property will be served water by an existing 12-inch line on the east side of Tabor Parkway. Off-site sanitary sewer improvements will be made on Lot 2 to the north, which will include a lift station, a force main, and manholes on Tabor Parkway, extending across to Lions Den Trail. Off-site sanitary sewer improvements will be constructed by the developer, JWS Land (Jim Meara). The civil engineering plans have been submitted and staff is working with the developer's engineer to get the necessary 10-foot sanitary sewer easement filed and plans approved.

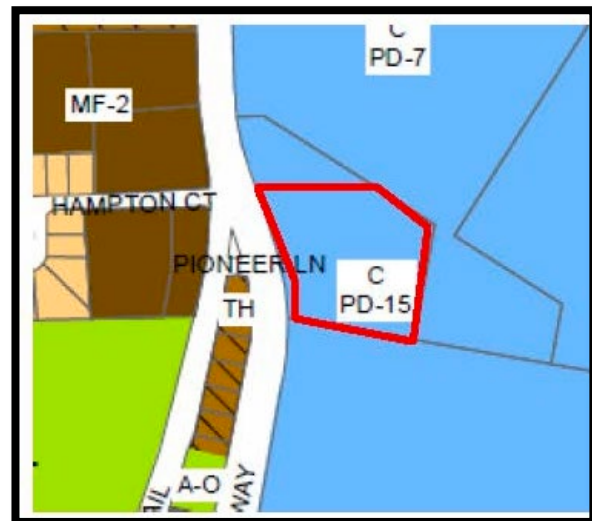
A detention pond is located at the rear of the property to collect stormwater runoff and to slowly release the stormwater into the Wal Mart detention pond which releases the stormwater into an existing ditch until it reaches the creek that bisects Kings Fort Parkway and extends down to Georgetown at Kings Fort Addition.

A pole sign is proposed to be located just south of the driveway entrance. A total of 15% of the lot is required to be landscaped area and 19% of the lot is proposed landscaped area.

SURROUNDING ZONING AND EXISTING LAND USES:

Zoning Map

	Zoning	Existing Land Use
Left:	PD-15 (C) & 7 (C)	Undeveloped & Wal Mart
Right:	PD-7 (SF-6)	Undeveloped
Rear:	SF-7 (C)	Wal Mart's Detention Pond
Front:	R-TH & MF-2	Brighton Addition (Duplex Units & The Oaks Apartments)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Multi-Family High Density. The existing PD-15 zoning allows office, commercial, and retail use and multi-family. The PD-15 zoning does not comply with the 2014 Future Land Use Plan. The zoning was in place prior to the adoption of the 2014 Future Land Use Plan. Remember future land use areas are generally located on a map and are not like zoning districts. Future land use plan maps are typically for planning at least 20 years out into the future.



Thoroughfare Plan:

All the rights of way required for Tabor Parkway have already been dedicated. Tabor Parkway is designated as a Type B, Minor Arterial, which requires a minimum 100 foot wide right of way width.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

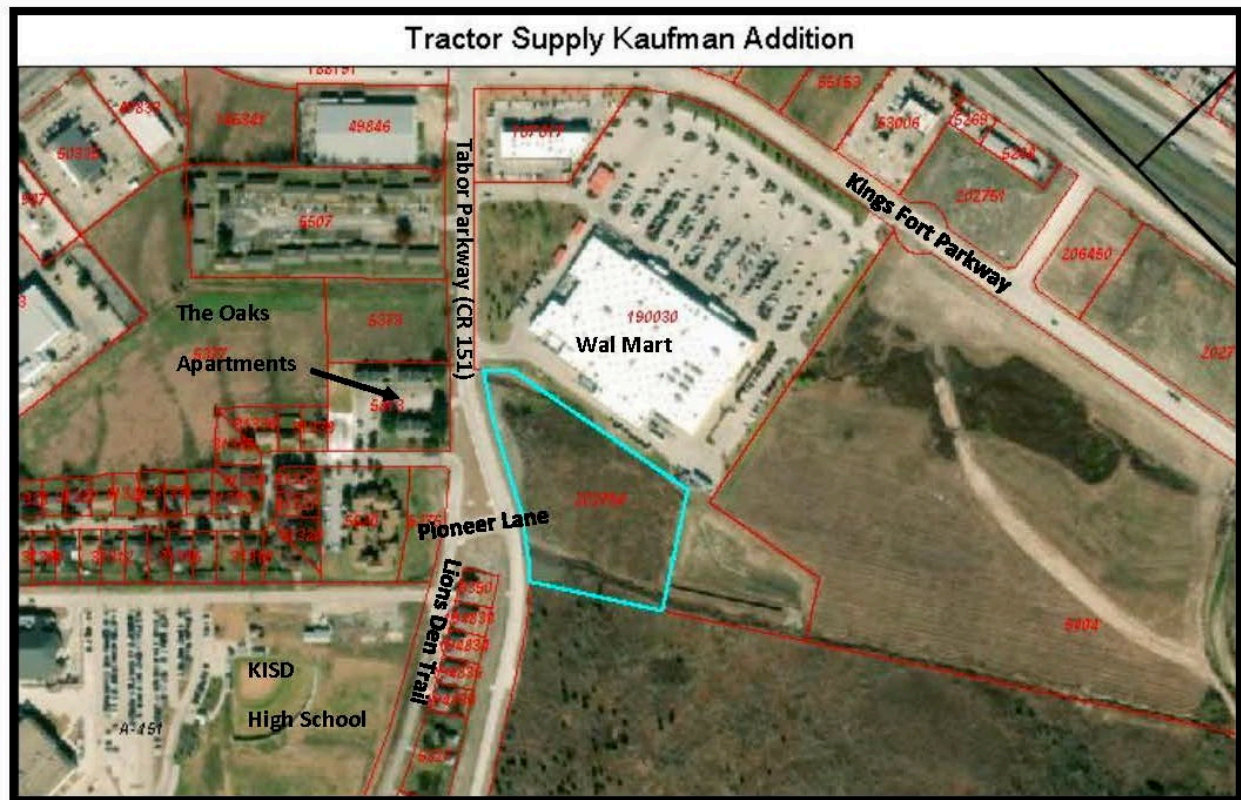
Staff recommends approval of the Site Plan SP-05-20 for the development of a Tractor Supply retail store at 2705 Tabor Parkway.

ATTACHMENTS:

1. Location map
2. Letter from Applicant
3. Site Plan

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map



Site Plan

Letter from Applicant



September 9, 2020

Marcy Ratcliff
Development Services Director
City of Kaufman

**Re: Tractor Supply Addition – Lot 1, Block A
2705 Tabor Parkway**

Dear Marcy,

Kaufman WF, LLC intends to purchase an approximate 3.66-acre tract from JWS Land Ltd., in order to develop a new Tractor Supply Retail Store. The subject property is located at 2705 Tabor Parkway and is currently vacant and zoned PD-7-C.

The proposed Tractor Supply Retail store will contain approximately 19,097 SF along with an adjacent 17,500 SF fenced display area. Display areas will also be located in front of the building, in front of fenced display area and in front of the parking spaces facing Tabor Parkway.

Tractor Supply is the largest rural lifestyle retailer in the United States with over 1,800 stores in 49 States. Tractor Supply offers an extensive mix of products to care for home, land, pets and animals. Typical stores hours are 8 am to 9 pm Monday through Saturday and 9 am to 7 pm on Sunday. They typically have between 3 to 5 truck deliveries on Tuesdays, Wednesdays and Thursdays and employee between 10 to 20 employees. The developer expects this location to generate between to \$3.0 to \$3.3 million per year in sales revenue.

It is our opinion that the proposed site plan is compatible with the adjacent commercial and residential developments. The site will be screened from the adjacent residential development with a new 6' high masonry screen wall along the common property line and there will also not be any direct vehicular access to the residential development. The proposed on-site detention pond located along the eastern property line will capture all the developed runoff from the proposed Tractor Supply site and release it back to the existing drainage channel at a rate consistent with undeveloped conditions as to not increase the runoff into City's drainage infrastructure.

It is the opinion of Kaufman WF, LLC that the proposed Tractor Supply development will benefit the City of Kaufman by providing its residents with a much-needed farming and ranching retail service.

If you have any additional questions or comments, please let me know.

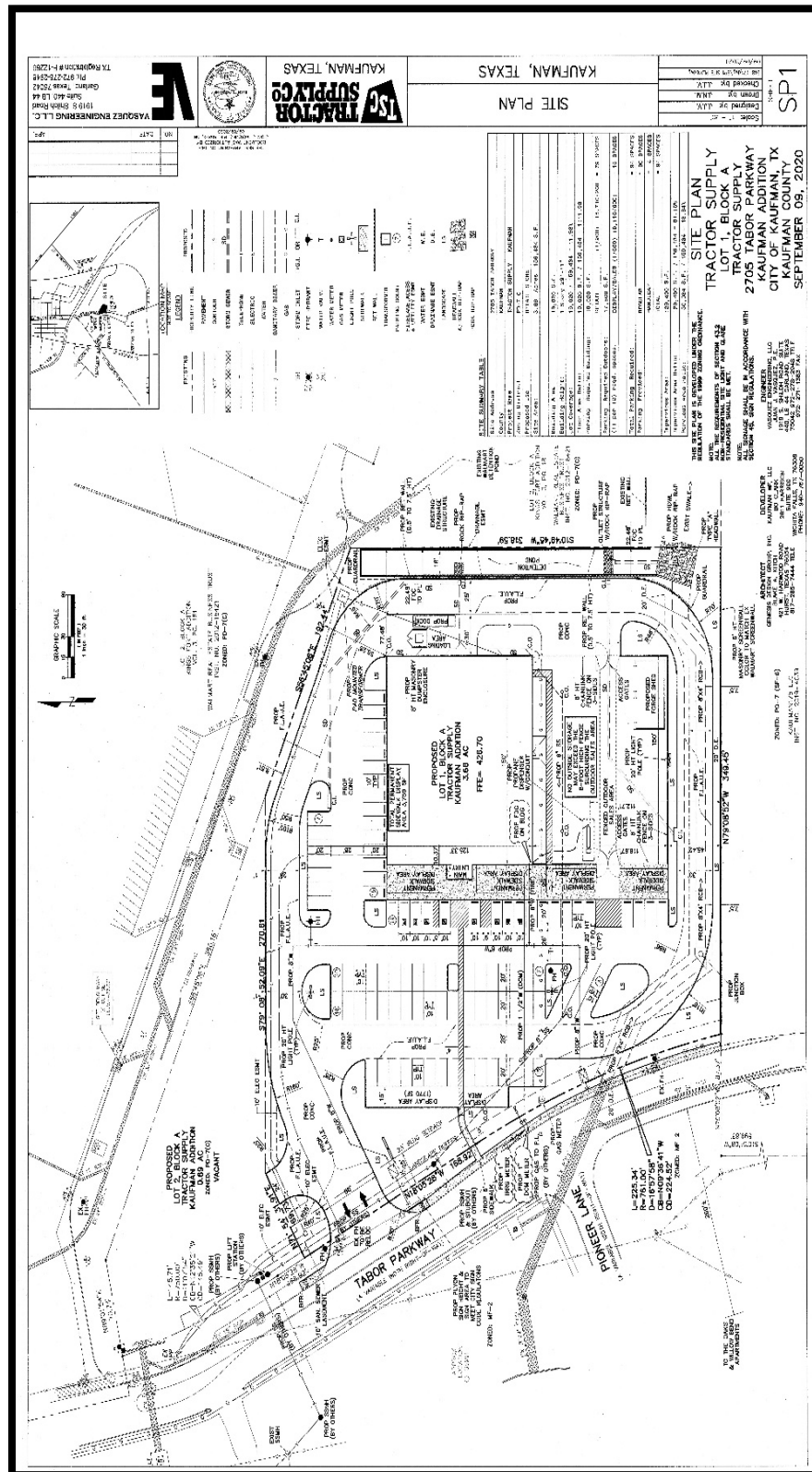
Sincerely,
Vasquez Engineering, L.L.C.

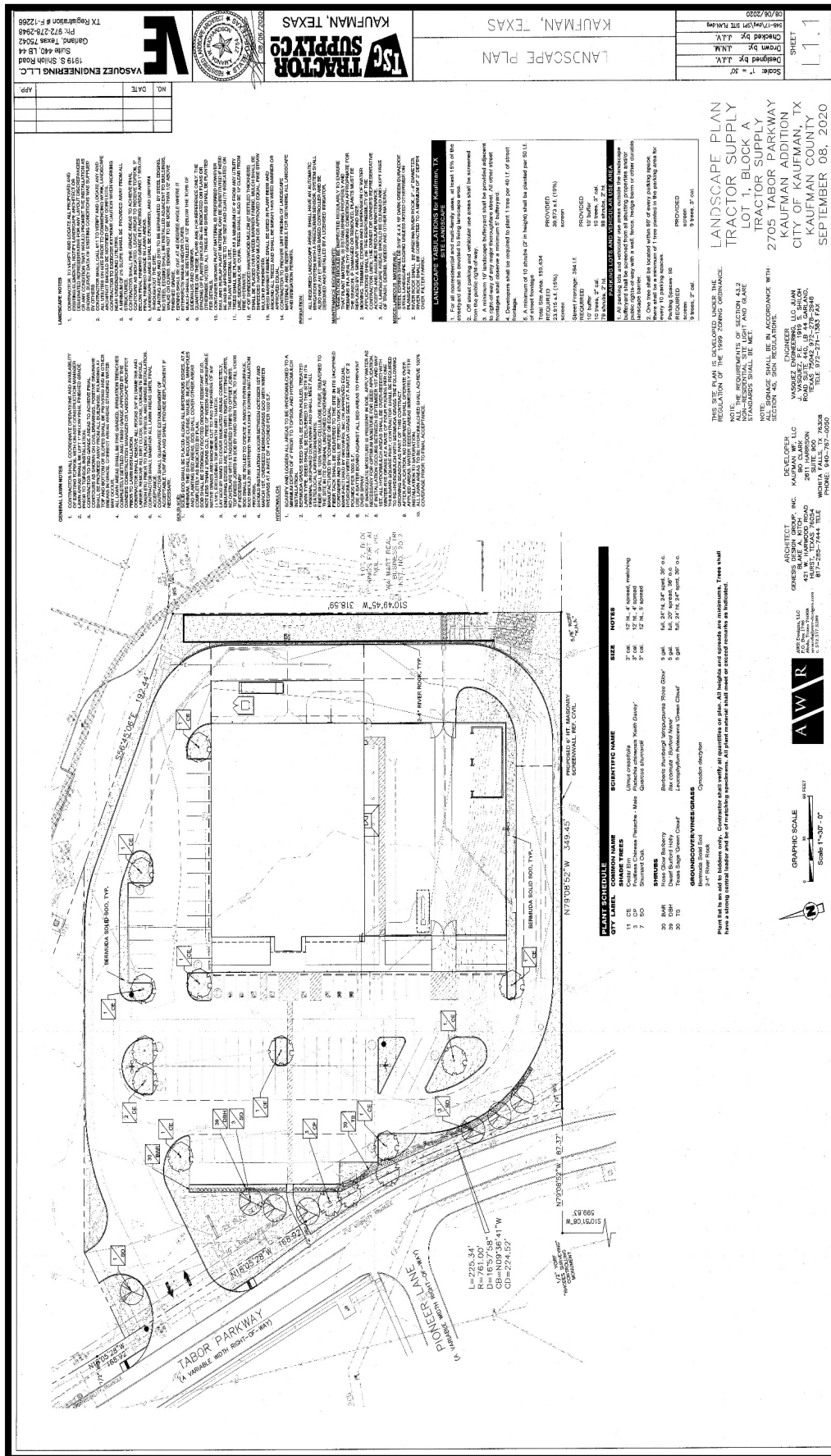
Juan J. Vasquez

Juan J. Vasquez, P.E.
President

1919 S. Shiloh Road, Suite 440, LB 44 • Garland, TX 75042 • Tel. 972-278-2948 • www.vasquezengineering.com

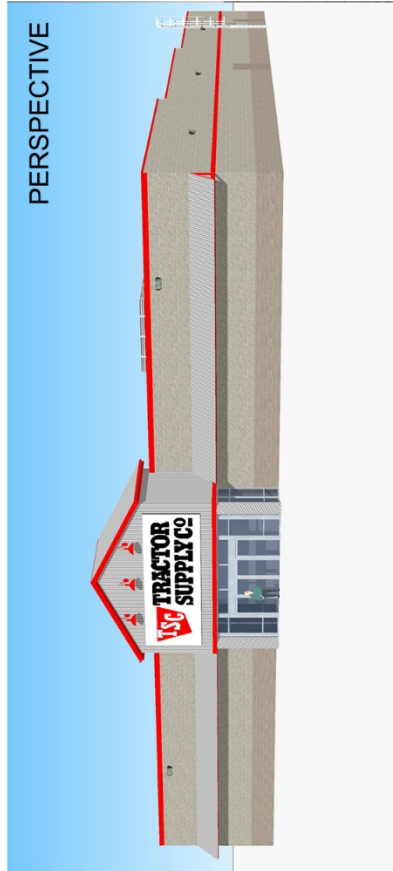
Site Plan





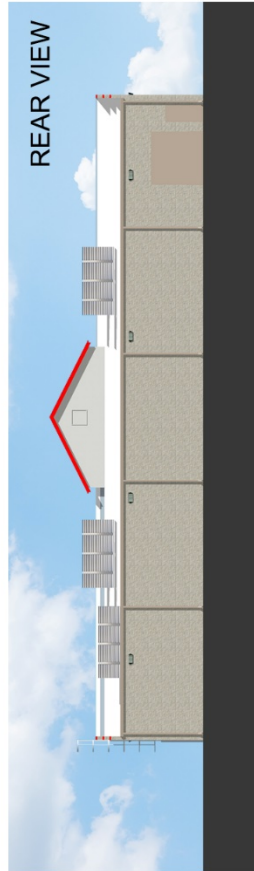
TSC TRACTOR SUPPLY CO. ELEVATIONS RENDERING

TSC- KAUFMAN, TEXAS
KINGS FORT MARKET CENTER



PERSPECTIVE

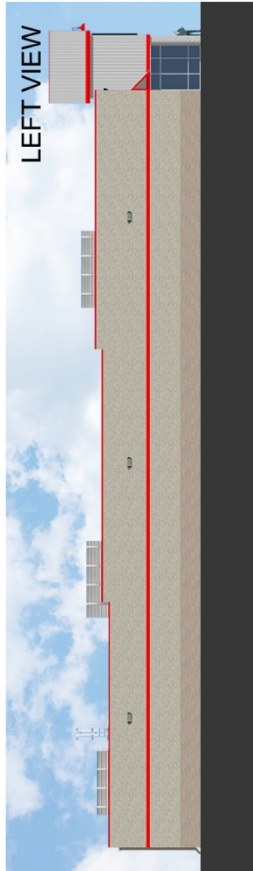
MATERIALS



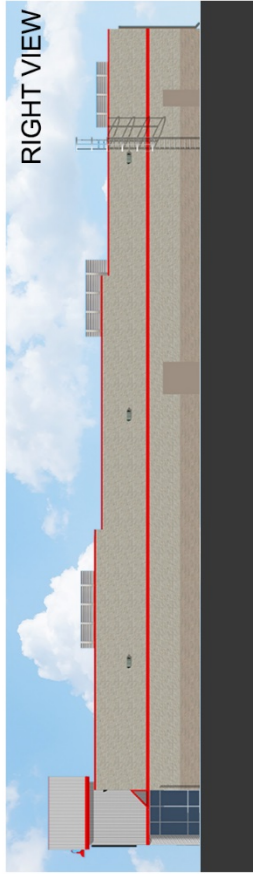
REAR VIEW



FRONT VIEW



LEFT VIEW



RIGHT VIEW



Meeting
Date: 10/26/2020

Date: 10/13/2020

Item #: 11.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Lot 1, Block A, Tractor Supply Kaufman Addition**, a 3.66-acre tract located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. (Case No. FP-02-20)

BACKGROUND:

See the attached October 6, 2020, Planning and Zoning Commission report.

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval of the Final Plat of Tractor Supply Kaufman Addition, Lot 1, Block A conditioned upon the property owner obtaining an off-site sanitary sewer easement for the purpose of locating the sanitary sewer improvements to serve the owners property and providing a filed marked copy of the easement to the City of Kaufman by a voted 5-0.

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



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Final Plat of Tractor Supply Kaufman Addition, Lot 1, Block A. The 3.66-acre site to be addressed as 2705 Tabor Parkway (formerly known as CR 151/Old Kemp Highway) is located south of the Wal Mart development. A one lot commercial subdivision is proposed. (Case No. FP-02-20)

BACKGROUND/PURPOSE:

Lot 1, containing 3.66 acres, is proposed to be developed as a Tractor Supply retail store. The adjacent Lot 2, not a part of this final plat is proposed for a future unknown commercial development.

Lot 1 shows cross access to the future Lot 2 in the front along Tabor Parkway. Lot 1 (Tractor Supply) will have a 50-foot wide driveway entrance to accommodate trucks with trailers entering and departing the property. A 24-foot wide fire lane, access, and utility easement will be provided around the parking lot and the building as shown on the site plan.

There will be a 10-foot off-site sanitary sewer easement (located on the future Lot 2 along the southern property line) to provide sewer service to Lots 1 and 2. The 10-foot sanitary sewer easement will include a lift station, a force main, and a manhole that will be located across Tabor Parkway on Lions Den Trail. The off-site construction will be done by the developer, JWS Land, Ltd. (Jim Meara) concurrently with the Tractor Supply building permit.

THOROUGHFARE PLAN: All the rights of way required for Tabor Parkway have already been dedicated. Tabor Parkway is designated as a Type B, Minor Arterial, which requires a minimum 100 foot wide right of way width.

RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Tractor Supply Kaufman Addition, Lot 1, Block A conditioned upon: the property owner obtaining an off-site sanitary sewer easement for the purpose of locating the sanitary sewer improvements to serve the owners property and providing a filed marked copy of the easement to the City of Kaufman

ATTACHMENTS:

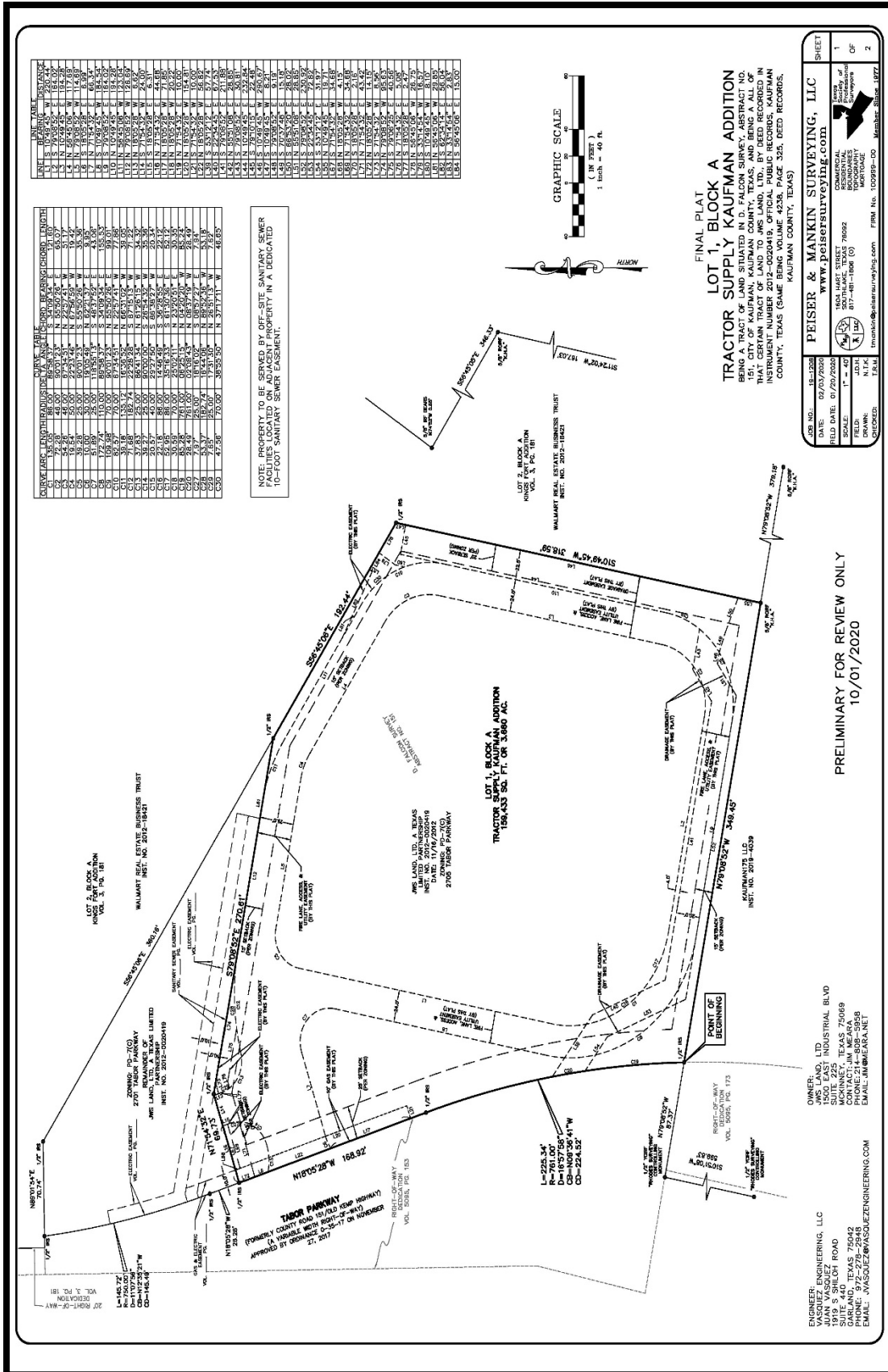
1. Location Map
2. Final Plat of Tractor Supply Kaufman Addition, Lot 1, Block A

Marcy Ratcliff
Development Services Director
972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org

Location Map



Final Plat of Lot 1, Block A, Tractor Supply Kaufman Addition





Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 325 E Fair Street for K-Tire Shop. The 0.51 acre –acre is part of Tract A, Kaufman East Addition. The property is zoned Commercial (C). (Case No. SP-06-20)

BACKGROUND/SUMMARY:

The site plan request is for an existing tire shop located at 325 East Fair Street. A proposed 1,180.25 SF expansion will be located on the east side of the building to store tires inside the building and eliminate the illegal outside tire storage. The existing building contains 2,772 SF with an additional area underneath the front canopy containing 1,689.71 SF.

The existing tire store area, with the expansion, will require 7 off-street parking spaces. Currently, the site has no stripped off-street parking spaces. There is an adequate area within the existing paved area in the front and rear to provide the 7 off-street parking. The parking lot and drive up area will need to be restriped and laid out with the 7 off-street parking spaces, in accordance with the Zoning Ordinance.

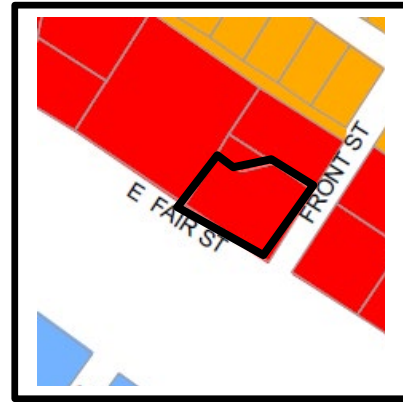
The exterior elevation will match the rest of the building with brick, metal siding, and garage doors. All future signage will be in accordance with the Sign Regulations.

The following variances were approved by the Board of Adjustments on October 24, 2017 (V-03-17):

Section 26.4.B.1 Minimum front yard setback is 25 feet.	A minimum front yard setback of 15 feet on the south side of lot, addressed as 325 East Fair Street was approved.
Section 26.4.B.2 Minimum side yard setback adjacent to a street is 25 feet.	A minimum side yard setback of 10 feet on the east side of lot adjacent to Front Street, addressed as 325 East Fair Street was approved

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
Left:	Com (C)	Employee Credit Union
Right:	C	Vacant Used Auto Dealership
Front:	PD-14 (HC)	Highway 175 and Whataburger Restaurant
Back:	C	Storage Buildings And Small Commercial Business That Occupy A Strip Center.



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial Use. The existing Commercial zoning complies with the 2014 Future Land Use Plan because it allows a variety of commercial and office uses. Special Use Permits are allowed if approved by City Council.

Thoroughfare Plan:

The Thoroughfare Plan designates East Fair Street/State Highway 175 as a "Type AA", Major Regional Arterial Thoroughfare, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. No new driveway entrances are proposed.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of the Site Plan SP-06-20 for an expansion to K-Tire Store 325 E. Fair Street with the condition that the required 7 off-street parking spaces be striped in accordance with the Zoning Ordinance.

ATTACHMENTS:

1. Location Map
2. Letter from Applicant
3. Proposed site plan

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

SP-06-20 325 E. Fair Street



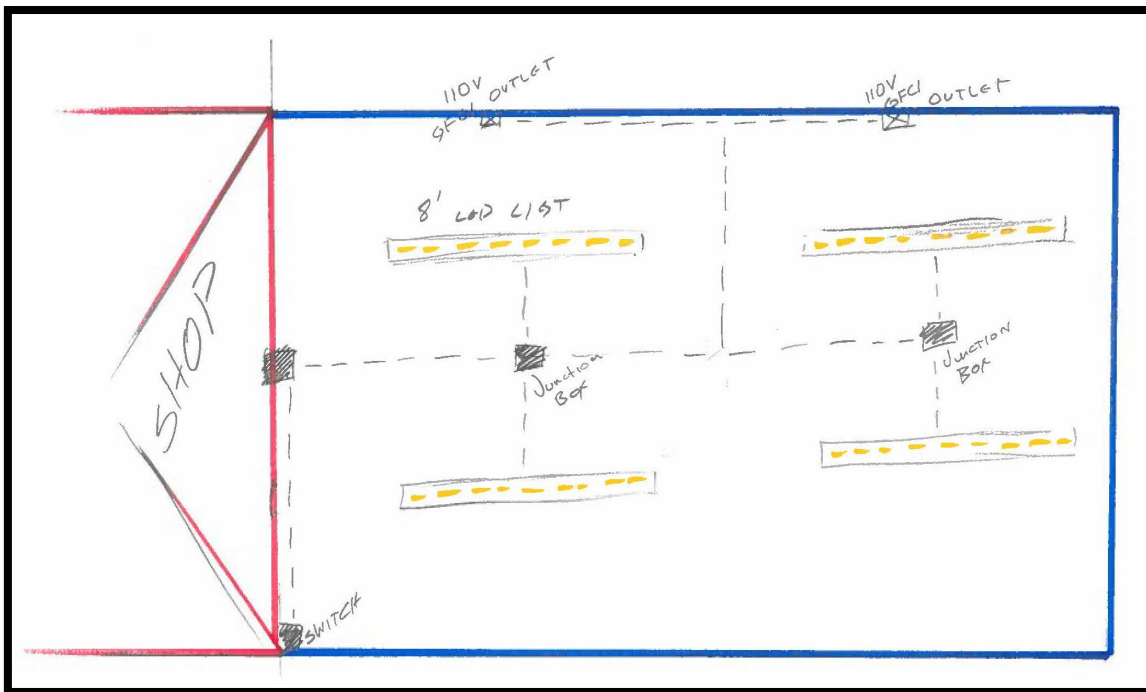
Request for Eastern Expansion of the Building

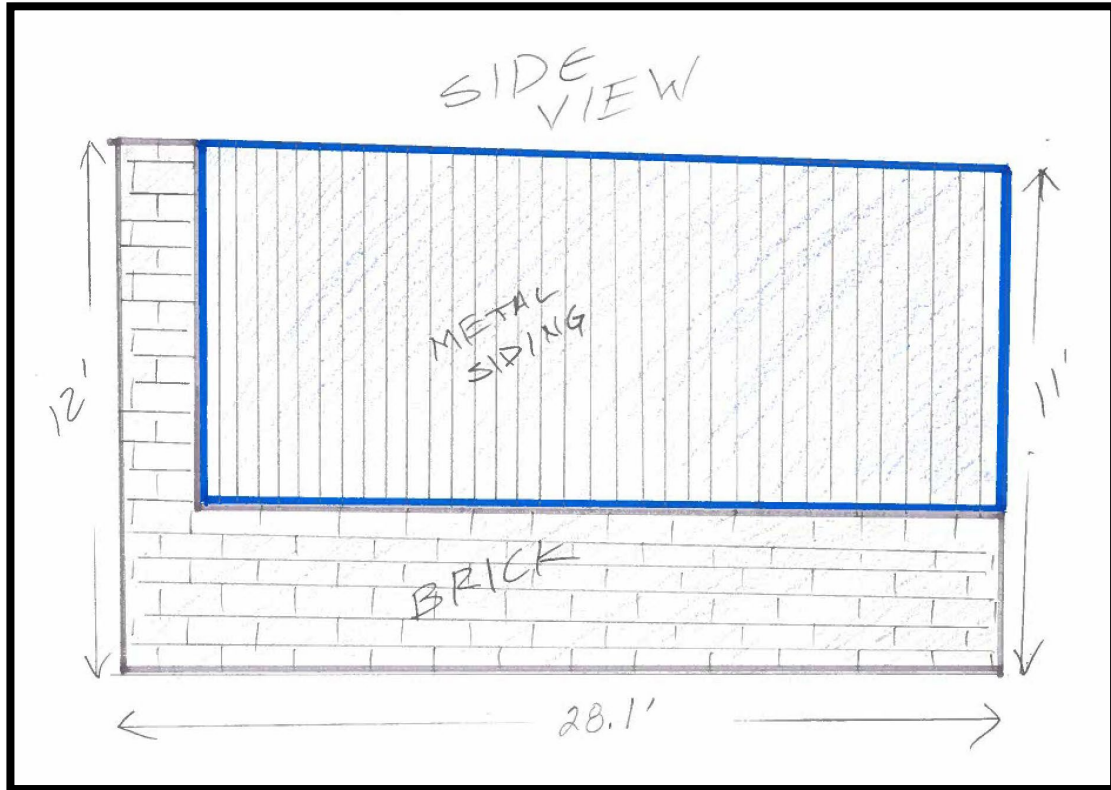
To whom it may concern:

My business, K-Tire, has been at this location for a little over four years operating as a tire shop. Business has been picking up steadily, as this side of town is growing, and I have continued to establish good relationships with my customers over the years. Referrals from others and satisfied returning customers has increased sales which in turn requires availability of inventory to be at hand. I propose to construct an eastern expansion of the building. Our expansion will benefit us as much as it does the local community, with whom we have created a loyal clientele. The proposed eastern expansion would improve the appearance of the establishment and would allow for inventory to be stored appropriately. I know that by adding the eastern expansion we would be able to perform our work more effectively and in turn provide customer satisfaction which is our top priority. This side of town has had new construction and improvements. We would like our establishment to keep up with the changes as we are located in the main traffic and entrance of Kaufman, TX.

I thank you in advance for your attention and I remain at your disposal for any questions concerning my request.

Oscar Tapia
K-Tire
469-920-9522







Meeting
Date: 10/26/2020

Date: 10/13/2020

Item #: 13.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on the Site Plan of 2005 S. Houston Street for the Kaufman County Children's Advocacy Center. The property is zoned Commercial. (Case No. SP-08-20)

BACKGROUND:

See the attached October 6, 2020 Planning and Zoning Commission Report

Author:

Marcy Ratcliff, Development Services Director

Reviewed:

Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: The Planning and Zoning Commission on October 6, 2020 recommended approval of Site Plan SP-08-20 at 2005 S. Houston Street for the Kaufman County Children's Advocacy Center by a vote of 5-0.

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



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 2005 S. Houston for the Kaufman County Children's Advocacy Center. The property is zoned Commercial (C). (SP-08-20)

BACKGROUND/SUMMARY:

The Kaufman County Children's Advocacy Center has purchased the property located at 2005 S. Houston with an existing 10,000 SF building. The building at one time had a gravel parking lot. The gravel parking lot has been covered by grass since before 2008. The last building permit issued was in 2007 to reroof the building. The building's limited interior walls, plumbing, and electrical were removed sometime between 2008 and 2010.

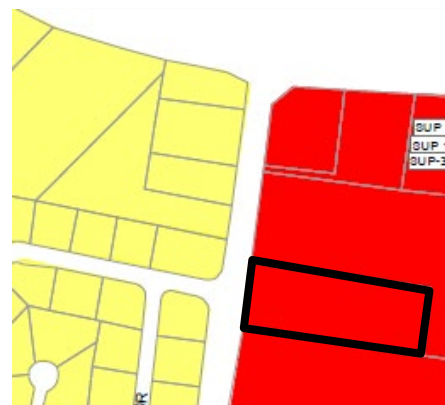
The Kaufman County Children's Advocacy Center proposes to finish out the building with offices and interview rooms. The site plan is for the addition of a paved parking lot and an 11,815 SF detention pond adjacent to the parking row behind the building. The detention pond will be located within a natural low area on the property. The parking area includes 22 spaces along the northern property line next door to Advance Tabco, 3 spaces in front of the building, and 14 spaces behind the building within a secured and gated area.

The changes to the exterior building elevations include adding new doors and windows. An enclosed dumpster pad will also be provided. A 5-foot-wide sidewalk will be added in the right-of-way area.

SURROUNDING ZONING AND EXISTING LAND USES:

Zoning Map

	Zoning	Existing Land Use
Left:	C	Advance Tabco
Right:	C	K. County Armory
Rear:	C	Advance Tabco
Front:	SF-10	Wellington Park Addition



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Commercial. The existing Commercial Zoning District complies with the Future Land Use because it allows a variety of commercial, office, and retail uses.

Thoroughfare Plan:

The Thoroughfare Plan designates S. Houston Street as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. The applicant will be required to have a driveway permit approved by TxDOT.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

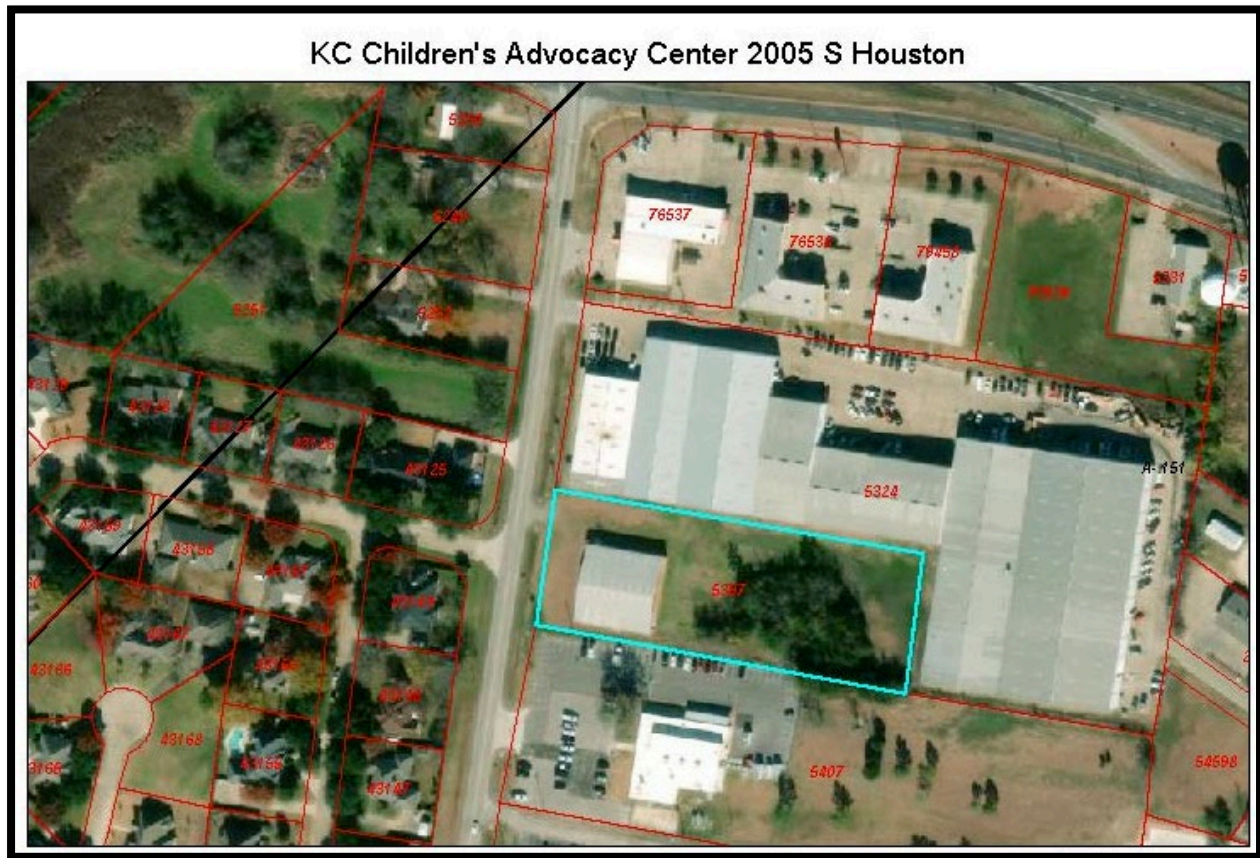
Staff recommends approval of Site Plan SP-08-20 located at 2005 S. Houston Street and proposed to be platted as Lot 1, Block A, Kaufman County Children’s Advocacy Center:

ATTACHMENTS:

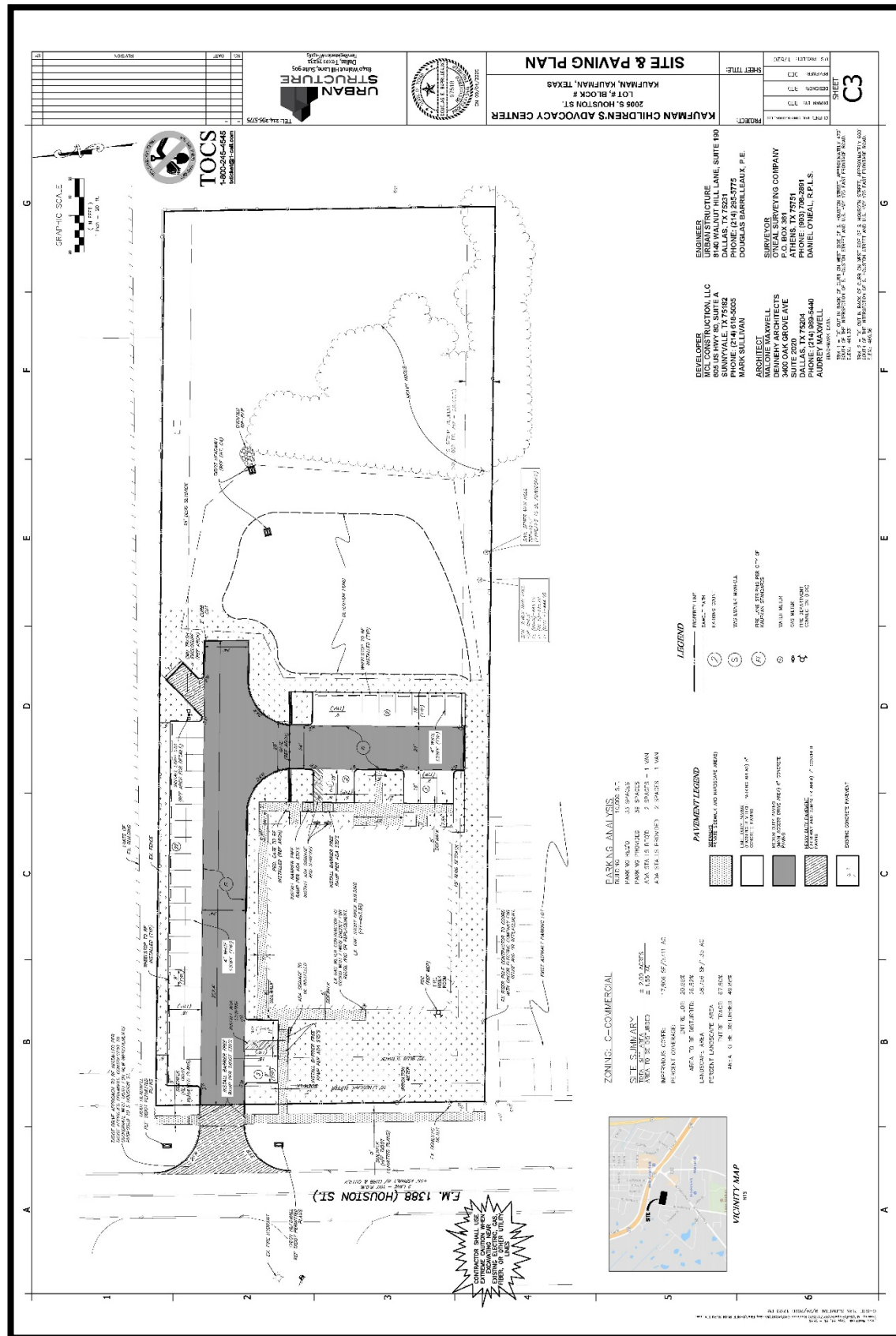
1. Location map
2. Site Plan

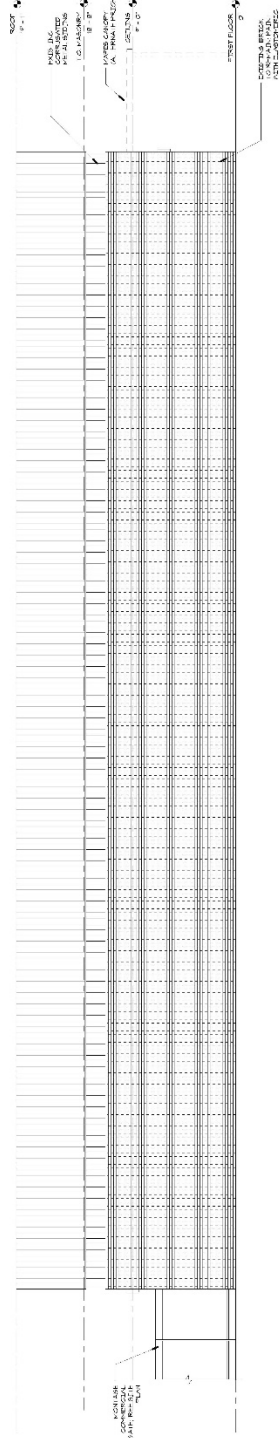
Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map

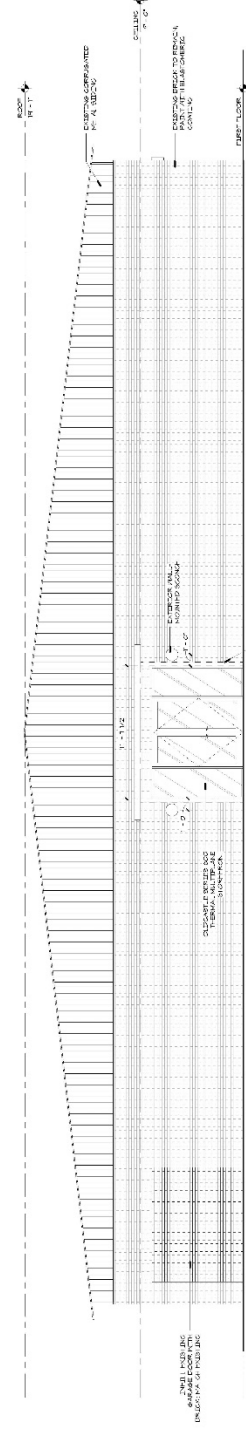


Site Plan

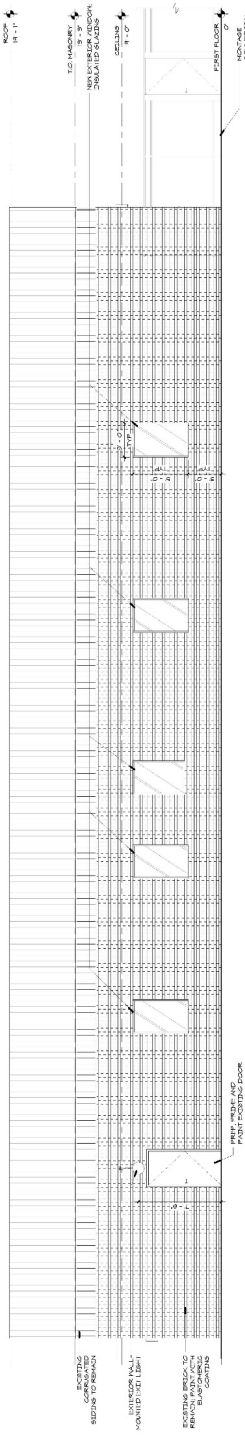




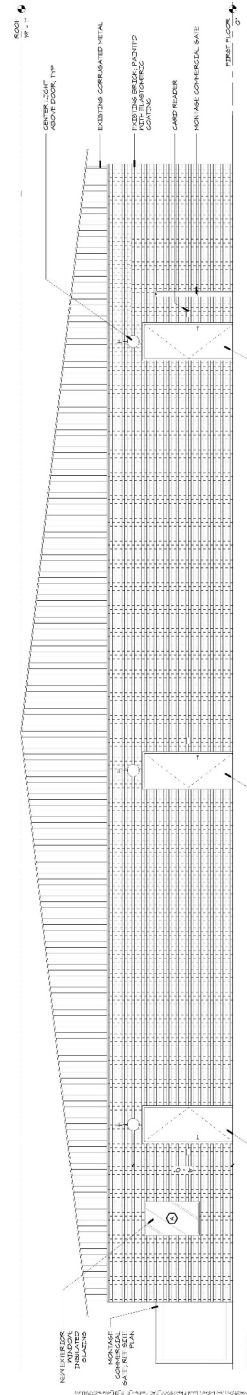
② N BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



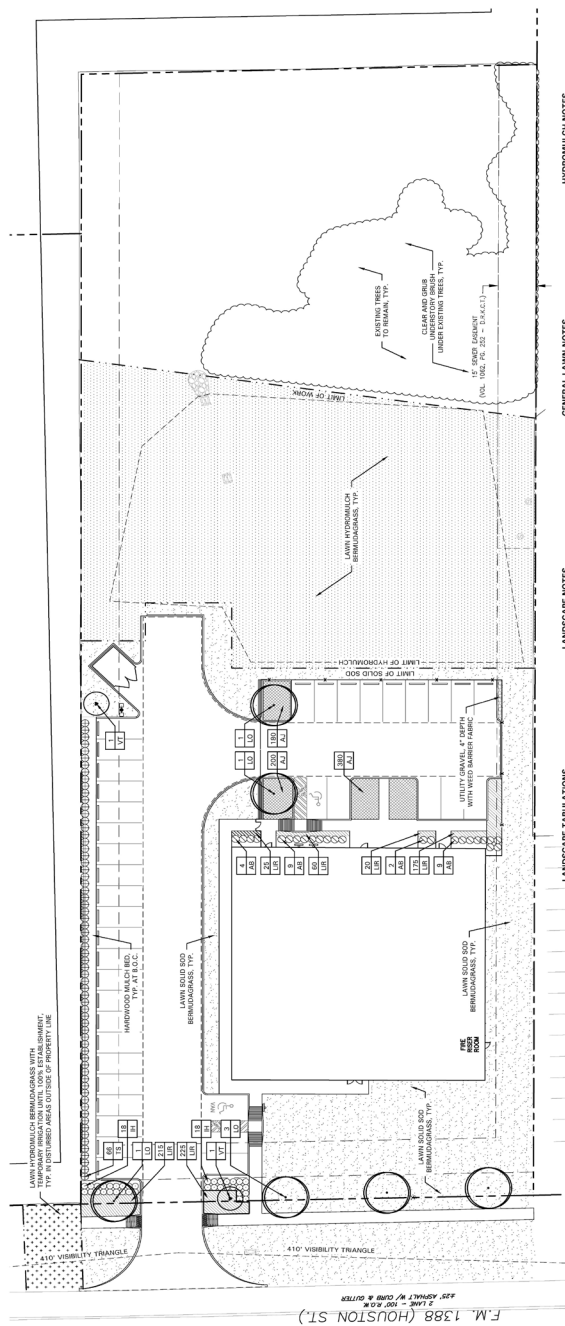
① W BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



② S BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



① E BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE SCHEDULING AND AVAILABILITY OF EXISTING TOPSOIL WITH OWNER'S CONSTRUCTION SCHEDULE.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW EXISTING FINISH GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS TO ACHIEVE BALANCE AS REQUESTED ON CIVIL PLANS. CONTRACTOR SHALL PROVIDE UNIFORM TOPSOIL TO ALL LAWN AREAS. CONTRACTOR SHALL REMOVE OTHER BREAKS IN GRADE, CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE THE GRADED, IRRIGATION DRAINAGE, AND FLOOD CONTROL CHANNELS. CONTRACTOR SHALL MAINTAIN THE CHANNELS TO THE STANDARD APPROVED BY THE OWNER'S CONSTRUCTION INSPECTOR. CONTRACTOR SHALL MAINTAIN THE IRRIGATION AND FLOOD CONTROL CHANNELS TO THE STANDARD APPROVED BY THE OWNER'S CONSTRUCTION INSPECTOR PRIOR TO TOPSOIL, STOKES, AND LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT, CLODS, STICKS, LIMBS, AND OTHER DEBRIS FROM THE LAWN AREAS PRIOR TO TOPSOIL, STOKES, AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS, BUT NOT FINAL ACCEPTANCE, THIS SHALL INCLUDE BUT NOT BE LIMITED TO: FERTILIZING, SEEDING, CULтивATING, CLEANING, AND REPLACING DEAD OR DAMAGED PLANTS. CONTRACTOR SHALL MAINTAIN A HEALTHY, CLOVER-LIKE PLANT IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL QUANTIFY ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE

LANDSCAPE NOTES

- [illegible]

LANDSCAPE TABULATIONS

- [illegible]

PLANT LIST

[illegible]

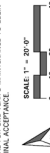
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED RECOMMENDATIONS.

HYDROMULCH NOTES

- [illegible]

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE WEEDING, TRIMMING, PRUNING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL CAPABLE OF CAUSING A NOISE OR VISUAL OFFENSE TO THE SEASON OF THE YEAR.
4. ALL PLANT MATERIALS IN THE LANDSCAPE SHALL BE HEALTHY AND GROWING IN GOOD CONDITION AS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER QUALITY.
6. ALL PLANT MATERIALS SHALL BE MAINTAINED TO MEET THE CITY'S LANDSCAPE MAINTENANCE REQUIREMENTS.





Meeting
Date: 10/26/2020

Date: 10/6/2020

Item #: 14.

Dept.: Administration

Ordinance

SUBJECT:

Second Reading: Consider and take appropriate action on Ordinance O-31-20, an ordinance of the City of Kaufman, Texas, granting an exclusive franchise and approving a Contract for the collection and disposal of garbage, including, trash, brush and bulk in the City of Kaufman, Texas to Republic Services, providing rates of service, dates of collection and other matters related to services rendered by Republic.

BACKGROUND:

All final issues have been resolved and the final agreement is in place. No substantive changes were made from the first reading of this ordinance and/or agreement.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the second reading of Ordinance O-31-20.

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

ORDINANCE NO. O-31-20

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS APPROVING AN EXCLUSIVE FRANCHISE FOR SOLID WASTE COLLECTION FOR THE CITY OF KAUFMAN, TEXAS AWARDED TO REPUBLIC WASTE SERVICES OF TEXAS, LTD., IN ACCORDANCE WITH STATE LAW AND CITY CHARTER; PROVIDING FOR THE INCORPORATION OF PREMISES; APPROVING THE TERMS OF THE CONTRACT FOR COLLECTION OF SOLID WASTE ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; PROVIDING FOR THE ADOPTION OF COLLECTION RATES AND AN APPROPRIATE FRANCHISE FEE APPLICABLE TO SERVICES; AUTHORIZING THE MAYOR TO EXECUTE THE 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 enter into a contract with an independent contractor to provide exclusive solid waste collection as a public service to the residents of the City of Kaufman; and

WHEREAS, in July 2020, the City issued Request for Proposals for Citywide Solid Waste Collection and Recycling Services, RFP #01-20 ("RFP #01-20"); and

WHEREAS, after evaluating all proposals received in response to RFP #01-20, the City Council has determined that the best interests of the City are served by awarding the exclusive franchise for solid waste collection to Republic Waste Services of Texas, Ltd. ("Republic") and by entering into the Contract for Collection of Solid Waste by and between the City of Kaufman and Republic Waste Services of Texas, Ltd., attached hereto and incorporated herein as provided below ("Contract"); and

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

WHEREAS, the City has complied with 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 granting an exclusive solid waste collection franchise and approving and entering into the Contract attached hereto.

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. Exclusive Franchise and Contract. In accordance with Article X of the Charter of the City of Kaufman, Texas, the Contract for Collection of Solid Waste by and between the City of Kaufman and Republic Waste Services of Texas, Ltd. (the "Contract"), a copy of which is attached hereto as **Exhibit "A"** and incorporated herein for all purposes, is hereby approved in form and substance and a franchise is hereby granted to Republic Waste Services of Texas, Ltd., for the public service of collection of residential and commercial solid waste in the City. The franchise for public services granted hereby shall be exercised in accordance with the terms of the Agreement, the provisions of Article X of the City's Home Rule Charter, and all ordinances of the City of Kaufman, Texas.

Section 3. Collection Rates and Franchise Fee Adopted. The rates for collection of solid waste within the City, including without limitation the franchise fees set forth in the Agreement, are hereby adopted as set out in the Agreement, subject to adjustments as provided in the 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 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 after its final reading in accordance with Article X "Utility and Public Service Franchises and Licenses" of the City Charter, subject to the February 2, 2021 effective date of the Contract attached hereto as **Exhibit "A"** and subject to timely compliance by Republic with all requirements set forth in the Contract for the provisions of solid waste collection services.

PASSED AND APPROVED this 23rd day of October 2020.

PASSED AND ADOPTED this 26th day of October 2020.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT “A”

CONTRACT FOR COLLECTION OF SOLID WASTE

THIS CONTRACT is made and entered into by and between the City of Kaufman, Texas, a municipal corporation located at 209 S. Washington Street, Kaufman, Kaufman County, Texas (hereinafter called "City"), and Republic Waste Services of Texas, Ltd. located at 1450 E. Cleveland Street, Hutchins, Texas 75141 (hereinafter called "Contractor"), a Texas Corporation.

NOW, THEREFORE, in consideration of the following mutual agreements and covenants, it is understood and agreed by and between the parties hereto as follows:

1. Grant of License; Term

A. Contractor is hereby granted an exclusive license and privilege within the territorial jurisdiction of the City and shall furnish all personnel, labor, equipment, trucks, and all other items necessary to provide refuse collection, removal and disposal services as specified and to perform all of the work called for and described in the Contract Documents.

B. The term of this Contract shall be five (5) years beginning February 2, 2021, through midnight, February 2, 2026, with up to three (3) 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 the 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 the 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. Contract

A. This Contract shall include the following documents (the "Contract Documents"), and this Contract expressly incorporates same herein as fully as if set forth verbatim in this Contract:

1. This Contract and Contract terms and definitions;
2. The performance bond;
3. Any addenda or changes to the foregoing documents agreed to by the parties hereto; and
4. The Contractor's Summary of Obligations and Rates attached as **Exhibit A** and incorporated by reference as if set forth at length herein.
5. The City's Request for Proposal; and
6. The Contractor's Proposal.

B. In the case of any conflict between or within the Contract Documents, the following order of priority shall be utilized: 1) this Contract, 2) the City's Request for Proposal, 3) the Contractor's Proposal, 4) the Contractor's Summary of Obligations and Rates; and 5) all other contract documents.

B. Contractor shall comply with all provisions of the Contract Documents, and no amendment to this Contract shall be made except upon the written consent of the parties, which consent shall not be unreasonably withheld. No amendment shall be construed to release either party from any obligation of the Contract Documents except as specifically provided for in such amendment.

C. This Contract constitutes the entire understanding between the parties hereto and cancels and supersedes all prior negotiations, representations, understandings and agreements, either written or oral, with respect to the subject matter hereof.

D. The apparent silence of specifications as to any detail or to the apparent omission from it of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail.

3. Definitions

Bin (Commercial/Industrial): Metal receptacle designed to be lifted and emptied mechanically for use only at Commercial and Industrial Units.

Bulky Wastes: All items too large for regular cart collection (maximum of 50 pounds), in or outside a container, limited to 5 cubic yards per week: furniture, lawn chairs or equipment, BBQ grills (excluding propane tanks), swing sets or forts, brush, tree trunk, and other Green Waste up to 4 feet long & 2 feet in diameter, carpet bundled and rolled (maximum of 50 pounds and 4' sections), furniture/doors, toilet/bathtub, garage cleanups, wood fences (without concrete or metal hardware including nails), washer/dryer, refrigerator/freezer (which have CFC's removed by a certified technician), oven/stove/hot water heaters, lawn mowers (without fuel), and scrap metal (bicycles, swing set, etc. - when separated from brush pile). Bulky Waste does not include Unacceptable Waste.

Bundle: Tree, shrub and brush trimmings or newspapers and magazines securely tied together forming an easily handled package not exceeding four feet in length, or 40 lbs. in weight.

City: The City of Kaufman, Texas.

Commercial and Industrial Refuse: All Bulky Waste, Garbage, Rubbish and Stable Matter generated by a Customer at a Commercial and Industrial Unit.

Commercial and Industrial Unit: All premises, locations or entities, public or private, requiring Refuse collection within the corporate limits of the City, not a Residential Unit.

Commercial Hand Collect Unit: A retail or light commercial type of business, which generates no more than one (1) cubic yard of refuse per week.

Construction Debris: Waste building materials resulting from construction, remodeling, repair or demolition operations.

Contractor: The person, corporation, or partnership designated by the City for the collection, transportation, and/or disposal of the solid waste and recyclable materials collection and processing.

Curbside: That portion of right-of-way adjacent to paved or traveled city roadways (including alleys). The curbside is as close to the roadway as practicable without interfering with or endangering the movement of vehicles or pedestrians.

Customer: An occupant of a Residential, Commercial Hand Collect, Commercial or Industrial Unit who generates Refuse.

Day(s): A calendar day(s) unless otherwise specifically identified as a business day(s) in this Contract.

Dead Animals: Animals or portions thereof equal to or greater than ten (10) pounds in weight that have expired from any cause except those slaughtered or killed for human use.

Disposal Site: A Refuse depository including, but not limited to, sanitary landfills, transfer stations, incinerators and waste processing/separation centers licensed, permitted or approved by all governmental bodies and agencies having jurisdiction and requiring such licenses, permits or approvals to receive for processing or final disposal of Refuse and Dead Animals.

Environmental Regulation: Any law, statute, regulation, order or rule now or hereafter promulgated by any governmental authority, whether local, state or federal, relating to air pollution, water pollution, noise control and/or transporting, storing, handling, discharge, disposal or recovery of on-site or off-site hazardous substances or materials, as same may be amended from time to time, including without limitation the following: (i) the Clean Air Act (42 U.S.C. § 7401 et seq.); (ii) Marine Protection, Research and Sanctuaries Act (33 U.S.C. § 1401- 1445); (iii) the Clean Water Act (33 U.S.C. § 1251 et seq.); (iv) Resource Conservation and Recovery Act, as amended by the Hazardous and Solid Waste Amendments of 1984 (42 U.S.C. § 6901 et seq.); (v) Comprehensive Environmental Response Compensation and Liability Act, as amended by the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. § 9601 et seq.); (vi) Toxic Substances Control Act (15 U.S.C. § 2601 et seq.); (vii) the Federal Insecticide, Fungicide and Rodenticide Act as amended (7 U.S.C § 135 et seq.); (viii) the Safe Drinking Water Act (42 U.S.C. § 300 (f) et seq.); (ix) Occupational Health and Safety Act (29 U.S.C. § 651 et seq.); (x) the Hazardous Liquid Pipeline Safety Act (49 U.S.C. § 2001 et seq.); (xi) the Hazardous Materials Transportation Act (49 U.S.C. § 1801 et seq.); (xii) the Noise Control Act of 1972 (42 U.S.C § 4901 et seq.); (xiii) Emergency Planning and Community Right to Know Act (42 U.S.C §§ 11001-11050); and (xiv) the National Environmental Policy Act (42 U.S.C §§ 4321-4347).

Garbage: Any and all dead animals of less than 10 lbs. in weight, except those slaughtered for human consumption; every accumulation of waste (animal, vegetable and/or other matter) that results from the preparation, processing, consumption, dealing in, handling, packing, canning, storage, transportation, decay or decomposition of meats, fish, fowl, birds, fruits, grains or other animal or vegetable matter (including, but not by way of limitation, used tin cans and other food containers; and all putrescible or easily decomposable waste animal or vegetable matter which is likely to attract flies or rodents); except (in all cases) any matter included in the definition of Bulky Waste, Construction Debris, Dead Animals, Hazardous Waste, Rubbish, Stable Matter, or Unacceptable Waste.

Household Hazardous Waste: Household products that contain or include any of the following:

Ammonia Based Cleaners

Acid-Based Cleaners

Cleaning Solvents

Drain & Oven Cleansers	Window Cleaner	Metal Polish
Fire Extinguishers	Floor Care Products	Furniture polish & varnish
Insect Sprays	Cooking Oil	Thermometers
Aerosol Cans	Pet Care Products	Spray, Latex, & Oil Based Paint
Pool Shock Treatment	Pool Cleaners & chlorine	Power Steering Fluid
Car Batteries & Battery Acid	Car Wax & Cleaners	Gasoline & Diesel Fuel
Kerosene & Lighter Fluid	Motor Oil & Oil Filters	Paint Stripper & Thinner
Transmission & Brake Fluid	Fertilizers	Primers
Turpentine	Antifreeze	Herbicide & Fungicide

Hazardous Material: Any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substandard, solvent or oil as defined by any federal, state or local Environmental Regulation.

Hazardous Waste: Solid wastes regulated as hazardous under the Resource Conservation and Recovery Act, 42 U.S.C. Section 1002, et seq., or regulated as toxic under the Toxic Substances Control Act, 15 U.S.C.A. Section 2601 et seq., regulations promulgated thereunder or applicable state law concerning the regulation of hazardous or toxic wastes. Waste in any amount, which is defined, characterized or designated as hazardous by the United States Environmental Protection Agency or any appropriate state agency by or pursuant to Federal or State Law. For purpose of this Contract, the term hazardous waste shall also include motor oil, fuel, paint and paint cans.

Landfill (Sanitary): A Texas Class I municipal solid waste landfill, or any other alternate, duly permitted sanitary landfill as selected and approved for use by the City.

Polycart: A wheeled receptacle with a maximum capacity of 90 - 95 gallons constructed of plastic, metal and/or fiberglass, designed for manual solid waste collection systems, and having a tight fitting lid capable of preventing entrance into the container by small animals.

Premises: All public and private establishments, including individual residences, all multi family dwellings, residential care facilities, hospitals, schools, businesses, other buildings, and all vacant lots.

Refuse: Residential Refuse and Bulky Waste, and Stable Matter generated at a Residential Unit, unless the context otherwise requires, and Commercial and Industrial Refuse.

Residential Refuse: All Garbage and Rubbish generated by a Customer at a Residential Unit.

Residential Unit or Residential: A dwelling within the corporate limits of the City occupied by a person or group of persons comprising not more than four families. A Residential Unit shall be deemed occupied when either water or domestic light and power services are being supplied thereto. A residential dwelling, whether of single or multi-level construction, consisting of four or less units, shall be treated as a Residential Unit, except that each single-family dwelling within any such Residential Unit shall be billed separately as a Residential Unit.

Rubbish: All waste wood, wood products, tree trimmings, grass cuttings, dead plants, weeds, leaves, dead trees or branches thereof, chips, shavings, sawdust, printed matter, paper, pasteboard, rags, straw, used and discarded mattresses, used and discarded clothing, used and discarded shoes and boots, combustible waste pulp and other products such as are used for packaging, or wrapping crockery and glass, ashes, cinders, floor sweeping, glass mineral or metallic substances, and any and

all other waste materials not included in the definition of Bulky Waste, Dead Animals, Garbage, Hazardous Waste, Stable Matter, or Unacceptable Waste.

Shredding: This service is to enable local residents to dispose of household documents in a secure manner and at the same time recycle 100 percent of the shredded paper.

Solid Waste: All non-hazardous (as defined by CERCLA and other applicable laws) and solid waste material including unwanted or discarded waste material in a solid or semi-solid waste, including but not limited to, garbage, ashes, refuse, rubbish, yard waste (including brush, tree trimmings and Christmas trees), discarded appliances, home furniture and furnishings, provided that such material must be of the type and consistency to be lawfully accepted at the Sanitary Landfill under the applicable federal, state and local laws, regulations and permits governing each.

Special Waste: Special Waste is any nonhazardous solid waste which, because of its physical characteristics, chemical make-up, or biological nature requires either special handling, disposal procedures including liquids for solidification at the landfill, documentation, and/or regulatory authorization, or poses an unusual threat to human health, equipment, property, or the environment. Special Waste must conform in all respects with a Contractor-approved Special Waste Profile. Special Waste includes, but is not limited to, sludge.

Special Waste Profile: Contractor's form of documentation that the City must complete, and the Contractor must approve, with respect to any Special Waste prior to Contractor's acceptance of such Special Waste.

Stable Matter: All manure and other waste matter normally accumulated in or about a stable, or any animal, livestock or poultry enclosure, and resulting from the keeping of animals, poultry, or livestock.

Take All Service: Refers to service level expected of Contractor for ~~solid~~ Solid Waste collection. Specifically, Contractor will dispose of ~~any Refuse~~ items placed ~~on curbside~~ in the Polycart, ~~including and bulky bi-monthly~~, Bulky items ~~Waste~~ items placed curbside. The exception will be ~~Unacceptable w~~Waste and ~~Hhousehold H~~household Hazardous ~~W~~waste. Bulky Waste and Bundle volumes in excess of five (5) aggregate cubic yards per collection are subject to price structure outlined in sections 11(a) and 11(e) and will be billed by the City.

Unacceptable Waste: Brush not meeting acceptable guidelines (cut in 4-foot sections and bundled), Commercial and Industrial Stable Matter, Construction Debris, medical waste, Hazardous Waste, Materials that do not constitute Household Hazardous Waste and/or waste that is not permitted to be disposed of at the Disposal Site.

Unauthorized Household Hazardous Waste: Any items containing or including asbestos, fireworks, explosives, arsenic, tires, biohazards, expired medications, ammunition or medical waste, or any Household Hazardous Waste that is not separated from Garbage and/or not placed in a cardboard box or plastic bin for special handling and collection in accordance with Section 4(C) herein, and/or any item exceeding 50 pounds or 10 gallons.

Unusual Accumulation: Any amount of Bulky Waste or Bundles that exceeds an aggregate of five (5) cubic yards and is less than or equal to an aggregate of twelve (12) cubic yards on any bi-monthly service day for any Residential Unit.

Yard Waste: Decomposable plant materials, including brush, leaves, grass, weeds and other vegetation

4. Scope and Nature of Operation

A. Residential Collection:

1. Contractor shall provide ~~“take-all”~~ curbside collection service for the collection of containerized residential refuse, and solid waste, to each residential unit at least one (1) time per week; provided, that such (i) residential refuse and solid waste materials are placed in Polycarts, and (ii) such Polycarts at curbside by 7:00 a.m. on the designated collection day. Further, Contractor shall provide City a copy of maps indicating the routes used in the collection of waste from all Residential Customers. The City has the right to reject and request Contractor review and approve modification of routes, which approval shall not be unreasonably withheld, and to request updates on routes of Contractor. The weight of a Polycart and its contents shall not exceed 175 lbs.

2. Bundle and Bulky Wastes Collection: Contractor shall provide a twice monthly collection service for bulky wastes and/or bundles of brush or solid waste to all Residential Customers for up to a maximum aggregate of five (5) cubic yards per collection.

3. Unusual Accumulations Collection: Any waste in excess of five (5) cubic yards may be picked up by Contractor as an Unusual Accumulation and charged accordingly. The Contractor may charge for the collection of Unusual Accumulations, as provided for in the rate schedule included in **Section 11**, and Contractor will invoice the City accordingly.

B. Commercial and Industrial Accounts:

Contractor shall collect and remove solid waste from the premises of commercial, institutional and Industrial Customers at such frequency as shall be reasonably requested by the owner or agent. Collection service shall be a minimum of once a week or more to maintain premises free of accumulation of waste. Collection shall be from containers as designated by the customer. If collection is from a container, that container should be located on a concrete pad to accommodate equipment. The City shall be the sole determinant of acceptable dumpster pads, locations and screening.

5. Collection Operation

A. Hours of Operation: ~~For residential service,~~ Contractor shall collect garbage and solid waste only between the hours of 7:00 a.m. and 7:00 p.m. in areas in or within one thousand feet of a residence.

B. Hours of Disposal: Contractor shall dispose of waste within the operating hours of disposal site.

C. Routes of Collection: Collection routes shall be established by Contractor as approved by the City. The City shall be provided route collection maps and container locations.

D. Holidays: Contractor may observe the following holidays for purposes of this Contract:
New Year's Day

Independence Day
Memorial Day
Labor Day
Thanksgiving Day
Christmas Day

Contractor shall be responsible for providing make-up collections for all routes that occur on the specified Holidays. Holiday make-up collections shall be made the day following the Holiday. On holiday weeks, each service day following the Holiday shall be pushed back one day, with the final collections being made on the Saturday of the holiday week. For example, if a holiday takes place on a Monday, residents normally serviced on Mondays will be serviced the following day, and this one-day delay shall affect all route days so that those serviced on Fridays will be serviced on Saturday. If a holiday falls on a Wednesday, only the Wednesday, Thursday, and Friday routes will be affected.

E. Complaints/Office Hours:

1. Complaints shall be made directly to Contractor. Contractor shall promptly respond to all complaints. At a minimum, Contractor's complaint procedure shall provide that the customer complaint shall be addressed within 24 hours if the complaint is received on a weekday and within one (1) business day of receipt of such complaint if received on a weekend or holiday and shall be promptly resolved. The Contractor shall be responsible for maintaining a log of complaints and shall promptly provide the City, upon request, copies of all complaints indicating the date and hour of the complaint, nature of the complaint, and the manner and timing of its resolution. Notwithstanding the foregoing, Contractor shall collect any verified, missed pickups of residential refuse the same business day if notification to the Contractor is provided by 2:00 p.m., and if Contractor is notified after 2:00 p.m., not later than 12:00 p.m. the next business day.

2. Contractor shall establish an office with a local or toll-free telephone listing, under the name of Contractor, to handle inquiries or complaints with regard to solid waste, refuse, and waste materials collection. All such calls shall be given prompt and courteous attention in accordance with this section E. The office shall be open from 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding regular holidays, and shall [have a published number provide an email address for the submission of](#) complaints after normal working hours.

[32.](#) If the Contractor is unable to resolve a complaint [within 24 hours in the timeframe set forth in Section E.1](#), Contractor will notify City and provide documentation to the City's satisfaction explaining the reasons the complaint cannot be satisfied within [24 hours the required time frame](#).

[34.](#) The City shall notify Contractor of each complaint reported to the City in order for Contractor to take whatever reasonable steps are necessary to remedy the cause of the complaint in order for Contractor to take whatever reasonable steps are necessary to remedy the cause of the complaint.

[45.](#) City shall notify all residential customers about complaint procedures, rules and regulations on an annual basis and whenever there is a change in service, days of collections, or procedures. The City and Contractor will work together to determine the most appropriate messaging and method of notification, which will be at Contractor's expense.

[56.](#) Contractor shall provide the City with a full explanation of the disposition of any complaint

involving a customer's claim of damage to private property as the result of actions of Contractor's employees, agents and subcontractors.

7. For an unresolved complaint from a Customer, the City Manager and the Contractor will meet to find a solution. If such a meeting does not resolve in a resolution, the City Manager or the Manager's designated representative shall be responsible for deciding any disputes between the City, Contractor, and/or the Customer as to the validity of the Customer's complaint if the complaint arises from the Contractor's duties to collect a Customer's refuse as required herein, to clean up spillage as required herein, and to exchange or replace a Customer's container or bin as required herein. The decision of the City Manager on such matter shall be final and the parties agree to abide by said decision; provided, however, that when Contractor challenges any complaint or failure to perform under this Contract, the City Manager may request a joint inspection by a representative of the City and a representative of Contractor.

F. Collection-Equipment: Contractor, at its sole cost and expense, agrees to furnish all trucks, equipment, machines and labor which are reasonably necessary to adequately, efficiently and properly collect and transport garbage from accounts serviced by Contractor in accordance with this Contract. Collection of garbage shall be made using sealed packer-type trucks, and such equipment shall not be allowed to leak nor scatter any waste within the corporate limits of the City nor while in route to the disposal site, where such accumulation shall be dumped.

Due to street size variations in the City, Contractor shall provide equipment that will accommodate such public streets and alleys. Contractor shall, if necessary, hand-clean all spillage resulting from its collection activities.

No advertising shall be permitted on vehicles. Contractor shall maintain all collection equipment in a first class, safe and efficient working condition throughout the term of this Contract. Contractor's vehicles shall be maintained and painted as often as necessary to preserve and present a well-kept appearance, and a regular preventative maintenance program. The City may inspect Contractor's vehicles at any time to ensure compliance of equipment with this Contract, or require an equipment replacement schedule to be submitted to the City. Vehicles are to be washed on the inside and sanitized with a suitable disinfectant and deodorant a minimum of once a month. Such vehicles shall be washed and painted or repainted as often as necessary to keep them in a neat and sanitary condition.

G. Disposal: Contractor shall deliver solid waste collected to a licensed Class I sanitary landfill operated in compliance with rules stipulated by the Texas Commission on Environmental Quality (TCEQ) and/or the Environmental Protection Agency (EPA).

H. Spillage: Contractor shall not be responsible for scattered refuse unless the same has been caused by its acts or those of any of its employees, in which case all scattered refuse shall be picked up immediately by Contractor. Contractor will not be required to clean up or collect loose refuse or spillage not caused by the acts of its employees, but shall report the location of such conditions to the City's Utility Billing Office so that proper notice can be given to the Customer at the premises to properly contain refuse. Contractor shall pick up commercial refuse spillage or excess refuse after the customer reloads the container and shall be entitled to an extra collection charge for such reloading of a commercial container. Should such commercial spillage continue to occur, City shall require the commercial customer and Contractor to increase the frequency of collection of the commercial customer's refuse or require the customer to utilize a commercial container with a larger capacity, and Contractor shall be compensated for such additional services.

I. Vicious Animals: Employees of Contractor shall not be required to expose themselves to the dangers of vicious animals in order to accomplish refuse collection in any case where the owner or tenants have animals at large, but Contractor shall immediately notify the City, in writing, of such condition and of its inability to make collection.

J. Protection from Scattering: Each vehicle shall be equipped with a cover which may be net with mesh not greater than one and one-half (1-1/2) inches, or tarpaulin, or fully enclosed metal top to prevent leakage, blowing or scattering of refuse onto public or private property. Such cover shall be kept in good order and used to cover the load going to and from the landfill, during loading operations, or when parked if contents are likely to be scattered. Contractor shall ensure that vehicles shall not be overloaded so as to scatter refuse; however, if refuse is scattered from Contractor's vehicle for any reason, it shall be picked up immediately. Each vehicle shall be equipped with a fork, broom and shovel for this purpose.

6. Special Provisions/Services

A. Community Involvement: The City of Kaufman sponsors several community events throughout the year. The City would like the Contractor to be an active supporter in the various events.

B. Shredding: Contractor shall make shredding services available to residents of the City, once per year, at a location designated by the City, at no charge to the City or the residents. Residents shall bring documents to the designated location for on-site shredding.

C. City-Wide Cleanup: Contractor shall provide, at no cost to the City, a maximum of thirty (30) thirty-yard roll-off containers (plus one free haul of each roll-off) per year per year for the City to use at its discretion-cleanup events. The City shall give the Contractor reasonable at least 30 days prior written notice of the date and location of such cleanup event. For any additional roll-offs, or hauls of any such roll-offs, the Contractor shall charge \$3~~850~~ per haul, including disposal. In the event that the City requests the use of any rear load cleanup services, the Contractor shall charge \$1~~725.00~~ per hour + \$25.00/ton and will include one driver and a helper.

7. Ownership

Title to Refuse, Dead Animals, and Household Hazardous Waste shall pass to Contractor when placed in Contractor's collection vehicle, removed by Contractor from a Bin or container of any sort, or removed by Contractor from the customer's premises, whichever last occurs. Title to and liability for Unacceptable Waste shall at no time pass to Contractor.

In the event that there is any Unacceptable Waste discovered by the Contractor in any vehicle of Contractor's or on any container, the City and Contractor will work together to take any steps to remedy the disposal of such Unacceptable Waste by Commercial, Industrial and Residential Units, as necessary and as provided by law. The City and Contractor shall work together to investigate to determine the generator of any such Unacceptable Waste in order to take any and all steps necessary to remedy such disposal of waste.

8. Services at City Facilities

Contractor shall provide solid waste collection service to the following facilities and future

municipal facilities in the City, all at no charge:

FACILITY NAME	LOCATION	SIZE OF DUMPSTER
City Hall	209 S. Washington	8 CY
Fire Station	301 S. Madison	4 Polycarts
Street Service Center	300 Third Street	8 CY
Public Works Center	1003 W. Grove	6 CY
Wastewater Treatment Plant	600 WWT Road	8 CY
Kaufman Civic Center	607 E. Fair St	8 CY
<u>*Special Events</u>	<u>City Discretion</u>	<u>30 Yard Roll-Off</u>

* Each 30 yard roll-off container shall be made available for no more than 5 days. The City shall give the Contractor at least 30 days prior written notice of the date and location of such event for delivery. These dates assume delivery one (1) working day prior to event and removal on first working day after event and include one (1) haul with disposal.

For Additional roll-offs, or hauls of any such roll-offs, the Contractor shall charge \$380 per haul, including disposal. In the event that the City requests the use of any rear load cleanup services, the Contractor shall charge \$175.00 per hour + \$25.00/ton and will include one driver and a helper.

9. Employees

- A. Contractor shall employ sufficient numbers of employees to meet its obligations under this contract and all of Contractor's employees shall be fully qualified to perform the duties assigned to them.
- B. Contractor shall perform driving record checks of all drivers working within the City at least once every 12 months and shall take all reasonable steps to ensure that its drivers have safe driving records.
- C. Contractor shall remove any driver with an unsafe driving record from working within the City.

10. Reporting Requirements

Contractor shall provide, at a minimum, the following types of reports within the time periods specified:

- a. Reports, within two (2) weeks of a City request, detailing: Polycart transactions; tonnage of trash collected; participation/set-out rates, etc.
- b. Annual reports each October on the status of the terms and conditions of the License and any points that need to be addressed.

11. Rates

Subject to adjustment, as provided in Section 12.F. hereof, Contractor shall charge and receive the

following rates (the "Base Rates") for services performed herein. Note: All Base Rates and cart/container sizes listed below are current and are exclusive of any License fee (all collection types).

A. RESIDENTIAL:

For the weekly manual solid waste collection, including up to five (5) aggregate cubic yards of Bulky Waste and Bundles, the Contractor shall charge (i) \$9.47 per month for each Residential Unit, plus (ii) \$4.05 per month for each additional Polycart utilized by such Residential Unit.

For the collection of Unusual Accumulations in accordance with Section 4.A.3 above, the Contractor shall charge \$25.00 per lift in excess of five (5) cubic yards but not more than twelve (12) cubic yards of materials in accordance with the definitions hereof. For anything in excess of an aggregate of twelve (12) cubic yards, the Contractor shall require a Special Collection in accordance with **Section 11(E)** hereof.

In the event that any Residential Unit requires the use of a temporary roll-off container, the Contractor shall charge \$400.00 per haul of each 20-cubic yard container, \$450.00 per haul of each 30-cubic yard container, and \$475.00 per haul of each 40-cubic yard container.

These rates apply to all Residential Units that are located within the City's corporate limits and billed by the City for water and sewer services.

B. COMMERCIAL:

For the weekly manual or automated solid waste collection, the Contractor shall charge (i) \$15.95 per month for each Commercial or Industrial Unit utilizing one (1) Polycart, (ii) \$31.90 per month for each Commercial or Industrial Unit utilizing two (2) Polycarts, or (iii) \$47.85 for each Commercial or Industrial Unit utilizing three (3) Polycarts.

For the solid waste collection services to Commercial or Industrial Units requiring the use of front-load containers, the Contractor shall charge per month for each container utilized, the following rates (extra-lifts will be charged per container, per extra lift):

Lifts per week- Monthly service rates							
Size	1	2	3	4	5	6	Extra-lifts
2 cubic yard	\$ 71.66	\$ 130.58					\$56.79
3 cubic yard	\$ 89.17	\$ 156.06					\$53.76
4 cubic yard	\$ 105.10	\$ 183.13					\$52.76
6 cubic yard	\$ 130.58	\$ 234.09					\$52.26
8 cubic yard	\$ 157.65	\$ 286.64	\$ 444.38				\$51.76

The foregoing rates apply to all Commercial and Industrial Units that are located within the City's corporate limits and billed by the City for water and sewer services [and do not include the Franchise](#)

or License fees, which may be added by Contractor to the rates above:-

C. ROLL-OFF CONTAINERS:

Subject to adjustment by the Contractor, the Contractor shall charge for each Roll-Off utilized the following fees:

Container Size	DELIVERY	RENTAL PER DAY	HAUL	DISPOSAL	HAUL TOTAL PER LOAD
20 cubic yards	\$ 103.00	\$5.25	\$ 300.00	\$ 100.00	\$ 400.00
30 cubic yards	\$ 103.00	\$5.25	\$ 325.00	\$ 125.00	\$ 450.00
40 cubic yards	\$ 103.00	\$5.25	\$ 350.00	\$ 125.00	\$ 475.00

*Disposal rate includes 4 tons. Additional tons are \$37.15.

The Service Provider will negotiate agreements with each Commercial, Industrial or Residential Units on an individual basis regarding the Roll-Off Services to be provided. The Roll-Off Services will be billed directly to such Commercial, Industrial or Residential Unit by the Contractor and will be collected by the Contractor. The Roll-Offs provided pursuant to this Section 11.C. must be located within the City in accordance with City ordinances and policies. Payment shall be remitted to City in accordance with Section 22, "Commercial and Roll-Off Accounts" of this Agreement.

D. COMPACTORS:

For the solid waste collection services to Commercial or Industrial Units requiring the use of compactors, the Contractor shall charge the following rates:

Container Size	HAUL	DISPOSAL
30 cubic yards	\$ 375.00	\$ 150.00
40 cubic yards	\$ 400.00	\$ 150.00
42 cubic yards	\$ 425.00	\$ 150.00

*Delivery and rental for compactors are negotiated upon specific equipment order.

*Disposal rate includes 6 tons. Additional tons are \$37.15 per ton.

E. SPECIAL COLLECTION:

Contractor shall provide a "Special Collection" for any materials in excess of an Unusual Accumulation and the Contractor shall charge each customer utilizing such service \$125/hour for a one-hour minimum.

G. MODIFICATION OF RATES:

- No rate adjustment of any kind shall be allowed during the first two (2) years of the term of this Contract. On or before June 1, 2023, and annually on or before June 1 of during the term of this Agreement, Contractor may petition the City Council for Consumer Price Index (CPI) adjustments to the Base Rates to be effective October 1 of the year of the request to reflect changes in the cost of operations. The rate request shall be based upon the change in the Customer Price Index (CPI) each February (U.S. City Average, All Urban Consumers, Water, Sewer, and Trash Collection Services) from March 1st of the previous year. If the index specified above is discontinued, the parties shall agree by April 1st of the then-current year to substitute another equally

authoritative measure of change in the purchasing power of the U.S. dollar for CPI as may then be available so as to carry out the intent of this provision. If the Bureau of Labor Statistics (BLS) designates an index with a new title or code number or table number as being the continuation of the index cited herein, the new index shall be used. The City will not unreasonably withhold any such requested increase. The compensation may be adjusted for the ensuing twelve (12) month period by a percentage not to exceed eighty (80%) of the net percentage change based upon CPI in accordance with this section.

- If the calculations result in an increase, the City Council may grant the increase based on CPI changes, not to exceed three percent (3%) maximum increase during any year. Any increases shall become effective October 1 of the year the increase is granted.
- Commencing October 1, 2023 in the event diesel/gasoline prices increase by more than 15% in any quarter, the Contractor may request and the City Council may consider, approval of a fuel surcharge adjustment for rates. The amount of the fuel surcharge adjustment shall be **applied subsequent to any applicable CPI adjustment**. The City Manager shall review the surcharge and shall discontinue the surcharge when the conditions for the surcharge no longer exist. Extra cart fees are not subject to fuel surcharge adjustments. Increases shall be subject to Council approval.
- Any proposed rate adjustment shall be submitted to the City as soon as reasonably practicable and be accompanied by adequate cost justification and documentation to allow for consideration by the City Council.
- The parties agree that in the event of the increase or imposition of additional governmental fees, assessments or taxes associated with services contracted for hereunder, the parties shall negotiate an increase to the rates contained herein to help offset these additional costs incurred by the Contractor.

12. Conditions

The Contractor shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the Contract. Contractors shall thoroughly examine and be familiar with the general specifications. It is also expected that the Contractor will obtain information concerning the conditions at locations that may affect its work. The failure or omission of the Contractor to receive or examine any form, instrument, addendum or other document, or to become familiar with existing conditions, shall in no way relieve Contractor of any obligations with respect to the Contract.

The Contractor shall make its own determination as to conditions and shall assume all risk and responsibility and shall complete the work in and under conditions the Contractor may encounter or create, without extra cost to the City. However, the Contractor shall not be responsible for damage to any pavement or accompanying sub-surface as a result of normal wear and tear of any route reasonably necessary to perform the services, unless such damage is due to a willful or negligent act of the Contractor. Normal wear and tear includes deterioration of city streets/roads as a result of normal usage while performing duties outlined in this agreement. Damages caused by a negligent or willful act, by the contractor, include conditions caused by recklessness, disobeying traffic laws or signage, or not maintaining control of vehicle.

13. State, Local, and Federal Regulations

Contractor agrees to comply with all of the existing laws of the United States and of this State and any further laws which may be enacted by the United States or this State, and agrees to comply with the regulations of any regulatory body or officer authorized to prescribe or enforce regulations pertaining to the subject matter of this Contract, it being expressly agreed that nothing in this Contract shall be construed in any manner to abridge the right of City to pass or enforce necessary police and health regulations for the protection of its inhabitants. The Contractor is subject to the provisions of the Kaufman City Charter, City ordinances, state statutes and the Texas Constitution.

14. Licenses and Taxes

Contractor shall obtain all licenses and permits (other than the license and permit granted by this Contract) and promptly pay all taxes required by the City and the State.

15. Vehicle Identification

All vehicles and equipment used by Contractor shall be clearly marked on each side with Contractor's name and telephone number in letters not less than two inches (2") in height. In the event the City shall at any time so require, Contractor shall also assign to each of its vehicles an identifying number and shall mark the same upon said vehicles in figures not less than two inches (2") in height.

15.6. Regulation of Leased Containers

The City shall permit Contractor to rent or lease containers to the owner or occupant of any premises within the corporate limits of the City for refuse storage and collection purposes, subject to the following requirements:

1. All such containers shall be constructed according to industry standards and to specifications which are acceptable to and approved by the City;
2. All such containers shall be equipped with suitable covers to prevent blowing or scattering of refuse while being transported for disposal of their contents;
3. All such containers shall be cleaned and maintained regularly by Contractor so as to be in good repair, of a good appearance and free of such refuse residues as may cause odor and provide a breeding place for flies and harborage of rodents; and
4. All such containers shall be clearly marked with Contractor's name and telephone number in letters not less than two inches (2") in height.

Contractor shall lease or rent such containers at terms which are fair and reasonable and which are in accordance with a schedule or rates provided therefore by ordinance of the City.

16. Disposal of Refuse

~~For the purposes of this Contract, the designated landfill(s) shall be the Ennis County Landfill located at 5703 North IH45, Ennis, Texas. If, during the term of this Contract, including any renewal term, the Landfill located at 5703 North IH45, Ennis, Texas is not utilized by Contractor, facilities selected by Contractor shall not be available for use by Contractor, the City may designate new facilities, which facilities shall be consented to by Contractor, and which consent shall not be~~

Comment [PA1]: RFP requires contractor to provide proof of landfill's capacity and Definition requires City approval of landfill

Melissa - City agrees to removal of specific location, but City has approval authority and wants to know if Republic is using any Landfill other than Ennis.

Comment [MR2]: 10-4

Comment [MR3]: From time to time we may use Skyline landfill that is just north of ECD. Typically, on holidays or unique situations

unreasonably withheld; provided if Contractor does not own such new facilities, and Contractor, or any affiliate thereof, shall have concerns about such new facilities in respect to environmental liability, Contractor, in its sole discretion, may disapprove and cancel designation of such new facilities, where upon the City shall designate another facility, subject to the provisions of this section. However, in the event the City designates the disposal facility to be used by the Contractor, the Contractor may adjust all rates herein to compensate it for any increased costs it may incur in using such city designated disposal facility.

17. Office – See Section 5(E) above.

18. Enforcement

A. The services furnished hereunder to the City and its inhabitants shall be subject to such reasonable rules and regulations as Contractor may make from time to time, subject to the reasonable approval of the Kaufman City Council. Contractor may require authorization for ingress and egress from and upon the customer's private property for the purpose of garbage collection.

B. Breach of this Contract or any amendments thereto or default, that remains uncured for more than thirty (30) days after the date of written notice to Contractor thereof, authorizes the City, in addition to its other rights in said event including as described in **Section 26**, to contract with another vendor to purchase services elsewhere and to charge the full increase in cost and handling for comparable services to the Contractor. If the City purchases services elsewhere pursuant to this section, the City shall use best efforts to contract at a reasonable price. In the event of an emergency response to preserve public health and safety, the City shall, at least ninety (90) days after the public health and safety issues are abated, begin the competitive bid process as required under Chapter 252 of the Texas Local Government Code in order to obtain long-term services on a "best value" basis. Additionally, the City will remove the Contractor from the City's list of approved vendors for a period of two (2) years.

19. Non-collection Notice and Follow-Up

A. Where the owner or occupant of any premises is maintaining improper or inadequate refuse containers or is otherwise in violation of the City's ordinances with respect to the location of refuse containers or the nature, volume or weight of refuse to be removed from the premises, Contractor shall refrain from collecting all or a portion of such refuse and will notify the City and the owner or occupant thereof within twenty-four (24) hours thereafter of the reason for such non-collection, using a standard identification tag approved by the City.

B. Where the City is notified by an owner or occupant that refuse has not been removed from his premises on the scheduled collection day and where no notice of non-collection or a change in collection schedule has been received from Contractor, the City will investigate the matter, and if the investigation discloses that Contractor has failed to collect refuse from the subject premises without cause as supported by notice as described herein, Contractor shall collect the same as set forth in Section 5.E.

20. Transferability of Contract/Assignment

Other than by operation of law, no assignment of this Contract or any right accruing under this Contract shall be made in whole or in part by Contractor without the express written consent of the

City, which consent shall not be unreasonably withheld. In the event that the Contractor desires to assign this Contract to any direct or indirect affiliate or subsidiary of the Contractor, the City agrees, upon written request from Contractor, to place such assignment request in front of Kaufman City Council within fifteen (15) days of such request, which any decision is at the sole discretion of City Council.

21. Remuneration

A. On a monthly basis, the City shall bill and collect the base rates charged under **Section 11** for all refuse services to Residential Units within the City's corporate limits thereof. Nothing herein shall prohibit the City from collecting sums in addition to those sums called for herein, including, but not limited to any Residential License Fee (defined below) or any other billing or administrative fee assessed by the City.

B. The City shall add to the base rates, an amount equal to ten percent (10%) of the Contractor's base rates for Contractor's furnishing of all residential services within the corporate limit of the City in full payment for the use of the streets, highways, easements, alleys, parks, and all other public lands and places within the City (the "Residential License Fee"). The Residential License Fee shall be collected and retained by the City on a monthly basis.

22. Commercial and Roll-Off Accounts

Contractor will provide billing to and collection from all commercial accounts. Contractor shall remit to the City a franchise fee in the amount equal to ten percent (10%) of its gross billing for services ("Commercial License Fee") for all services rendered during the preceding month, excluding any sales taxes. Contractor shall quote rates for commercial and industrial services and roll-off services in compliance with the rate structure set forth in **Section 11** of this Contract, plus adding the Commercial License Fee. All commercial customers shall be billed directly by the City, and the City shall not be entitled to any compensation relating to such billing, other than the aforementioned Commercial License Fee. All roll-off orders shall be placed directly with Contractor who shall be responsible for billing, collection and remittance of the Commercial License Fee to the City quarterly along with a quarterly report identifying Customer usage and amounts billed and collected. City shall be entitled to request and Contractor shall be required to provide any additional information deemed reasonably necessary by City to verify the accuracy of roll-off billing, collection and remittance of Commercial License Fee by Contractor.

23. Books and Records

The City and Contractor agree to maintain at their respective places of business adequate books and records relating to the performance of their respective duties under the provisions of this Contract and such books and records shall be made available at any time during regular business hours for inspection by the other party or the party's designated representative, upon reasonable advance notice. The inspecting party shall be responsible for all of their own expenses, including travel and contractual services.

24. Contractor as Independent Contractor of City

Contractor shall be solely responsible for the actions of its employees during the performance of service under this Contract. Contractor shall assure the City that the actions of Contractor's employees shall be in the best interests of the City and its citizens. Contractor and its employees are

independent contractors of the City.

25. Subcontractors

The Contractor shall be the sole source of contact for the Contract. The City will not subcontract any work under the Contract to any other firm and will not deal with any subcontractors. The Contractor is totally responsible for all actions and work performed by its subcontractors. All terms, conditions, and requirements of the Contract shall apply without qualification to any services performed or goods provided by any subcontractor.

26. Termination

A. If at any time Contractor shall fail to substantially perform terms, covenants or conditions herein set forth, City shall notify Contractor by registered or certified mail addressed to Contractor at the address set forth herein of specific reasons in support of City's claim that Contractor has substantially breached the terms and provisions of this Contract. Contractor shall be allowed a thirty (30) calendar day period from the date of receipt of said notice from City to remedy any failure to perform. Should City deem the failure to perform remedied, no hearing shall be held.

B. Should Contractor fail to remedy its performance, the City will give notice at least 10 days' notice to Contractor of a hearing before the City Council. The notice shall specify the time and place of the hearing and shall include the specific reasons in support of City's claim that Contractor has breached the terms and provisions of this Contract. At the hearing, Contractor shall be allowed to be present and shall be given full opportunity to answer such claims as are set out against it in the aforesaid notice. After a hearing described herein, the City may terminate this Contract and the rights and privileges granted to Contractor if the City Council determines that Contractor has failed to provide adequate refuse collection service for City, or has otherwise failed to perform its duties hereunder.

C. In the event the City fails to make payment at least thirty (30) days after the time the payment becomes due and owing, the Contractor shall provide the City written notice of such failure with an opportunity to remedy the nonpayment within thirty (30) days from the date of such written notice. If the City fails to remedy nonpayment by the end of this second thirty (30) day notice period, then such failure shall constitute grounds for termination of this Contract by Contractor.

27. Notices

Any notice required or permitted to be delivered hereunder shall be in writing and shall be deemed to be delivered when deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the respective part of the address set forth below:

If to the City, at: City of Kaufman
 Attn: City Manager
 209 South Washington Street
 Kaufman, TX 75142

With a copy to: Messer, Fort & McDonald, P.L.L.C.
 ATTN: Patricia Adams, City Attorney
 6371 Preston Road, Suite 200
 Frisco, Texas 75034

If to Contractor, at: Republic Services of Dallas, LLC
ATTN: Manager, Municipal Services
1450 East Cleveland Street
Hutchins, Texas 75069

or such other addresses as the parties may hereafter specify by written notice delivered in accordance herewith.

29. Force Majeure

Notwithstanding anything herein to the contrary, neither the Contractor nor the City shall not be liable for delays or failures to perform if such delays or failures are caused by *force majeure*, including a catastrophe, riot, war, fire, pandemic, epidemic, terrorism, or act of God. Each party must inform the other in writing with proof of receipt within three (3) business days of the occurrence of an event of *force majeure*.

30. Liability Insurance

Minimum Limits of Insurance: The Contractor shall procure and maintain the following minimum types of coverages:

Type Coverage	Per Occurrence Minimum	Aggregate Minimum
Worker's Compensation (or other state-approved program)	As required by law and shall cover all employees including drivers.	As required by law.
Comprehensive & General Public Liability	\$1,000,000	\$2,000,000
Property Damage	\$1,000,000	\$2,000,000
Comprehensive Auto Liability Bodily Injury	\$1,000,000	\$5,000,000
Comprehensive Auto Liability-Property Damage	\$500,000	\$1,000,000
Environmental Impairment/Impact-sufficiently broad to cover disposal liability on an occurrence basis.	\$1,000,000	\$2,000,000

The City reserves the right to review the insurance requirements of this section during the effective period of the contract and any extension or renewal period and to require adjustment of insurance

Comment [PA4]: Language from Page 73 of RFP

Comment [RM5]: This language seems overbroad. I think we'd be okay with based on changes in the law or court decisions.

coverages and their limits when deemed necessary and prudent by the City based upon changes in statutory law, court decisions, or the claims history of the industry as well as the Contractor.

A. Additional Requirements for Insurance: Each insurance policy to be purchased by Contractor shall include the conditions as described in **Exhibit B**, Insurance Requirements, as well as the following conditions by endorsement to the policy:

1. the General liability insurance policy shall name City and its officers, employees, and elected representatives as an additional insured without restrictions via blanket-form endorsement;
2. the policy phrase "other insurance" shall not apply to the City where the City is an additional insured; the policy shall specify that it is primary and non-contributory with any of the City's policies and will state that each insured is provided coverage as though a separate policy had been issued to each, except that the insurer's liability will not be increased beyond the amount for which the insurer would have been liable had only one insured been covered;
3. each policy, except workers' compensation or other state approved program, ~~except workers' compensation or other state approved program~~, shall require that 30 days prior to cancellation, non-renewal or any material change in coverage, a notice thereof shall be sent to City by email. If the policy is canceled for nonpayment of premium, only 10 days' written notice to City is required;
4. the term "City" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of the City and individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of the City;
5. all policies are to be written through companies duly licensedapproved ~~licensed~~ approved to transact that class of insurance in the State of Texas;
6. all liability policies required herein shall be written with an "occurrence" basis coverage trigger; and
7. prior to the effective date of cancellation of any policy, Contractor shall deliver to the City a replacement certificate of insurance evidencing coverage.

31. Performance Bond

A. The Contractor shall procure and furnish a performance bond as security for the faithful performance of this Contract. Said performance bond must be in an amount equal to ~~\$(25,000)~~ \$250,000 and renewed annually for the term of this Contract.

B. The surety on the bond shall be a corporate surety authorized to do business in the state of Texas and shall have a resident address in Kaufman County or shall have appointed a local agent licensed with the Texas Department of Insurance and having a resident address in Kaufman County.

C. Premium for the performance bond described above shall be paid by the Contractor. Contractor shall pay premium for the bonds described above. A certificate from the surety showing

Comment [PA6]: RFP Page 34 -
\$1,000,000 bond required

that the bond premiums are paid in full shall accompany the bond. Such certificate shall be submitted to the City with the bond on an annual basis.

32. INDEMNITY

CONTRACTOR COVENANTS AND AGREES TO FULLY INDEMNIFY AND HOLD HARMLESS THE CITY AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS AND REPRESENTATIVES OF THE CITY, INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL OR BODILY INJURY, DEATH AND PROPERTY DAMAGE MADE UPON THE CITY DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO CONTRACTOR'S NEGLIGENT OR WILLFUL MISCONDUCT IN THE PERFORMANCE OF SERVICES ACTIVITIES UNDER THIS CONTRACT, INCLUDING ANY NEGLIGENT OR WILLFUL ACT OR OMISSION OF CONTRACTOR, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT, OR SUBCONTRACTOR OF CONTRACTOR, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES WHILE IN THE EXERCISE OF PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. ~~IT IS FURTHER COVENANTED AND AGREED THAT SUCH INDEMNITY SHALL APPLY EVEN WHERE SUCH SUITS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND/OR SUITS ARISE IN ANY PART FROM THE NEGLIGENCE OF THE CITY, THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS DIRECTORS AND REPRESENTATIVES OF CITY IN CONNECTION WITH SERVICES OR ACTS PROVIDED BY CONTRACTOR UNDER THIS CONTRACT.~~ THE PROVISIONS OF THIS INDEMNITY ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. CONTRACTOR SHALL PROMPTLY ADVISE THE CITY IN WRITING OF ANY SUCH CLAIM OR DEMAND AGAINST THE CITY OR CONTRACTOR KNOWN TO CONTRACTOR ~~RELATED TO OR ARISING OUT OF CONTRACTOR'S ACTIVITIES UNDER THIS CONTRACT~~ AND SHALL SEE TO THE INVESTIGATION AND DEFENSE OF SUCH CLAIM OR DEMAND AT CONTRACTOR'S COST. THE CITY SHALL HAVE THE RIGHT, AT ITS OPTION AND AT ITS OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING CONTRACTOR OF ANY OF ITS OBLIGATIONS UNDER THIS PARAGRAPH.

IT IS THE EXPRESS INTENT OF THE PARTIES TO THIS CONTRACT, THAT THE INDEMNITY PROVIDED FOR IN THIS SECTION, IS NOT AN INDEMNITY EXTENDED BY CONTRACTOR TO INDEMNIFY, PROTECT AND HOLD HARMLESS, THE CITY FROM THE CONSEQUENCES OF THE CITY'S OWN NEGLIGENCE IN CONNECTION WITH SERVICES OR ACTS PROVIDED BY CONTRACTOR UNDER THIS CONTRACT, ~~PROVIDED HOWEVER, THAT THE INDEMNITY PROVIDED FOR IN THIS SECTION SHALL APPLY ONLY WHEN THE NEGLIGENT ACT OF THE~~

~~CITY IS A CONTRIBUTORY CAUSE OF THE RESULTANT INJURY, DEATH, OR DAMAGE, AND THE CONTRACTOR IS ALSO A CONTRIBUTORY CAUSE, AND SHALL HAVE NO APPLICATION WHEN THE NEGLIGENT ACT OF THE CITY IS THE SOLE CAUSE OF THE RESULTANT INJURY, DEATH, OR DAMAGE. CONTRACTOR FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE AND ON BEHALF OF THE CITY AND IN THE NAME OF THE CITY, ANY CLAIM OR LITIGATION BROUGHT AGAINST THE CITY AND ITS ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, VOLUNTEERS AND REPRESENTATIVES IN CONNECTION WITH ANY SUCH INJURY, DEATH, OR DAMAGE FOR WHICH THIS INDEMNITY SHALL APPLY, AS SET FORTH ABOVE.~~

The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. The provisions of this Section shall survive the term of this Contract.

33. Tax/Debt Arrearage

The City shall pay no money upon any claim, debt, demand, or account whatsoever, to any person, firm or corporation, who is in arrears to the City of Kaufman, Texas for taxes or otherwise; and, the City shall be entitled to a counter-claim and offset against any such debt, claim, demand, or account, in the amount of taxes or other debt in arrears, and no assignment or transfer of such debts are due, shall affect the right, authority, and power of the City to offset the said taxes or other debts against the same.

34. Invoices

Each invoice sent to the City from the Contractor shall contain the Contractor's name and address, City of Kaufman's purchase order number to be generated for the Contractor, and the receiving department's name and address. Invoices shall be mailed directly to the City of Kaufman, Attention Accounts Payable, 209 South Washington Street, Kaufman, Texas 75142. Any payment due for services requested and performed under this Contract shall be made in accordance with the services provided by the Contractor, the rates identified in Section 11 hereof, and the State of Texas Prompt Payment Act, Chapter 2251, Texas Government Code. The City is exempt by law from payment of Texas Sales Tax and Federal Excise Tax; however, the City shall be responsible for the billing and collection of sales and use tax assessed or payable in connection with the Contractor's residential services from customers. The City's taxpayer identification number is 75-600572. The City shall not compensate the Contractor for any travel costs incurred in delivery of services under the Contract.

35. Amendments

No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting Contract. Any amendments or change orders to the Contract are to be in writing and approved by the Kaufman City Council and Contractor.

36. Conflict of Interest

In compliance with Texas Local Government Code Section 176.006, the Contractor shall file a completed Conflict of Interest Questionnaire with the City of Kaufman's Purchasing Office attached as **Exhibit C** to this Contract.

37. Ethics

The Contractor shall not offer or accept gifts or anything of value nor enter into any business arrangement with any employee, official, agent of the City. -

38. Representations

The Contractor represents and shall affirmatively demonstrate the following: (1) it has adequate financial resources or the ability to obtain such resources; (2) it is able to comply with the instructions, specifications, terms and conditions of the Contract; (3) it has a satisfactory record of performance; (4) it has a satisfactory record of integrity and ethics; and (5) it is not on the State of Texas debarred vendor list or on the Federal Excluded Parties List.

39. Intentionally omitted.

40. Severability

In the event that any provision or portion thereof of any Contract Document shall be found to be invalid or unenforceable, then such provision or portion thereof shall be performed in accordance with applicable laws. The invalidity or unenforceability of any provision or portion of any Contract Document shall not affect the validity or enforceability of any other provision or portion of any Contract Document.

41. Venue

The Contractor shall comply with all Federal and State laws and City Ordinances and Codes applicable to the Contractor's operation under this Contract. The resulting specifications and the Contract therefrom shall be fully governed by the laws of the State of Texas, and shall be fully performable in Kaufman County, Texas, where exclusive venue for any proceeding arising hereunder will lie.

42. Special Waste.

A. Special Waste Profile. If the Services include Special Waste, for each Special Waste Contractor is asked to manage under this Agreement, the City shall utilize Contractor's approved Special Waste Profile, signed by an authorized the City officer or the City's authorized senior on-site manager responsible for environmental compliance, containing a complete and accurate description of the waste stream, including the generating process and chemical and physical characteristics. Any Special Waste that does not conform to the Special Waste Profile supplied by the City shall be considered **Excluded-Unacceptable Waste**.

B. Continuing Compliance. The City has a continuing obligation to inform the Contractor of any new information, or information not previously provided to the Contractor by the City which may affect the acceptability of the Special Waste by the Contractor. Further, the City shall comply with all Contractor requests for evidence of the City's continuing compliance with the terms of the Agreement including but not limited to the following: (i) providing new, updated Special Waste Profiles on the Special Waste(s) offered for disposal or, (ii) providing appropriate certification that the Special Waste being offered for disposal is accurately reflected by the appropriate Application or, (iii) re-sample the Special Waste at the City's expense if reasonable cause exists as to its acceptability under the terms of this Agreement or, (iv) allow the Contractor to re-sample the Special Waste at the City's expense if reasonable cause exists as to its acceptability under the terms of this

Agreement or (v) all of the above.

C. Special Waste Representation and Warranties. The City represents, warrants and covenants that the Special Waste delivered to Contractor hereunder (i) will not contain any Special Waste that is not specifically described on any Application which is attached hereto or which is subsequently approved by the Contractor, (ii) will meet the material description as set forth in any Application and otherwise in all significant respects and (iii) will not contain **Excluded-Unacceptable Waste**. The parties may incorporate additional Special Waste as part of this Agreement if prior to delivery of such Special Waste to Company, the City has provided an Application for such Special Waste and Contractor has approved disposal of such Special Waste within the limitations and conditions contained in the Contractor's written notice of approval of Special Waste disposal.

43. **Pricing.** The rates charged to Customers under this Agreement will be no more than those charged to similarly-sized, similarly-situated customers procuring substantially similar products and services. ~~Most Favored Nations language requested.~~

Execution Pages Follow

Executed this the ____ day of _____, 2020.

CITY OF KAUFMAN, TEXAS

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Patricia Adams, City Attorney

Executed this the ____ day of _____, 2020.

CONTRACTOR

Name: Scott Hempel, General Manager

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:

(Print Name)

(Print Title)

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 _____, 2020.

Notary Public

Commission Expires:

EXHIBIT A
Republic Services Summary of Obligations and Rates

REPUBLIC SERVICES
FRANCHISED CITY RATES
CITY OF KAUFMAN
All Fees Listed Do Not Include Fees

EFFECTIVE DATE 2/1/2020

COMMERCIAL FRONT LOAD RATES

Size	1xwk	2xwk	3xwk	4xwk	5xwk	6xwk	EX-PU	DEPOSIT
2 cubic yard	\$ 71.66	\$ 130.58					\$ 56.79	Mthly Rate
3 cubic yard	\$ 89.17	\$ 156.06					\$ 59.76	Mthly Rate
4 cubic yard	\$ 105.10	\$ 183.13					\$ 62.76	Mthly Rate
6 cubic yard	\$ 130.58	\$ 234.09					\$ 67.26	Mthly Rate
8 cubic yard	\$ 157.65	\$ 286.64	\$ 444.38				\$ 71.73	Mthly Rate

Misc Front Load Charges

Delivery/ Removal / Relocate	\$ 55.00	Lockbar/Caster set up fee	\$ 65.00 (per collection)
Container Exchange / Burned	\$ 210.95	Containers with Casters/Locks	\$ 2.50 (per collection)
Overweight/Blocked/Trip Charges	\$ 21.50	Containers with Gates or	
Extra Yardage	\$ 28.00 (per yard)	Enclosures	\$ 1.40 (per collection)

INDUSTRIAL ROLL-OFF RATES

Size	Delivery	Rental	Disposal per Load	Haul Charge	Deposit
20-yd	\$ 103.00	\$ 159.69	\$ 100.00	\$ 300.00	\$ 562.69
30-yd	\$ 103.00	\$ 159.69	\$ 125.00	\$ 325.00	\$ 587.69
40-yd	\$ 103.00	\$ 182.50	\$ 125.00	\$ 350.00	\$ 635.50
30 yard Pkr	Negotiated	Negotiated	\$ 150.00	\$ 375.00	Negotiated
35 yard Pkr	Negotiated	Negotiated	\$ 150.00	\$ 400.00	Negotiated
42 yard Pkr	Negotiated	Negotiated	\$ 150.00	\$ 425.00	Negotiated

*Disposal rate includes 4 tons for open tops and 6 tons for compactors. \$ 37.15 (per ton thereafter)

Misc Roll-Off Charges

Relocate Blocked or		Container Washout:	
Not able to Service	\$ 125.00	Open Top	\$165.00
Liner	\$50.00	Compactor	\$200.00

COMMERCIAL HAND-COLLECT

Solid Waste Service: Weekly Collection

One Cart	\$ 15.95
Two Carts	\$ 31.90
Three Carts	\$ 47.85

RESIDENTIAL COLLECTION:

Residential Trash (Once per week collection, cart content)	\$ 9.47
Residential Bulk / Brush (Bi-Monthly collection of 5 cu-yards)	Included
Total Residential	\$ 9.47

Additional Cart	\$ 4.05
Delivery/Removal of Additional Carts	\$ 15.00
Replacement Cart	\$ 55.12
Bulk/Brush Unusual Accumulation	
5-12 cubic yards	\$ 25.00 (per lift)
12+ cubic yards	Special Collection Quote

*To be coordinated directly between Resident and Contractor

Trash Disposal & Recycling Center
INDUSTRIAL ROLL-OFF RATES

Size	Rental	Disposal per Load	Haul Charge
40-yd	\$ 160.00	\$ 125.00	\$ 265.00
40-yd Compactor	\$ 340.00	\$ 150.00	\$ 315.00
40-yd	\$ 160.00	Included	\$ 380.00
40-yd Compactor	\$ 340.00	Included	\$ 430.00

*Disposal rate includes 4-tons for open tops and 6-tons for compactors. \$ 37.15 (per ton thereafter)

SLUDGE ROLL-OFF RATES

Size	Liner	Rental	Disposal per Cu Yd	Haul Charge
20-yd Sludge	\$ 30.00	\$ 225.00	\$ 17.50	\$ 375.00

STORM DEBRIS MANAGEMENT	COST PER HOUR
Rear load service with driver & helper	\$175.00
Claw truck with 35yd container	\$150.00
Additional Trucks available (75-150yds) require 3-5 days' notice	\$250-300
Roll-off containers as needed at the city container rates quoted above	\$227.25

EXHIBIT B INSURANCE REQUIREMENTS

1. *All insurance policies proposed or obtained in satisfaction of these requirements shall comply with the following general specifications, and shall be maintained in compliance with these general specifications throughout the duration of the Contract, or longer, if so noted:*

- a. Each policy shall be issued by a company authorized to do business in the State of Texas with an A.M. Best Company rating of at least **A-**.
- b. The Special Provisions Section shall state that the liability ~~and worker's compensation~~ policies have been endorsed via blanket-form endorsement to provide for waivers of subrogation, to provide that those policies are primary and non-contributory as to the City.
- c. Liability policies shall be endorsed via blanket-form endorsement to provide the following:
 - (1) Name as additional insured the City of Kaufman, their Officials, Agents, Employees and volunteers via blanket-form endorsement.
 - (2) That such insurance is primary to any other insurance available to the additional insured with respect to claims covered under the policy and that this insurance applies separately to each insured against whom claim is made or suit is brought. The inclusion of more than one insured shall not operate to increase the insurer's limit of liability.
 - (3) ***30 days' written notice should any of the policies-, excluding worker's compensation, or other state-approved program, described in the certificate be cancelled or materially changed before the expiration date, except with 10 days' notice may be given in the event the Contractor has not paid for renewal of its coverage prior to the expiration date.***
 - (4) Should any of the required insurance be provided under a claims-made form, Contractor shall maintain such coverage continuously throughout the term of this contract and, without lapse, for a period of two years beyond the contract expiration, such that occurrences arising during the contract term which give rise to claims made after expiration of the contract shall be covered.
 - (5) Should any required insurance lapse during the contract term, requests for payments originating after such lapse shall not be processed until the City receives satisfactory evidence of reinstated coverage as required, effective as of the lapse date. If insurance is not reinstated, City may, at its sole option, terminate the contract agreement effective on the date of the lapse.

2. SPECIFIC ADDITIONAL INSURANCE REQUIREMENTS:

All insurance policies or other state-approved program proposed or obtained in satisfaction of this Contract shall additionally comply with the following marked specifications, and shall be maintained in compliance with these additional specifications throughout the duration of the Contract, or longer, if so noted:

[X] A. General Liability Insurance:

General Liability insurance with combined single limits of not less than \$2,000,000 shall be provided and maintained by the Contractor. The policy shall be written on an occurrence basis either in a single policy or in a combination of underlying and umbrella or excess policies.

If the Commercial General Liability form (ISO Form CG 0001 current edition) is used:

- Coverage A shall include premises, operations, products, and completed operations, independent contractors, contractual liability covering this contract and broad form property damage coverage.
- Coverage B shall include personal injury.
- Coverage C, medical payments, is not required.

~~If the Comprehensive General Liability form (ISO Form GL 0002 Current Edition and ISO Form GL 0404) is used, it shall include at least:~~

~~Bodily injury and Property Damage Liability for premises, operations, products and completed operations, independent contractors and property damage resulting from explosion, collapse or underground (XCU) exposures.~~

~~Broad form contractual liability (preferably by endorsement) covering this contract, personal injury liability and broad form property damage liability.~~

[XI] Automobile Liability Insurance:

Contractor shall provide Commercial Automobile Liability insurance with Combined Single Limits (CSL) of not less than \$5,000,000 either in a single policy or in a combination of basic and umbrella or excess policies. The policy will include bodily injury and property damage liability arising out of the operation, maintenance and use of all automobiles and mobile equipment used in conjunction with this contract.

Satisfaction of the above requirement shall be in the form of a blanket-form policy endorsement for:

- any auto, or
- all owned, hired and non-owned autos.

~~[X] Professional Errors and Omissions Insurance~~

~~Professional E&O Liability insurance with a minimum policy limit of \$1,000,000 is required under this Agreement.~~

[X] Worker's Compensation Coverage or other state-approved program

Contractor agrees to maintain insurance for workers' compensation or self-insured employee coverage meeting the requirements established by the Tex. Worker's Comp. Act, Texas Labor Code in the amounts not less than \$500,000.

EXHIBIT C

Conflict of Interest Form

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a). By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code. A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.	OFFICE USE ONLY Date Received	
1 Name of vendor who has a business relationship with local governmental entity. Robyn Mota, Republic Waste Services of Texas, Ltd. dba Republic Services		
2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)		
3 Name of local government officer about whom the information is being disclosed. Name of Officer		
4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary. A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor? ☐ Yes ☐ No B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity? ☐ Yes ☐ No		
5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.		
6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).		
7 Signature of vendor doing business with the governmental entity Date		

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.



Meeting
Date: 10/26/2020

Date: 10/6/2020

Item #: 15.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-28-20, a resolution of the City of Kaufman, Texas, appointing a member to the Kaufman Central Appraisal District Board of Directors.

BACKGROUND:

KISD and the City have collectively agreed to appoint a single person to represent both entities, in lieu of swapping board members every 2 years. This will provide a more cohesive approach to representing both entities over time.

I have spoken with John Zaby, who have served on this board for several terms, and he has agreed to represent both entities if appointed. I did ask that he provide an update to the KCAD a minimum of every 6 months or sooner if necessary.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Approve Resolution R-28-20 appointing John Zaby as the city/KISD representative to the Kaufman Central Appraisal District Board of Directors.

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

STATE OF TEXAS §

COUNTY OF KAUFMAN §

RESOLUTION R-28-20

**APPOINTING MEMBER TO KAUFMAN COUNTY APPRAISAL
DISTRICT BOARD OF DIRECTORS**

WHEREAS, the voting taxing units participating in the Kaufman County Appraisal District previously approved a change under Tex. Tax Code §6.031, resulting in the current selection process for board members of the Appraisal District, and

WHEREAS, the current process for selection of board members of the Kaufman County Appraisal District allows the City of Kaufman to appoint 1 person to be shared with the Kaufman ISD beginning on January 1, 2021 through December 31, 2022; and

NOW THEREFORE, the City of Kaufman hereby resolves to appoint John Zaby, KISD Trustee, to serve on of the Board of Directors of the Kaufman County Appraisal District beginning on January 1, 2021.

In witness of this resolution, signed on the 26th day of October, 2020.

Jeff Jordan, Mayor, City of Kaufman

Attest:

Jessie Hanks, City Secretary



Meeting
Date: 10/26/2020

Date: 10/22/2020

Item #: 16.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-29-20, a resolution of the City of Kaufman, Texas, accepting an Amended and Restated Preliminary Service and Assessment Plan, directing the City Secretary to cause publication and notice, and setting a public hearing as required by law.

BACKGROUND:

The Georgetown Developer and Bloomfield Builders have requested a few larger lots in Phase 1B. As a result, the approved Service and Assessment Plan (SAP) has to be amended and restated. Larger lots should pay a higher proportionate share of Public Improvements than smaller lot owners. The original SAP proposed 305 lots of equal size.

The amended and restated Preliminary SAP (attached) must be accepted by Council and the accompanying resolution will order the City Secretary to post a new notice for a Public Hearing for Nov 16th Council meeting, afterwhich, the Council will consider approving an ordinance adopting the amended and restated SAP for Georgetown.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-29-20 as presented.

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

RESOLUTION NO. R-29-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING AN AMENDED AND RESTATED PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN THE KAUFMAN PUBLIC IMPROVEMENT DISTRICT NO. 1; SETTING A DATE FOR PUBLIC HEARING ON AMENDMENTS TO THE SERVICE AND ASSESSMENT PLAN AND TO THE LEVY OF ASSESSMENTS IN THE DISTRICT; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; AND ENACTING OTHER PROVISIONS RELATING THERETO.

WHEREAS, on August 20, 2018, a petition was submitted and filed with the City of Kaufman, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting creation of a public improvement district in the City to be known as the Kaufman Public Improvement District No. 1 (the "District"); and

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

WHEREAS, on September 24, 2018, after due notice, the City Council of the City (the "City Council") opened a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and continued to public hearing to November 13, 2018; and

WHEREAS, on November 13, 2018, the City Council approved the creation of the District pursuant to Resolution No. R-27-18; and

WHEREAS, on June 17, 2019, the City Council adopted Resolution R-12-19 calling for a public hearing to consider the levying of the Assessments against the property within Phases 1A and 1B of the District (the "Phase #1A and 1B Assessments"); and

WHEREAS, on July 22, 2019, after due notice, the City Council opened a public hearing regarding the levy of the Phase #1A and 1B Assessments and continued such public hearing to August 5, 2019 and on August 5, 2019 the City Council found and determined that the Phase #1A and 1B Assessment Roll and the Kaufman Public Improvement District No. 1 Service and Assessment Plan (the "Original Service and Assessment Plan") should be approved and that the Phase #1A and 1B Assessments should be levied in accordance with the Original Service and Assessment Plan; and

WHEREAS, On August 5, 2019, the City Council approved an ordinance (the “Assessment Ordinance”) levying the Phase #1A and 1B Assessments against certain property within Phase #1A and 1B of the District and approving the Original Service and Assessment Plan; and

WHEREAS, subsequent to the levy of Assessments pursuant to the Assessment Ordinance, the Developer of property within the District determined that the highest and best use of the property within the District required the size of residential lots within Phase #1A and 1B of the District to be modified from the plan set forth in the Original Service and Assessment Plan to provide for additional lot types; and

WHEREAS, such modified development plan necessitates an amendment to the Original Service and Assessment Plan to add additional lot types to the Original Service and Assessment Plan and modify the assessment methodology; and

WHEREAS, such modification shall not increase the Phase #1A and 1B Assessments previously levied with the Original Service and Assessment Plan, but shall require changes to the Original Service and Assessment Plan for Phase #1A and 1B to reflect additional lot sizes that have been developed within Phase #1A and 1B of the District; and

WHEREAS, the City Council finds and determines that an amended and restated Service and Assessment Plan (the “Amended Service and Assessment Plan”) should be approved for the Phase #1A and 1B Assessments; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of an amended and restated Preliminary Service and Assessment Plan for certain public improvements (the “Authorized Improvements”) within Phase #1A and 1B of the District (the “Preliminary Amended Plan”), such Preliminary Amended 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 Phase #1A and 1B; and

WHEREAS, the Preliminary Amended Plan also includes an assessment plan that apportions the costs of the Authorized Improvements to be assessed against property within Phase #1A and 1B of the District and such apportionment is made on the basis of special benefits accruing to the assessed property within Phase #1A and 1B of the District because of the Authorized Improvements; and

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

WHEREAS, the City has determined to call a public hearing regarding the approval of the Amended Service and Assessment Plan and the Amended Roll on with respect to properties within Phase #1A and 1B of 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 Amended Service and Assessment Plan and Amended Roll, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to file the Preliminary Plan and Amended 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:

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

Calling Public Hearing. The City Council hereby calls a public hearing (the "Public Hearing") for 6:00 p.m. on November 16, 2020 at the regular meeting place of the City, the City Council Chamber at Kaufman City Hall, 209 S. Washington St., Kaufman, Texas 75142 (unless alternative meeting arrangements are required to address public health concerns, which meeting arrangements will be specified in the notice of such meeting posted in accordance with applicable law), to consider approving the Preliminary Amended Plan, with such changes and amendments as the City Council deems necessary, and the Amended Roll with such amendments to the assessments on any parcel as the City Council deems necessary, as the final Amended Service and Assessment Plan (the "Final Amended Plan") and final Amended Roll (the "Final Amended Roll") for the District. After all objections made at such hearing have been heard, the City Council may (i) adjust and modify the levy of the Phase #1A and 1B Assessments against each parcel of property in Phase #1A and 1B of the District as set forth in the Final Amended Plan, including the Final Amended 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 Amended 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 Final Amended Plan and the Final Amended Roll, and the proposed assessments and amendments to the Original Service and Assessment Plan 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 failure of a property owner to receive notice does not invalidate the proceeding.

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 A. Such publication shall occur before the 10th day before the date of the Public Hearing.

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 Amended Plan, including the Final Amended Roll, for the District and the levy of the proposed assessments, including costs of collection, penalties and interest on delinquent assessments. At the Public Hearing, the City Council will hear and pass on any objections to the Amended Service and Assessment Plan and the proposed Final Amended Roll and the adjusted 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) adjust the levy of the assessments against each parcel of property in Phase #1A and 1B of the District as set forth in the Final Amended Plan and Final Amended Roll for the District, (ii) specify the method of payment of the assessments, and (iii) provide that the assessments be paid in periodic installments.

Filing of Proposed Assessment Roll. The proposed Final Amended 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.

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 November 16, 2020 meeting of the City Council.

[Signature Page Follows]

DULY RESOLVED by the City Council of the City of Kaufman, Texas, on the 26th day of October, 2020.

APPROVED:

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT A
CITY OF KAUFMAN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Kaufman, Texas for 6:00 p.m. on November 16, 2020 at the regular meeting place of the City, the City Council Chamber at Kaufman City Hall, 209 S. Washington St., Kaufman, Texas 75142 (unless alternative meeting arrangements are required to address public health concerns, which meeting arrangements will be specified in the notice of such meeting posted in accordance with applicable law). The public hearing will be held to consider and approve proposed amendments to the service and assessment plan (the Service and Assessment Plan") levying assessments against certain assessable property in the Kaufman Public Improvement District No. 1(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 are: (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 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) - (vii) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vii) 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 Phase #1A and 1B, 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 \$3,380,000. The total costs of the Authorized Improvements to benefit future phases within the District shall not exceed an additional \$6,620,000. The City will pay no costs of the Authorized Improvements from funds other than assessments levied on property within the District. The remaining costs of the proposed improvements will be paid from sources other than those described above.

The Service and Assessment Plan is being amended to add additional lot types to Phase #1A and 1B and modify the assessment methodology set forth in the Service and

Assessment Plan but will not increase the total amount of Assessments previously imposed.

The boundaries of the District includes approximately 85.500 Acres of Land generally located East of Tabor Parkway and North of State Highway 34 by Pass, within the City of Kaufman, Texas,. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described below.

All written or oral objections relating to the approval of the Amended Service and Assessment Plan and levy of the proposed assessments will be considered at the public hearing.

A copy of the Amended Service and Assessment Plan, including the proposed Amended Assessment Roll, for the District, which includes the assessments to be levied against each parcel in Phase #1A and 1B of the District is available for public inspection at the office of the City Secretary, 209 S. Washington, St., Kaufman, Texas 75142.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 26th day of October, 2020.

/s/ _____
City Secretary

EXHIBIT B
PRELIMINARY AMENDED SERVICE AND ASSESSMENT PLAN

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 1

CITY OF KAUFMAN, TEXAS

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

August 5, 2019

As amended on _____, 2020

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

KAUFMAN PUBLIC IMPROVEMENT DISTRICT No. 1

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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APPENDIX A - THE PID MAP

APPENDIX B- AUTHORIZED IMPROVEMENTS - PHASES #1A & 1B IMPROVEMENTS

APPENDIX C - DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

APPENDIX D - LOT TYPE AND EQUIVALENT UNITS

APPENDIX E - ALLOCATION OF ASSESSMENTS

**APPENDIX F - PROPOSED ASSESSMENT ROLL - PHASES #1A & 1B ASSESSED
PROPERTY**

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On November 13, 2018 (the “Creation Date”) the City Council (the “City Council”) of the City of Kaufman, Texas (the “City”) passed and approved Resolution No. R-27-18 approving and authorizing the creation of the Kaufman Public Improvement District No. 1 (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district (the “Authorized Improvements”), all of which is located within the City.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property for the public improvements to be constructed.

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. 1 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 cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated 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.

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 Authorized Improvement Costs 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 in this Service and Assessment Plan. The Assessments as shown on the Assessment Roll is 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 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, taxes (property and franchise), (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, (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, County 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.

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident 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, and operation of the PID, (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, including reasonable fees, (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. Administrative Expenses collected and not expended for actual Administrative Expenses shall be

carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Administrator” means the employee or designee of the City, identified in any indenture of trust relating to a series of Bonds or identified 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 any applicable interest, as shown on the Assessment Roll attached hereto as Appendix F, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) the Prepayment and Delinquency Reserve described in Section V.F. of this Service and Assessment Plan.

“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 any property that benefits from the Authorized Improvements within the PID on which Assessments have been imposed 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 and amounts collected to pay Administrative Expenses and interest on all Assessments.

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

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

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

“Authorized Improvements” mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, acquired, constructed and

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

“Authorized Improvement Costs” mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

“Bonds” mean any bonds issued in one or more series for financing the Authorized Improvements 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 may be in segments or sections.

“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 Georgetown KF, Ltd, a Texas limited liability company and its successors and assigns.

“Development Agreement” means that certain Georgetown at Kings Fort Development Agreement relating to the PID executed by and between the Developer and the City effective November 13, 2018, as the same may be amended from time to time.

“Equivalent Units” mean, 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 D attached hereto.

“Future Phases” means Phases that are fully developed after Phases #1A & 1B as such areas are generally depicted in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

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

“Homeowner Association Property” or (“HOA Property”) means property within the PID owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, a Homeowners’ Association established for the benefit of a group of homeowners or property owners within the PID.

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

“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 shown in Appendix D and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final average home value for each lot as of the date of the recorded subdivision plat, 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.

“Lot Type 1” means lots identified as such on the Assessment Roll, being lots with a lot width of 60 feet, which may be referred to as such in the applicable plat.

“Lot Type 2” means lots identified as such on the Assessment Roll, being lots with a lot width of 55 feet, which may be referred to as such in the applicable plat.

“Lot Type 3” means lots identified as such on the Assessment Roll, being lots with a lot width of 50 feet, which may be referred to as such in the applicable plat.

“Maximum Assessment Per Unit” means the following Maximum Assessment Per Unit for each applicable Lot Type as follows:

Lot Type 1 - \$30,114.04
Lot Type 2 - \$28,909.48
Lot Type 3 - \$26,801.50

“Maximum TIRZ Credit Per Unit” means the following Maximum TIRZ Credit Per Unit for each applicable Lot Type as follows:

Lot Type 1 - \$19,603
Lot Type 2 - \$18,819
Lot Type 3 - \$17,447

“Non-Benefited Property” means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider. 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 that 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.D.

“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 official public records for real property in Kaufman County.

“Phase” means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Phased PID Bonds for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

“Phases #1A & 1B” means the initial Phases to be developed, identified as “Phase #1A” and “Phase #1B” generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix F.

“Phases #1A & 1B Assessed Property” means all Parcels within Phases #1A & 1B other than Non-Benefited Property and shown in the Phases #1A & 1B Assessment Roll against which an Assessment relating to the Phases #1A & 1B Improvements is levied.

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

“Phases #1A & 1B Assessment Roll” means the document included in this Service and Assessment Plan as Appendix F, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

“Phases #1A & 1B Improvements” mean the Authorized Improvements which only benefit Phases #1A & 1B Assessed Property and are described in Section III.B.

“Phases #1A & 1B Reimbursement Agreement” means that certain Kaufman Public Improvement District No. 1 Phases #1A & 1B Reimbursement Agreement, dated August 5, 2019, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Phases #1A & 1B Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs of the Phases #1A & 1B Improvements funded by the Developer with interest as permitted by the PID Act.

“Phased PID Bonds” mean bonds issued to fund Authorized Improvements (or a portion thereof) in one or more Phases. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase in question.

“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.

“Planned Development” means the zoning classification established as PD – Planned Development-17 pursuant to Ordinance O-34-17 adopted by the City Council designating the zoning and development standards.

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

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

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

“TIRZ No. 1” means the Tax Increment Reinvestment Zone No. 1, City of Kaufman, Texas.

“TIRZ Annual Credit Amount” means, for each Parcel, such Parcel’s prorated amount of TIRZ Revenues calculated pursuant to Section VI.A. of this Service and Assessment Plan.

“TIRZ Ordinance” means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to certain public improvements as provided for in the Tax Increment Reinvestment Zone No. One Project Plan and Financing Plan (including amendments or supplements thereto).

“TIRZ Revenues” mean, for each year, the amounts paid by the City from the TIRZ No. tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the City, in accordance with Section VI.A. of this Service and Assessment Plan.

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

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

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 85.5 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 305 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots (305) is based upon the proposed development plan.

B. PROPERTY INCLUDED IN PHASES #1A & 1B

Phases #1A & 1B consists of approximately 28.4 acres and is projected to consist of 125 single family residential units. A phasing map of the property depicting the boundaries of each proposed Phase is shown in Appendix A.

C. PROPERTY INCLUDED IN FUTURE PHASES

The Future Phases (#2A & 2B) consists of approximately 57.1 acres and is projected to consist of 180 single family residential units. As Future Phases are developed, additional Bonds may be issued and/or reimbursement agreements may be executed for each new phase. In connection with the issuance of each new Phased PID Bonds, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phases #1A & 1B in Section II.B. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phases are shown for illustrative purposes only and are subject to adjustment.

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

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

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

372.003. Authorized Improvements

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

(b) A public improvement may include:

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

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. below and described in Appendix B and shown on the diagram included as Appendix C 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. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

The descriptions of the Phases #1A & 1B Improvements are presented below, and the estimated costs are shown in Table III-A. The estimated costs shown in Table III-A may be revised in an Annual Service Plan Update as needed.

Roadway improvements:

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

Water distribution system improvements:

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

Sanitary sewer collection system improvements:

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

Storm drainage collection system improvements:

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

Additional details of the Authorized Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V.C.

The estimated costs of the Phases #1A & 1B Improvements shown in Table III-A may be revised in Annual Service Plan Updates. Savings from one budget line item may be applied to a cost increase in another budget line item upon approval by the City. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID). The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan.

Table III-A
Authorized Improvements - Phases #1A & 1B Improvements

Description	Estimated Costs
Roadway improvements	\$1,171,125
Water improvements	\$420,642
Sanitary sewer improvements	\$252,775
Storm drainage improvements	\$641,900
Screening and landscape improvements	\$14,400
Other soft costs including PID creation costs	\$879,158
Total Improvement Costs	\$3,380,000

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IV. SERVICE PLAN

A. 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 Authorized Improvements for Phase #1A improvements have been completed and accepted by the City. It is anticipated that it will take approximately 12 months to construct the Authorized Improvements for Phase #1B.

The Budgeted Costs for the Authorized Improvements plus costs related to the issuance of the Bonds, in one or more series, and payment of expenses incurred in the establishment, administration and operation of the PID are \$3,380,000 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 Actual Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

The Budgeted Costs of the Phases #1A & 1B Improvements will be financed through the Phases #1A & 1B Reimbursement Agreement. PID Phases Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Phased PID Bonds will be used to reimburse certain Actual Costs paid by the Developer under the terms of the Phases #1A & 1B Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the PID Reimbursement Agreement.

Table IV-A on the following page shows the estimated sources and Uses for the Phases #1A & 1B Improvements.

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Table IV-A
Estimated Sources and Uses

Sources of Funds	Phases #1A & 1B Reimbursement Agreement
Assessments - Reimbursement Agreement	\$3,380,000
Other funding sources	\$0
Total Sources	\$3,380,000
Uses of Funds	
<i>Phases #1A & 1B Improvements</i>	
Road improvements	\$1,171,125
Water distribution system improvements	\$420,642
Sanitary sewer improvements	\$252,775
Storm drainage improvements	\$641,900
Screening and landscape improvements	\$14,400
Other soft and miscellaneous costs	\$879,158
Total Uses	\$3,380,000

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

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Table IV-B
Annual Projected Costs and Annual Projected Indebtedness

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #1A & 1B Annual Installments
2019	\$3,380,000	\$3,380,000	\$0	\$0
2020	\$0	\$0	\$0	\$42,828 ⁽¹⁾
2021	\$0	\$0	\$0	\$215,486
2022	\$0	\$0	\$0	\$236,098
2023	\$0	\$0	\$0	\$240,628
2024	\$0	\$0	\$0	\$244,897
2025	\$0	\$0	\$0	\$233,372
Total	\$3,380,000	\$3,380,000	\$0	\$1,213,310

1 – Represents Annual Installments billed for twenty-five (25) residential lots where the City has issued a building permit as of August 12, 2020.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Phases #1A & 1B Improvements shown in Table III-A and the costs associated with creating the PID. The difference between the annual projected cost and the annual projected indebtedness, if any, represents an amount funded by the Developer, which may be reimbursed with future Bond proceeds to the extent available.

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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.

The proposed bond issuance program anticipates a reimbursement agreement followed by a series of Bond financings that are intended to finance or refinance the public infrastructure required for the development. This financing may be undertaken in phases to coincide with the private investment and development of the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Phase #1A & 1B Improvements shall be allocated as described below.

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

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Phases will receive from internal subdivision Authorized Improvements that will benefit each individual phase and that are to be financed with Phased PID Bonds. Therefore, at this time Parcels are only assessed for the special benefits conferred upon the Parcel because of the Phase #1A & 1B Improvements.

In connection with the issuance of Phased PID Bonds and/or execution of related reimbursement agreements, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Phase receives from the specific Authorized Improvements funded with those Phased PID Bonds issued with respect to that Future Phase. Prior to assessing Parcels located within Future Phases in connection with issuance of Phased PID Bonds, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

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

As Future Phases are developed, in connection with the issuance of Phased PID Bonds this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phase.

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 these improvements being constructed on the Assessed Property or in close proximity to the Assessed Property and the specific purpose of these Authorized 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 is 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 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.

At the time of Assessment levy, each owner of the Assessed Property had ratified, confirmed, accepted, agreed to and approved; (i) the determinations and findings by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; and (ii) 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 beneficial to the City and the PID. The Authorized Improvements result in a special benefit to the Assessed Property, and 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.

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;

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 the imposition of the Assessments;
3. The Authorized Improvements are required for the highest and best use of the property;
4. 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);

C. ASSESSMENT METHODOLOGY

1. Assessment Methodology for Phases #1A & 1B Improvements

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

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units as calculated and shown in Appendix D using the types, number and average home value of Lots anticipated to be developed on each Parcel. Having taken into consideration the matters described under Sections V.A and Section V.B 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. These classifications (from Lot Type 1 (60 Ft Lots) representing the highest residential value to Lot Type 3 (50 Ft Lot) representing the lowest value. Assessments are allocated on the basis of the highest average home value for each Lot Type. 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 Lot Type, setting the Equivalent Unit factor for Lot Type 1 (60 Ft Lots) to 1.0.

Based on the Actual Costs of the Authorized Improvements provided by the Developer, as set forth in Table III-A, the City Council has determined that the benefit to the Assessed Property is equal to or greater than the Assessments to be levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. As part of the determination

as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

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

2. Assessment Methodology for Future Phases

When Future Phases are developed or Phased PID Bonds for Future Phases are to be issued, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within Future Phases.

D. ASSESSMENTS

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as Appendix F. The Annual Installments for the Phases #1A & 1B Reimbursement Agreement will be collected at the time and in the amounts shown on the Phases #1A & 1B Assessment Roll, respectively, subject to any revisions made during an Annual Service Plan Update.

E. ADMINISTRATIVE EXPENSES

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

F. TIRZ ANNUAL CREDIT AMOUNT

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues generated from each Parcel to offset a portion of such Parcel's Annual Installments (the "TIRZ Annual Credit Amount"). The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Annual Credit Amount applicable to the Parcel then on deposit in the TIRZ No. 1 tax increment fund. The TIRZ Annual Credit Amount applicable to each Parcel shall be calculated as described under Section VI.A. of this Service and Assessment Plan.

VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASES #1A & 1B OF THE PID

The Assessments, and Annual Installments thereof, for each Parcel of Phases #1A & 1B Assessed Property is shown on the Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The City has agreed to use a portion of the TIRZ Revenues generated by each Parcel, the TIRZ Annual Credit Amount, to reduce the Annual Installments for that Parcel. The Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #1A & 1B Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any lawfully available funds to the PID and TIRZ Annual Credit Amount applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis. As described in Section V.F., the TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in Tax Year 2020 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in Tax Year 2021). TIRZ Annual Credit Amounts shall be calculated for those Parcels that are subject to Assessments in the PID. The estimated number of units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

As described above, the Annual Installment for an Assessed Property shall receive a TIRZ Annual Credit Amount equal to the TIRZ Revenue generated by the Parcel for the previous Tax Year until the Maximum TIRZ Credit per Unit is reached for such Parcel, but in no event shall the TIRZ Annual Credit Amount exceed the amount sufficient to result in a net PID Annual Installment tax rate equivalent $[(\text{Annual Installment} - \text{TIRZ Annual Credit Amount}) \div \text{assessed value}]$ of \$0.486 per \$100 of assessed value.

After the TIRZ Annual Credit Amount is applied to provide a credit towards a portion of the Annual Installment for the Parcel, any excess TIRZ Revenues available for the purposes of an offset to the Assessments on such Parcel pursuant to the Development Agreement, shall be held in a segregated account by the City and shall be used either (1) to prepay a portion of the Assessments on the Parcel in a manner determined by the City and the Administration to be fair and equitable, and to pay the outstanding principal balance of the Reimbursement Agreement and/or redeem bonds pursuant to the extraordinary redemption provisions of the applicable Trust Indenture, or (2) to be applied as a credit towards a portion of Annual Installments in future years in an effort to maintain a stable Annual Installment schedule.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE PHASES OF THE PID

The Assessments, and Annual Installments thereof, for each Parcel of Assessed Property within the Future Phases will be shown as a separate Assessment Roll, to be attached as Appendix E, once such Assessments are levied.

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the additional Assessment and additional Annual Installments for each Assessed Property, if any, located within Future Phases (e.g., Appendix E will be updated). The Assessments shall not exceed the benefit received by the Assessed Property.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel based upon a recorded subdivision plat, 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 number of units to be built on each new subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator based on a recorded plat.

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.

D. MANDATORY PREPAYMENT OF ASSESSMENTS

1. Prior to the City approving a subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Parcel to exceed the Maximum Assessment per Unit. If a subdivision of a Parcel or consolidation of Parcels results in a reallocated Assessment per unit for a Parcel that would exceed the Maximum Assessment per Unit shown in this Service and Assessment Plan, the owner shall pay to the City at the time of the subdivision or consolidation the amount by which the reallocated Assessment for the Parcel exceeds the Maximum Assessment per Unit plus, if applicable, accrued interest through the date of such payment. Prepayment Costs, if any, that result from such owner-initiated subdivision or consolidation shall be paid by the owner to the City at the time of the subdivision or consolidation.

2. 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 and Delinquent Collection Costs, prior to any such transfer or act.

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.

E. REDUCTION OF ASSESSMENTS

1. If, after all Authorized Improvements have been completed and Actual Costs for such Authorized Improvements are less than the Authorized Improvement Costs used to calculate the Assessments as set forth in the Assessment Roll, resulting in excess Assessment Revenues and/or Bond proceeds, then the Assessment as set forth in the Assessment Roll 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 reduced Actual Costs. Any excess Bond proceeds shall be applied to redeem Bonds of such series as provided in the applicable Trust Indenture. Any excess Assessment Revenues that are in excess of the costs of the Authorized Improvements as set forth herein, shall be used to reduce the outstanding principal amount of the Reimbursement Agreement or used to redeem Bonds, as applicable. The Assessments shall not

be reduced to an amount less than the related outstanding amounts due pursuant to reimbursement agreement and/or series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If after all Authorized Improvements have been completed and a portion of the Bonds have been redeemed, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the remaining outstanding Bonds after such redemptions. The Assessments shall not be reduced to an amount less than the related outstanding of Bonds.

3. If all the Authorized Improvements are not undertaken, resulting in excess Assessment Revenues and/or Bond proceeds, 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 amounts due pursuant to the reimbursement agreement and/or repay the Bonds, including interest on the Bonds and due pursuant to the reimbursement agreement and Administrative Expenses. Excess Bond proceeds shall be applied to redeem Bonds, as set forth in the applicable indenture. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on the number of units, or (iii) in any other manner determined by the City Council to be the most fair and practical means of reducing the Assessments for Assessed Property such that the sum of the resulting reduced Assessments equals the amount required to repay amount due pursuant to the reimbursement agreement and/or the Bonds, including interest and Administrative Expenses.

F. 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 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 such 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 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

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

Each Assessment shall be paid with interest of no more than the lesser of (i) the actual interest rate paid on Bonds, if any, or (ii) 8.00%. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 5.47% for years 1 through 5 and 5.00% thereafter. Interest on the Phases #1A & 1B Reimbursement Agreement shall be paid based on an interest rate of 5.47% per annum for years 1 through 5 and 5.00% per annum following the fifth Annual Installment in accordance with the Phases #1A & 1B Reimbursement Agreement. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond 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. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessment is paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during July 2019 was 3.00%. The City has determined that the Assessment shall bear interest at the interest rate of 5.47% per annum for years 1 through 5 and 5.00% per annum following the fifth Annual Installment, which rates are less than the initial maximum allowable rate of interest of 8.00% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.00%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll, shown as Appendix F, has been updated with the actual interest rates on the Phases #1A & 1B Reimbursement Agreement. Upon the issuance of Phased PID Bonds, the Assessments shall bear interest at the rate of the Bonds, which rate may exceed the current rates set forth in the Assessment Roll.

The Annual Installments shall be reduced to equal the actual costs of repaying the obligations and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

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

G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, including capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and including any existing deposits to a prepayment reserve. 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.

The collection of the first Annual Installment for a Phases #1A & 1B Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of a series of Phased PID Bonds for Phases #1A & 1B Assessed Property, such that upon the issuance of PID Bonds, all Assessments in the applicable Phase shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phases #1A & 1B Assessed Property, such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phases #1A & 1B Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed 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 Assessed Property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. PHASES #1A & 1B ASSESSMENT ROLL

The City Council has evaluated each Parcel in Phase #1A & 1B (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's Association Property, the Public Property, the types of Public Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Phase #1A & 1B.

The Phases #1A & 1B Assessed Property will be assessed for the special benefits conferred upon such property as a result of the Phases #1A & 1B Improvements. Table VII-A summarizes the \$3,380,000 in special benefit received by the Assessed Property from the Authorized Improvements and costs associated with the PID formation. The total amount the Phases #1A & 1B Reimbursement Agreement is \$3,380,000 which is equal to or less than the benefit received by the Assessed Property, and as such the total Assessment for all Assessed Property within the PID is \$3,380,000 plus annual Administrative Expenses. The Assessment for each Parcel of Phases #1A & 1B Assessed Property within the PID is calculated based on the Assessment methodologies described in Section V.C. of this Service and Assessment Plan. The Assessment Roll is attached hereto as Appendix F.

Table VII-A
Phase #1A & 1B Reimbursement Agreement
Special Benefit Summary

Special Benefit	Total Cost
Phase #1A & 1B Projects	
<i>Total Authorized Improvements (a)</i>	\$3,380,000
Total Special Benefit	\$3,380,000
Special Benefit	
Total Special Benefit	\$3,380,000
Projected Assessment	\$3,380,000
Excess Benefit	\$0

(a) See Table III-A for details.

B. FUTURE PHASES ASSESSMENT ROLL

As Future Phases are developed, this Service and Assessment Plan will be updated to determine the Assessment for each Parcel located within the Phase (e.g., Appendix G will be added).

C. 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 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.F. of this Service and Assessment Plan. The Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect the issuance of additional Bonds, if any.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

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

To the extent consistent with the PID Act, an owner of an Assessed Parcel 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 Parcel 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 Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act or other applicable laws. A cash refund may not be made for any amount previously paid by the Assessed Parcel 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 as long as there is a reasonable basis for such determination. 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, Prepayment Costs 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.

To the extent permitted by the PID Act, the City Council reserves the right 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; (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 interpretations and determinations 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 Parcel 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.

APPENDIX A THE PID MAP

APPENDIX B
AUTHORIZED IMPROVEMENTS – PHASES #1A & 1B IMPROVEMENTS

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

APPENDIX D
LOT TYPE AND EQUIVALENT UNITS

APPENDIX D
LOT TYPES AND EQUIVALENT UNITS

For purposes of allocating the Assessments, the Assessed Property has been classified in one of three Lot Types. The following table shows the proposed residential Lot Types within the PID.

Table D-1
Proposed Development within the PID

Lot Type	Description	Proposed Development	
Lot Type 1	60 Ft Lots	2	Units
Lot Type 2	55 Ft Lots	11	Units
Lot Type 3	50 Ft Lots	292	Units
Total		305	Units

Table D-2 below shows the residential Lot Types within Phase #1A & 1B.

Table D-2
Development – Phase #1A & 1B

Lot Type	Description	Development	
Lot Type 1	60 Ft Lots	2	Units
Lot Type 2	55 Ft Lots	11	Units
Lot Type 3	50 Ft Lots	112	Units
Total		125	Units

Table D-3 below shows Equivalent Unit factors.

Table D-3
Equivalent Unit Factors

Lot Type	Estimated Average Unit	
	Value	Equivalent Unit Factor¹
Lot Type 1 (60 Ft Lot)	\$335,000	1.00 per dwelling unit
Lot Type 2 (55 Ft Lot)	\$320,000	0.96 per dwelling unit
Lot Type 3 (50 Ft Lot)	\$297,500	0.89 per dwelling unit

1 – Equivalent Unit calculation rounded to two decimal places.

The total Equivalent Units for Phase #1A & 1B are shown in Table D-4 on the following page as calculated based on the Equivalent Unit factors shown above in Table D-3, estimated Lot Types and number of units estimated to be built within Phase #1A & 1B as shown in Table D-2.

Table D-4
Equivalent Units- Phase #1A & 1B

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units¹
Lot Type 1 (60 Ft Lot)	2	1.00	2.00
Lot Type 2 (55 Ft Lot)	11	0.96	10.56
Lot Type 3 (50 Ft Lot)	112	0.89	99.68
Total Equivalent Units	125		112.24

APPENDIX E
ALLOCATION OF ASSESSMENTS

APPENDIX E
ALLOCATION OF ASSESSMENTS

Calculation of the Total Assessments applicable to Phase #1A & 1B

A) Allocation of Assessments to Lot Types in Phase #1A & 1B

The total amount of the Phase #1A & 1B Reimbursement Agreement, which represents the total Assessment allocated to all Parcels within Phase #1A & 1B, was \$3,380,000. As shown in Appendix D, there were a total of 112.24 estimated Equivalent Units in Phase #1A & 1B, resulting in an Assessment per Equivalent Unit of \$30,114.04.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$30,114.04 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$30,114.04 (i.e. $\$30,114.04 \times 1.00$). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is \$28,909.48 (i.e. $\$30,114.04 \times 0.96$). Table E-1 below sets forth the initial Assessment per dwelling unit for each of the Lot Types in Phase #1A & 1B.

Table E-1
Assessment per Unit – Phase #1A & 1B

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1	2	\$30,114.04	1.00	\$30,114.04 per dwelling unit	\$60,228.08
Lot Type 2	11	\$30,114.04	0.96	\$28,909.48 per dwelling unit	\$318,004.28
Lot Type 3	112	\$30,114.04	0.89	\$26,801.50 per dwelling unit	\$3,001,767.64
Total	125				\$3,380,000.00

APPENDIX F
ASSESSMENT ROLL – PHASES #1A & 1B

APPENDIX F
Assessment Roll

Parcel
Assessment
Total Equivalent Units

All Parcels
\$3,380,000
112.24

Year	Principal¹	Interest²	Administrative Expenses²	Annual Installment³
1	\$0	\$184,886	\$30,000	\$214,886
2	\$0	\$184,886	\$30,600	\$215,486
3	\$20,000	\$184,886	\$31,212	\$236,098
4	\$25,000	\$183,792	\$31,836	\$240,628
5	\$30,000	\$182,425	\$32,473	\$244,897
6	\$35,000	\$165,250	\$33,122	\$233,372
7	\$35,000	\$163,500	\$33,785	\$232,285
8	\$40,000	\$161,750	\$34,461	\$236,211
9	\$50,000	\$159,750	\$34,461	\$244,211
10	\$55,000	\$157,250	\$35,150	\$247,400
11	\$60,000	\$154,500	\$35,150	\$249,650
12	\$65,000	\$151,500	\$35,150	\$251,650
13	\$75,000	\$148,250	\$35,150	\$258,400
14	\$80,000	\$144,500	\$35,150	\$259,650
15	\$90,000	\$140,500	\$35,150	\$265,650
16	\$95,000	\$136,000	\$35,150	\$266,150
17	\$105,000	\$131,250	\$35,150	\$271,400
18	\$115,000	\$126,000	\$35,150	\$276,150
19	\$125,000	\$120,250	\$35,150	\$280,400
20	\$135,000	\$114,000	\$35,150	\$284,150
21	\$150,000	\$107,250	\$35,150	\$292,400
22	\$160,000	\$99,750	\$35,150	\$294,900
23	\$175,000	\$91,750	\$35,150	\$301,900
24	\$190,000	\$83,000	\$35,150	\$308,150
25	\$205,000	\$73,500	\$35,150	\$313,650
26	\$220,000	\$63,250	\$35,150	\$318,400
27	\$235,000	\$52,250	\$35,150	\$322,400
28	\$255,000	\$40,500	\$35,150	\$330,650
29	\$275,000	\$27,750	\$35,150	\$337,900
30	\$280,000	\$14,000	\$35,150	\$329,150
Total	\$3,380,000	\$3,748,125	\$1,030,095	\$8,158,220

1 - The interest is calculated using 5.47% for Years 1 through 5 and 5.00% thereafter.

2 - The Administrative Expenses shown include the estimated PID administration and assessment collection costs

3- Amounts shown do not include any TIRZ Annual Credit Amount.

APPENDIX F

Assessment Roll Per Equivalent Unit

**Parcel
Assessment
Equivalent Unit**

Lot Type 1 (60 Ft)
\$30,114
1.0

Year	Principal¹	Interest²	Administrative Expenses²	Annual Installment³
1	\$0	\$1,647	\$267	\$1,915
2	\$0	\$1,647	\$273	\$1,920
3	\$178	\$1,647	\$278	\$2,104
4	\$223	\$1,637	\$284	\$2,144
5	\$267	\$1,625	\$289	\$2,182
6	\$312	\$1,472	\$295	\$2,079
7	\$312	\$1,457	\$301	\$2,070
8	\$356	\$1,441	\$307	\$2,105
9	\$445	\$1,423	\$307	\$2,176
10	\$490	\$1,401	\$313	\$2,204
11	\$535	\$1,377	\$313	\$2,224
12	\$579	\$1,350	\$313	\$2,242
13	\$668	\$1,321	\$313	\$2,302
14	\$713	\$1,287	\$313	\$2,313
15	\$802	\$1,252	\$313	\$2,367
16	\$846	\$1,212	\$313	\$2,371
17	\$935	\$1,169	\$313	\$2,418
18	\$1,025	\$1,123	\$313	\$2,460
19	\$1,114	\$1,071	\$313	\$2,498
20	\$1,203	\$1,016	\$313	\$2,532
21	\$1,336	\$956	\$313	\$2,605
22	\$1,426	\$889	\$313	\$2,627
23	\$1,559	\$817	\$313	\$2,690
24	\$1,693	\$739	\$313	\$2,745
25	\$1,826	\$655	\$313	\$2,794
26	\$1,960	\$564	\$313	\$2,837
27	\$2,094	\$466	\$313	\$2,872
28	\$2,272	\$361	\$313	\$2,946
29	\$2,450	\$247	\$313	\$3,011
30	\$2,495	\$125	\$313	\$2,933
Total	\$30,114	\$33,394	\$9,178	\$72,685

1 - The interest is calculated using 5.47% for Years 1 through 5 and 5.00% thereafter.

2 - The Administrative Expenses shown include the estimated PID administration and assessment collection costs

3- Amounts shown do not include any TIRZ Annual Credit Amount.



Meeting
Date: 10/26/2020

Date: 10/21/2020

Item #: 17.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the Georgetown Phase 1B Facility Agreement between the City and Georgetown KF, Ltd, for the installation of public improvements and facilities within the Georgetown development; and authorizing the Mayor or designee to execute necessary documents

BACKGROUND:

Similar to Georgetown Phase 1A, this proposed Facilities Agreement outlines the public improvements for Phase 1B. A total of \$1,831,230 of new streets and utilities will be built and subsequently dedicated to the city upon completion for 66 new residential lots.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Georgetown Phase 1B Facility Agreement as presented.

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

GEORGETOWN-PHASE 1B FACILITIES AGREEMENT

An AGREEMENT between the City of Kaufman, Texas (hereinafter referred to as the "CITY") and GEORGETOWN KF, Ltd. acting by and through its duly authorized representative (hereinafter referred to as the "DEVELOPER"), for the installation of public improvements and facilities within the City limits of Kaufman, Texas, for Georgetown-Phase 1B, more particularly described as a tract of land consisting of approximately 13.47 acres of land, hereinafter being referred to collectively as the "PROJECT," and such public improvements being more particularly described in Section II of this AGREEMENT. It is understood by and between the parties that this AGREEMENT is applicable to the lot(s) contained within the Final Plat as presented to and approved by Planning & Zoning Commission on October 6, 2020 and the City Council on October 26, 2020 and to the offsite improvements necessary to support the PROJECT, more particularly described in Section II of this AGREEMENT. It is further agreed that this AGREEMENT, when properly signed and executed, shall satisfy the requirements of the City's Subdivision Regulations.

I. GENERAL REQUIREMENTS

- A. It is agreed and understood by the parties hereto that the DEVELOPER has employed a registered public surveyor licensed to practice in the State of Texas to prepare a final plat of the PROJECT.

The Project is planned to be platted for Right of Way Dedication together with infrastructure improvements which allowed incidental and accessory uses.

- B. It is agreed and understood by the parties hereto that the DEVELOPER has employed a civil engineer licensed to practice in the State of Texas for the design and preparation of the plans and specifications for the construction of all public improvements and facilities described in Section II and covered by this AGREEMENT. Unless otherwise specified herein, such plans and specifications shall be in accordance with the City's "Design Standards for Paving, Drainage and Utility Improvements" and the North Central Texas Council of Governments' (NCTCOG) Standard Specifications for Public Works Construction, as presently adopted.
- C. The DEVELOPER shall award its own construction contract for the construction of all streets, water, sanitary sewer, and drainage public improvements and facilities for the completion of the Project. The DEVELOPER agrees to employ a construction contractor(s), said contractor(s) to meet CITY and statutory requirements for being insured, licensed and bonded to perform work in public rights-of-way and to be qualified in all respects to bid on public streets and public projects of a similar nature. The DEVELOPER agrees to submit contract documents to the CITY and

participate in a pre-construction meeting with the CITY and all Developer contractors.

- D. Prior to the execution of this Agreement, the commencement of construction, the filing of the Final Plat, or the issuance of any building permits, the DEVELOPER shall present to the CITY a performance bond(s), payment bond(s) and maintenance bond(s), meeting the requirements of Chapter 2253 of the Texas Government Code. Each bond shall individually guarantee and agree to pay an amount equal to one hundred percent (100%) of the value of the construction costs (as determined by the City Engineer) for all public improvements and facilities to be constructed by or on behalf of the DEVELOPER for the Project. Any surety company through which a bond is written shall be a surety company duly authorized to do business in the State of Texas, provided that the CITY, through the City Attorney, shall retain the right to reject any surety company as a surety for any work under this or any other DEVELOPER'S AGREEMENT regardless of such Company's authorization to do business in Texas. Approvals by the CITY shall not be unreasonably withheld or delayed.
- 1) As an alternative to providing a surety bond for performance and a surety bond for maintenance as specified hereinabove, DEVELOPER may provide financial assurances for performance and maintenance in the form of a cash deposit, a certificate of deposit, or irrevocable letter of credit. Provided however, that such alternative financial assurances shall only be allowed if each meets all requirements specified in Section 6.2 of the City of Kaufman Subdivision Regulations. All such alternative financial assurances must be on forms approved by the City Attorney.
 - 2) As an alternative to the DEVELOPER providing a performance bond, payment bond, and maintenance bond, as specified above, DEVELOPER may provide financial assurances for performance, payment and maintenance from a single general contractor for the Project, provided that such assurances meet all other requirements specified hereinabove and the City is named as a dual obligee on each such bond. Additionally, such alternative financial assurances shall only be allowed if each meets all requirements specified in Section 6.2 of the City of Kaufman Subdivision Regulations. All such alternative financial assurances must be on forms approved by the City Attorney.
- E. The performance bond(s) shall be submitted in statutory form guaranteeing the full and faithful completion of the facilities and improvements required under this Agreement for completion of the PROJECT to the CITY and provide for payment to the CITY of such amounts up to the total remaining amounts required for the completion of the PROJECT if the work is not completed as required hereunder.

- F. The payment bond(s) shall be submitted in statutory form guaranteeing payment of all labor and material costs of the Project and shall be furnished solely for the protection of all claimants supplying labor and material in the performance of the work provided for under this AGREEMENT. The maintenance bond(s) shall guarantee the payment of any and all necessary maintenance of the Project for a period of two (2) years following acceptance of the public improvements and facilities by the CITY, in an amount equal to one hundred (100%) percent of the value of the construction costs of all the public improvements and facilities to be constructed under this Agreement in respect to the Project.
- G. Any guarantee of performance, maintenance, or payment instrument (e.g., performance bond, payment bond, maintenance bond, letters of credit, and/or cash deposit or the like) (individually a "Guarantee" or collectively the "Guarantees") submitted by or through the DEVELOPER on a form other than the one which has been previously approved by the CITY as "acceptable" shall be submitted to the City Attorney at the DEVELOPER'S expense, and construction of the Project shall not commence until the City Attorney has approved such Guarantees. Approval by the CITY (and the City Attorney) shall not be unreasonably withheld or delayed. All such Guarantees shall be maintained in full force and effect until such time as the DEVELOPER has fully complied with the terms and conditions of this AGREEMENT as agreed to in writing by the CITY, and failure to keep same in force and effect shall constitute a breach of this AGREEMENT. Failure to maintain performance and payment Guarantees meeting the requirements of this AGREEMENT shall result in a stop work order being issued by the CITY. Additionally, all Guarantees furnished hereunder which expire prior to the completion of construction or applicable warranty periods shall be renewed in amounts designated by the CITY and shall be delivered to the CITY and approved by the CITY on or before the tenth (10th) banking day before the date of expiration of any then existing Guarantee. If the DEVELOPER fails to deliver any Guarantee to the CITY within the time prescribed herein, such failure shall constitute a breach of this AGREEMENT and shall be a basis for the CITY to draw on all or any portion of any existing Guarantee in addition to any or all other remedies available to the CITY. The DEVELOPER further agrees to release and forever hold the CITY harmless from any losses, damages and/or expenses incurred by the DEVELOPER for any delays due to the City's review of any Guarantee which is in a form other than one which has been previously approved by the CITY. The CITY requires the DEVELOPER to have all Guarantee forms approved prior to the commencement of work and construction of improvements.
- H. It is further agreed and understood by the parties hereto that upon acceptance thereof by the CITY of all public improvements and facilities as described in Section II of this Agreement, title to all such improvements and facilities shall be vested in the CITY, and the DEVELOPER hereby relinquishes any right,

title, or interest in and to such improvements and facilities or any part thereof. It is further understood and agreed that until the CITY accepts such improvements and facilities, the CITY shall have no liability or responsibility with respect thereto. Acceptance of the improvements and facilities shall occur at such time as the CITY, through its Director of Development Services provides the DEVELOPER with a written acknowledgment that all improvements and facilities are complete, have been inspected and approved and are being accepted by the CITY.

- I. The DEVELOPER'S Engineer has prepared detailed estimates of **TWO MILLION FOUR HUNDRED NINETY-SIX THOUSAND FOUR HUNDRED AND THIRTY-FOUR AND NO/100 DOLLARS (\$2,496,434.00)** for the cost of public and private improvements and facilities for this Project. The detailed cost estimates are a part of this AGREEMENT and are attached hereto as "Attachment A" and incorporated herein. The CITY shall not accept any construction improvements outside of the Project and the two (2) year warranty for such improvements shall not commence until all construction activities are completed and accepted by the CITY. The Payment, Performance and Maintenance Bonds provided by the DEVELOPER shall cover only the public improvements and facilities for this Project at a cost of **ONE MILLION EIGHT HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED THIRTY AND NO/100 DOLLARS (\$1,831,230.00)**. The detailed cost estimates for the public improvements only are a part of this AGREEMENT and are attached hereto as "Attachment A" and incorporated herein.
- J. Upon CITY'S approval and acceptance of the final plat and the engineering plans, the final plat shall be recorded with the County Clerk of Kaufman County. Except as specifically provided herein, no building permits shall be issued for any lots in the Project until the final plat is filed and the public improvements and facilities specified herein are completed and accepted by the CITY. Upon substantial completion of the public and private improvements, the CITY in its discretion, may grant an early release on the residential development for the first twelve (12) lots.
- K. The DEVELOPER, DEVELOPER'S contractors (prime, general and major subcontractors) and CITY, as well as any other third party deemed necessary by the CITY, shall participate in a pre-construction conference prior to the initiation of any work. At or prior to the pre-construction meeting, DEVELOPER shall provide the CITY with the following documents: 1) One (1) copy of all executed construction contracts; 2) List of all contractors/subcontractors and their project assignments; 3) Five (5) sets (and additional sets as necessary for any contractors) of approved construction plans and specifications. The list of contractors/subcontractors shall be updated within seven days of any changes. The DEVELOPER agrees to give the CITY at least twenty-four (24) hours prior written notice of his/her intent to commence construction of all

public improvements and facilities, so that the CITY, if it so desires, may have its representatives available to inspect the beginning and continuing progress of all work. DEVELOPER shall submit all documentation evidencing that each of the Guarantees required under this Agreement have been provided and all required insurance has been obtained prior to the pre-construction meeting.

- L. The DEVELOPER agrees to notify all contractors and subcontractors working on the PROJECT that all their work is subject to inspection by a CITY Inspector at any time, and that such inspection may require a certification by the contractors and subcontractors of the type, kind, and quality of materials used on the PROJECT.
- M. Should any work or construction of improvements or facilities on the PROJECT which has not been contemplated in the current construction documents (plans and specifications), the plat, or this AGREEMENT, become necessary due to site conditions, then the DEVELOPER shall be required to contact in writing (with a copy to the City of Kaufman), with the City Engineer to determine how such work or construction should progress. The DEVELOPER further agrees to follow all reasonable recommendations and requirements imposed by the City Engineer in such instance. (Addresses for points of contact are as follows:)

City of Kaufman	Teague Nall & Perkins (TNP)–City Engineer
Mike Slye, City Manager	Philip C. Varughese, P.E.
3003 S. Washington	5237 N. Riverside Drive, Suite 100
Kaufman, Texas 76262	Fort Worth, Texas 76137
Phone: 972-932-2216	Phone: 817-336-5773
Fax: 972-932-0636	Fax: 817-336-2813
Email: mslYE@kaufmantx.org	Email: pvarughese@tnpinc.com

- N. The DEVELOPER agrees to cause all work and construction of improvements and facilities to be stopped upon twenty-four (24) hour notification from the City Engineer of nonconforming improvements, including the materials used and the methods of installation. The DEVELOPER further agrees to correct all nonconformities in accordance with the City Engineer's instructions.
- O. The DEVELOPER is encouraged not to convey title of any lots adjacent to the PROJECT area, until all construction in respect to the PROJECT required in Section II is complete and the CITY has approved and accepted the work and improvements in respect thereof. The DEVELOPER understands that, except as specifically provided herein, the CITY shall issue no building permits for improvements on any lot adjacent to the Project until all public improvements and facilities in respect to the Project are completed in accordance with this

Agreement. Further, DEVELOPER agrees to inform all persons or entities purchasing the lots or any interest in the lots that, except as specifically provided herein, CITY shall not issue any building permits until all public improvements and facilities are completed in accordance with this Agreement.

- P. After completion and prior to acceptance of all work, the DEVELOPER shall furnish to the CITY an affidavit of all bills paid.

II. PUBLIC AND PRIVATE IMPROVEMENTS AND FACILITIES TO BE CONSTRUCTED

- A. The following public improvements and facilities are to be constructed and completed in accordance with the approved plans and specifications as described in Attachment "A". Except as expressly provided otherwise, DEVELOPER shall be responsible for the construction and maintenance of all improvements and facilities for the Project until such improvements and facilities are approved and accepted by the City to be maintained by the City:

- 1) Water Distribution System.
- 2) Sanitary Sewer System.
- 3) Drainage and Storm Sewer System.
- 4) Street Paving – Streets shall be built to City standards.
- 5) Landscaping
- 6) Fences/Walls/Retaining Walls.
- 7) Signs – Shall match with the existing street sign along existing Kings Fort Parkway and Walton Drive.
- 8) Driveways and Walkways – The DEVELOPER shall be responsible for the construction of sidewalks, handicap ramps and pathways as required in the City Ordinance.
- 9) Lights – Street lights shall be as designated on street light layout plan approved by City and submitted to TVEC. Street lights shall match with the existing street lights on existing Kings Fort Parkway and Walton Drive.
- 10) Common Areas and Open Space Lots – All common areas and open space lots outside Project area will be maintained by the DEVELOPERS, and/or subsequent property or homeowners association, as applicable.

B. Other.

1. Bench marks to be located as shown on the approved plans.
2. Upon completion, three (3) sets of as-builts/record drawings, Electronic

copies in both PDF and DWG format (in a CD or Removable Drive) shall be submitted to the CITY before the acceptance of the public improvements and facilities.

3. Testing

The DEVELOPER shall provide all geotechnical and materials tests required by the City Engineer and City Inspector at the DEVELOPER'S cost. Such tests shall be conducted by an independent laboratory acceptable to the CITY. All test results must be submitted and approved by the City Engineer prior the acceptance of the Public Improvements and facilities.

4. Permits

The DEVELOPER shall pay a Community Facilities inspection fee in the amount of **FIFTY FOUR THOUSAND NINE HUNDRED AND THIRTY SEVEN AND NO/100 DOLLARS (\$54,937.00)** (3% of \$1,831,230) to cover the cost of City inspection fees as related to the construction of the Project. As applicable, DEVELOPER shall be obligated to pay other CITY fees as set forth in the City's Schedule of Fees, as may be amended from time to time. The DEVELOPER shall be responsible for obtaining any other permits which may be required by other federal, state or local authorities.

III. GENERAL PROVISIONS

- A. The DEVELOPER agrees to furnish and maintain at all times prior to the City's final acceptance of the public improvements and community facilities for the Project, an owners protective liability insurance policy naming the CITY as insured for property damage and bodily injury in the following amounts: Coverage shall be on an "occurrence" basis and shall be issued with a combined bodily injury and property damage minimum limit of \$600,000 per occurrence and \$1,000,000 aggregate.
- B. Exclusive venue of any action brought hereunder shall be in Kaufman, Kaufman County, Texas.
- C. Approval by the City Engineer of any plans, designs or specifications submitted by the DEVELOPER pursuant to this AGREEMENT shall not constitute or be deemed to be a release of the responsibility and liability of the DEVELOPER, his engineer, employees, officers or agents with respect to the construction of any of the PROJECT'S improvements or facilities, or for the accuracy and competency of the PROJECT'S improvements and facilities design and specifications prepared by the DEVELOPER'S consulting engineer, his officers, agents, servants or employees, it being the intent of the parties that

the approval by the City Engineer signifies the City's approval on only the general design concept of the improvements and facilities to be constructed. The DEVELOPER shall release, indemnify, defend and hold harmless the CITY, its officers, agents, servants and employees, from any demands, actions, causes of action, obligations, loss, damage, liability or expense, including attorneys fees and expenses, on account of or with respect to damage to property and injuries, including death, to any and all persons which may arise out of or result from any defect, deficiency or negligence in the construction of the PROJECT'S public improvements and facilities or with respect to the DEVELOPER'S Engineer's designs and specifications incorporated into any improvements and facilities constructed in accordance therewith, and the DEVELOPER shall defend at his own expense any suits or other proceedings brought against the CITY, its officers, agents, servants or employees, or any of them, on account thereof, and pay all expenses and satisfy all judgments which may be incurred or rendered against them or any of them in connection herewith. All responsibility and liability for drainage to adjacent and downstream properties from development of this PROJECT shall accrue to the DEVELOPER.

- D. Liability for construction. The DEVELOPER, its successors, permittees, permitted assigns, vendors, grantees and/or trustees do hereby fully release and agree to indemnify, hold harmless and defend the CITY, its officers, agents, servants and employees from all losses, damage liabilities, claims, obligations, penalties, charges, costs or expenses of any nature whatsoever, for property damage, personal injury or death, resulting from or in any way connected with this contract or the construction of the improvements or facilities or the failure to safeguard construction work, or any other act or omission of the DEVELOPER or its contractors or subcontractors, their officers, agents, servants or employees related thereto.
- E. Final Acceptance of Infrastructure. The CITY will not issue a Letter of Acceptance until all public facilities and improvements are completely constructed (Final Completion) to the satisfaction of the City Engineer or his agent. However, upon Substantial Completion, a "punch list" of outstanding items shall be presented to the Developer's contractor(s) indicating those outstanding items and their deficiencies that need to be addressed for Final Completion of the Improvements.
- F. Neither this Agreement nor any part hereof or any interests, rights, or obligations herein, shall be assigned by the DEVELOPER without the express written consent of the City Council of the City of Kaufman.
- G. All work performed under this AGREEMENT shall be completed within 18 months from the date hereof. In the event the work is not completed within the eighteen (18) month period, the CITY may, at its sole election, draw down or otherwise exercise its rights under or with respect to any Guarantee provided

by the DEVELOPER and complete such work at DEVELOPER'S expense; provided, however, that if the construction under this AGREEMENT shall have started within the eighteen (18) month period, the CITY may agree to renew the AGREEMENT with such renewed AGREEMENT to be in writing and in compliance with the CITY policies in effect at that time. Notwithstanding the foregoing, in the event that the performance by either party of any of its' obligations or undertakings hereunder shall be interrupted or delayed by any occurrence and not occasioned by the conduct of either party hereto, whether such occurrence be an act of God or the common enemy or the result of war, riot, civil commotion, or sovereign conduct, then upon written notice of such occurrence, such party shall be excused from performance for a period of time as is reasonably necessary after such occurrence to remedy the effects thereof, and each party shall bear the cost of any expense it may incur due to the occurrence.

- H. This Subdivider's AGREEMENT shall be construed in accordance with the City of Kaufman, Texas Subdivision Regulations and all other applicable ordinances. Any conflicts between the provisions of this DEVELOPER'S AGREEMENT, the City's Subdivision Regulations, City Ordinances, and State and Federal law, shall be construed in favor of the City's ordinance(s) as allowed by law, subject to Chapter 245 of the Local Government Code. To the extent that any such conflict exists, only that portion of the Subdivider's AGREEMENT which is in conflict shall be severable from the other provisions of the AGREEMENT, and such conflict shall in no manner affect the validity or enforceability of the remaining provisions.
- I. All rights, remedies and privileges permitted or available to the CITY under this AGREEMENT or at law or equity shall be cumulative and not alternative, and election of any such right, remedy or privilege shall not constitute a waiver or exclusive election of rights, remedies or privileges with respect to any other permitted or available right, remedy or privilege. Additionally, one instance of forbearance by the CITY in the enforcement of any such right, remedy or privilege, shall not constitute a waiver of such right, remedy or privilege by the CITY. A default under this Agreement by the CITY shall not result in a forfeiture of any rights, remedies, or privileges under this Agreement by the CITY.

SIGNED AND EFFECTIVE on the date last set forth below.

DEVELOPER:
Georgetown KF, Ltd.,
a Texas limited partnership

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

Date: _____

Printed Name: _____
Title: _____

CITY OF KAUFMAN, TEXAS

Date: _____

Jeff Jordan, Mayor
City of Kaufman, Texas

ATTEST:

APPROVED AS TO FORM:

Jessie Hanks, City Secretary
City of Kaufman, Texas

Patricia A. Adams, City Attorney
City of Kaufman, Texas

“Attachment A”
Detailed Cost Estimates of Public and Private Improvements and Facilities

GEORGETOWN AT KINGS FORT - 305 Single Family Lots
PUBLIC IMPROVEMENT DISTRICT COST BREAKDOWN
10.21.2020
SUMMARY

DIRECT PUBLIC COSTS		1A - 59 Lots completed	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total
1	Clearing / Excavation	\$ 50,178	\$ 93,914	\$ 74,425	\$ 240,825	\$ 459,342
2	Water	\$ 214,576	\$ 211,748	\$ 92,175	\$ 300,975	\$ 819,474
3	Sanitary Sewer	\$ 164,598	\$ 168,294	\$ 74,870	\$ 244,230	\$ 651,992
4	Storm Sewer	\$ 479,663	\$ 831,231	\$ 124,000	\$ 428,000	\$ 1,862,894
5	Pavement	\$ 579,489	\$ 619,957	\$ 301,065	\$ 975,150	\$ 2,475,661
6	Retaining Walls	\$ -				\$ -
7	Erosion Control	\$ -	\$ 56,528			\$ 56,528
8	Amenities/Landscaping/Screening	\$ 14,750		\$ -	\$ -	\$ 14,750
9	Franchise Utilities					\$ -
10	Miscellaneous		\$ 67,800	\$ 3,787	\$ -	\$ 71,587
11	Phase 1A Dirtwork for the Benefit of 2A			\$ 3,400	\$ -	\$ 3,400
12	Phase 1B Storm Sewer for the Benefit of 2A & 2B			\$ 10,000	\$ 20,000	\$ 30,000
13	Phase 1B Paving for the Benefit of 2A & 2B			\$ 19,375	\$ 38,750	\$ 58,125
14	Phase 1B Water for the Benefit of 2A & 2B			\$ 3,063	\$ 6,125	\$ 9,188
Hard Cost Subtotal		\$ 1,503,254	\$ 2,049,472	\$ 706,160	\$ 2,254,055	\$ 6,512,941
15	Engineering/Surveying	10% \$ 247,110	\$ 104,300	\$ 70,616	\$ 225,406	\$ 647,432
16	Construction Management	1% \$ 76,053	\$ 167,500	\$ 7,062	\$ 22,541	\$ 273,155
17	District Formation Costs	\$ 147,836		\$ -	\$ -	\$ 147,836
18	Contingency		\$ 175,162	\$ 72,826	\$ 210,042	\$ 458,030
19	Soft Cost Subtotal	\$ 470,999	\$ 446,962	\$ 150,504	\$ 457,988	\$ 1,526,453
TOTAL DIRECT COSTS		\$ 1,974,253	\$ 2,496,434	\$ 856,664	\$ 2,712,043	\$ 8,039,394

MAJOR IMPROVEMENTS (CTAL BENEFIT)		1A - 59 Lots	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total
1	Clearing / Excavation					
2	Water	\$ 208,495				\$ 208,495
3	Sanitary Sewer					
4	Storm Sewer					
5	Pavement					
6	Retaining Walls					
7	Erosion Control					
8	Amenities/Landscaping/Screening					
9	Franchise Utilities					
10	Miscellaneous					
10A	Phase 1A Water for the Benefit of 1B, 2A AND 2B					\$ -
Hard Cost Subtotal		\$ 208,495				\$ 208,495
11	Engineering/Surveying	10% \$ 34,273				\$ 34,273
12	Construction Management	1% \$ 5,896				\$ 5,896
13	Contingency					\$ -
14	Soft Cost Subtotal	\$ 40,169		\$ -	\$ -	\$ 40,169
TOTAL MAJOR IMPROVEMENT COSTS		\$ 248,663	\$ -	\$ -	\$ -	\$ 248,663

PRIVATE COSTS		Summary	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total
1	Clearing / Excavation	\$ 177,121	\$ 213,195	\$ 243,500	\$ 815,000	\$ 1,448,816
2	Water					\$ -
3	Sanitary Sewer					\$ -
4	Storm Sewer					\$ -
5	Pavement					\$ -
6	Retaining Walls			\$ 42,000	\$ 122,000	\$ 164,000
7	Erosion Control	\$ 23,501		\$ 11,250	\$ 39,348	\$ 74,098
8	Amenities/Landscaping/Screening	\$ 231,890	\$ 130,000	\$ -	\$ -	\$ 361,890
9	Franchise Utilities	\$ 29,400		\$ 58,000	\$ 122,000	\$ 209,400
10	Miscellaneous					\$ -
Hard Cost Subtotal		\$ 461,912	\$ 343,195	\$ 354,750	\$ 1,098,348	\$ 2,258,204
11	Engineering/Surveying	10% \$ 66,645	\$ 1,613	\$ 35,475	\$ 109,835	\$ 213,568
12	Construction Management	1% \$ 26,796		\$ 3,548	\$ 10,983	\$ 41,327
13	Contingency		\$ 24,846	\$ 20,546	\$ 122,849	\$ 168,241
14	Soft Cost Subtotal	\$ 93,442	\$ 26,459	\$ 59,568	\$ 243,668	\$ 423,136
TOTAL PRIVATE COSTS		\$ 555,353	\$ 369,654	\$ 414,318	\$ 1,342,015	\$ 2,681,340

GRAND TOTAL COSTS	\$ 2,778,269	\$ 2,866,088	\$ 1,270,982	\$ 4,054,058	\$ 10,969,397
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GEORGETOWN AT KINGS FORT - 305 Single Family Lots
PUBLIC IMPROVEMENT DISTRICT COST BREAKDOWN
10.21.2020
SUMMARY

DIRECT PUBLIC COSTS		1A - 59 Lots completed	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total
1	Clearing / Excavation	\$ 50,178	\$ 93,914	\$ 74,425	\$ 240,825	\$ 459,342
2	Water	\$ 214,576	\$ 211,748	\$ 92,175	\$ 300,975	\$ 819,474
3	Sanitary Sewer	\$ 164,598	\$ 168,294	\$ 74,870	\$ 244,230	\$ 651,992
4	Storm Sewer	\$ 479,663	\$ 831,231	\$ 124,000	\$ 428,000	\$ 1,862,894
5	Pavement	\$ 579,489	\$ 619,957	\$ 301,065	\$ 975,150	\$ 2,475,661
6	Retaining Walls	\$ -				\$ -
7	Erosion Control	\$ -	\$ 56,528			\$ 56,528
8	Amenities/Landscaping/Screening	\$ 14,750		\$ -	\$ -	\$ 14,750
9	Franchise Utilities					\$ -
10	Miscellaneous		\$ 67,800	\$ 3,787	\$ -	\$ 71,587
11	Phase 1A Dirtwork for the Benefit of 2A			\$ 3,400	\$ -	\$ 3,400
12	Phase 1B Storm Sewer for the Benefit of 2A & 2B			\$ 10,000	\$ 20,000	\$ 30,000
13	Phase 1B Paving for the Benefit of 2A & 2B			\$ 19,375	\$ 38,750	\$ 58,125
14	Phase 1B Water for the Benefit of 2A & 2B			\$ 3,063	\$ 6,125	\$ 9,188
Hard Cost Subtotal		\$ 1,503,254	\$ 2,049,472	\$ 706,160	\$ 2,254,055	\$ 6,512,941
15	Engineering/Surveying	10% \$ 247,110	\$ 104,300	\$ 70,616	\$ 225,406	\$ 647,432
16	Construction Management	1% \$ 76,053	\$ 167,500	\$ 7,062	\$ 22,541	\$ 273,155
17	District Formation Costs	\$ 147,836		\$ -	\$ -	\$ 147,836
18	Contingency		\$ 175,162	\$ 72,826	\$ 210,042	\$ 458,030
19	Soft Cost Subtotal	\$ 470,999	\$ 446,962	\$ 150,504	\$ 457,988	\$ 1,526,453
TOTAL DIRECT COSTS		\$ 1,974,253	\$ 2,496,434	\$ 856,664	\$ 2,712,043	\$ 8,039,394

MAJOR IMPROVEMENTS (CTAL BENEFIT)		1A - 59 Lots	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total
1	Clearing / Excavation					
2	Water	\$ 208,495				\$ 208,495
3	Sanitary Sewer					
4	Storm Sewer					
5	Pavement					
6	Retaining Walls					
7	Erosion Control					
8	Amenities/Landscaping/Screening					
9	Franchise Utilities					
10	Miscellaneous					
10A	Phase 1A Water for the Benefit of 1B, 2A AND 2B					\$ -
Hard Cost Subtotal		\$ 208,495				\$ 208,495
11	Engineering/Surveying	10% \$ 34,273				\$ 34,273
12	Construction Management	1% \$ 5,896				\$ 5,896
13	Contingency					\$ -
14	Soft Cost Subtotal	\$ 40,169		\$ -	\$ -	\$ 40,169
TOTAL MAJOR IMPROVEMENT COSTS		\$ 248,663	\$ -	\$ -	\$ -	\$ 248,663

PRIVATE COSTS		Summary	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total
1	Clearing / Excavation	\$ 177,121	\$ 213,195	\$ 243,500	\$ 815,000	\$ 1,448,816
2	Water					\$ -
3	Sanitary Sewer					\$ -
4	Storm Sewer					\$ -
5	Pavement					\$ -
6	Retaining Walls			\$ 42,000	\$ 122,000	\$ 164,000
7	Erosion Control	\$ 23,501		\$ 11,250	\$ 39,348	\$ 74,098
8	Amenities/Landscaping/Screening	\$ 231,890	\$ 130,000	\$ -	\$ -	\$ 361,890
9	Franchise Utilities	\$ 29,400		\$ 58,000	\$ 122,000	\$ 209,400
10	Miscellaneous					\$ -
Hard Cost Subtotal		\$ 461,912	\$ 343,195	\$ 354,750	\$ 1,098,348	\$ 2,258,204
11	Engineering/Surveying	10% \$ 66,645	\$ 1,613	\$ 35,475	\$ 109,835	\$ 213,568
12	Construction Management	1% \$ 26,796		\$ 3,548	\$ 10,983	\$ 41,327
13	Contingency		\$ 24,846	\$ 20,546	\$ 122,849	\$ 168,241
14	Soft Cost Subtotal	\$ 93,442	\$ 26,459	\$ 59,568	\$ 243,668	\$ 423,136
TOTAL PRIVATE COSTS		\$ 555,353	\$ 369,654	\$ 414,318	\$ 1,342,015	\$ 2,681,340

GRAND TOTAL COSTS	\$ 2,778,269	\$ 2,866,088	\$ 1,270,982	\$ 4,054,058	\$ 10,969,397
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Meeting
Date: 10/26/2020

Date: 10/13/2020

Item #: 18.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on an Interlocal Agreement between the City of Kaufman and Trinity Valley Community College for participation in Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas; and authorizing the Mayor to execute necessary documents.

BACKGROUND:

Similar to the Interlocal Agreement with Kaufman County providing for their participation in TIRZ #2, this agreement is with TVCC asking for the same level of participation (50% of their Maintenance and Operations tax). The TVCC Board is considering this same ILA concurrently at their Board meeting.

Author:

Reviewed:

Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Recommend approval of the ILA with TVCC participating in the TIRZ #2.

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

**INTERLOCAL AGREEMENT TO PARTICIPATE IN
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
CITY OF KAUFMAN, TEXAS**

This **INTERLOCAL AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF KAUFMAN, TEXAS (“TIRZ 2”)** (“**Agreement**”) is entered into by and between the **CITY OF KAUFMAN, TEXAS**, a home-rule municipality (the “**City**”) and **TRINITY VALLEY COMMUNITY COLLEGE**, a public junior college district in the State of Texas (“**TVCC**”).

The City and TVCC hereby agree that the following statements are true and correct and constitute the basis upon which the City and TVCC have entered into this Agreement:

WHEREAS, on September 14, 2020, the City Council of the City of Kaufman, Texas (the “**City Council**”) adopted City Ordinance No. O-28-20 designating approximately 111.299 acres of undeveloped property, located within the corporate limits of the City and generally bound by Texas State Highway 34 to the south, South Washington Street to the west, and South Houston Street to the east, the boundaries of the Zone being more particularly described in Exhibit “A” attached to Ordinance No. O-28-20 and depicted on the map attached as Exhibit “B2” to Ordinance No. O-28-20, as Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas (the “**Zone**”). The Zone is informally known as “South Pointe Park”; and

WHEREAS, on September 28, 2020, the Board of Directors for the Zone (“**TIRZ Board**”) reviewed and recommended adoption of a Project and Financing Plan for the Zone, which was subsequently approved by the City Council on September 28, 2020, pursuant to Ordinance No. O-30-20; and

WHEREAS, designation of the Zone will enable development of property in and around the Zone to occur that would not occur otherwise in the foreseeable future and it is anticipated that other complementary development in the Zone will follow such that this overall development will result in increased tax revenues and other public benefits for both the City and TVCC; and

WHEREAS, pursuant to Section 311.013(f) of the Texas Tax Code, TVCC is not required to pay any tax increment into the tax increment fund of the Zone unless it enters into an agreement to do so with the City; and

WHEREAS, TVCC has determined it beneficial to participate, and as such, TVCC wishes to enter into such agreement with the City and to participate in the Zone in consideration for the agreements set forth below.

NOW, THEREFORE, for and in consideration of the foregoing recitals and the conditions set forth herein, the sufficiency of which is hereby acknowledged, the City and TVCC do hereby contract, covenant and agree as follows:

I.
INCORPORATION OF RECITALS

The parties hereby agree that the recitals set forth above are true and correct, are incorporated herein, and form the basis upon which they have entered into this Agreement.

II.
DEFINITIONS

In addition to any terms defined in the body of this Agreement, the following terms shall have the definitions ascribed to them as follows:

As used in this Agreement, the following terms shall have the meaning set out below and undefined terms shall have the meaning the meanings ascribed to them in Chapter 311, Texas Tax Code:

2.01. “Act” means the Tax Increment Financing Act, as amended and as codified in Chapter 311 of the Texas Tax Code.

2.02. “Agreement” means this Interlocal Agreement between the City and TVCC for participation in the Zone.

2.03. “Captured Appraised Value” means in a given year means the total appraised value of all real property taxable by TVCC and located in the Zone for that year less the Tax Increment Base, as defined by Chapter 311.012 (b), Texas Tax Code, as amended.

2.04. “City” means the City of Kaufman, Texas, and its successors and assigns.

2.05. “County” means Kaufman County, Texas, and its successors and assigns.

2.06. “County Roll Back Tax” means additional tax that is imposed when a property owner changes the use of a property from Agricultural to any other use – excluding building a house for a personal homestead. The Rollback Tax recoups the tax the owner would have paid if his or her land had been taxed at Market Value for the years covered in the Rollback, pursuant to Section 23.55 of the Texas Property Tax Code, as amended.

2.07. “Debt Service Tax Rate” means that portion of the tax rate that is levied for payment of debt service.

2.08. “Material Breach” means any material failure to follow the terms of this Agreement or the Project and Financing Plan.

2.09. “Project” means the acquisition and development and/or redevelopment of the area described in the Project and Financing Plan approved by the City Council on September 28th, 2020 by Ordinance No. O-30-20, attached hereto as **Exhibit “2.”**

2.10. “Project and Financing Plan” means the approved Project and Financing Plan for the

Zone, attached hereto as **Exhibit “2,”** and such amendments and revisions to such plan as may be recommended for adoption by the Board of Directors of the Zone and approved by the City Council of the City and the Board of Trustees of TVCC.

2.11. “Tax Increment Fund” means that fund created by the City pursuant to Section 311.014 of the Act and which will be maintained by the City as a separate and individual interest-bearing account into which all revenues of the Zone will be deposited, including (i) deposits of tax increment by the City and by other taxing units with jurisdiction over real property in the Zone, including TVCC, and (ii) all accrued interest earned on the cash balance of the fund.

2.12. “TVCC Tax Increment Participation” means the amount of TVCC tax levy on the Captured Appraised Value which TVCC agrees to contribute to the Zone pursuant to Section IV of this Agreement.

2.13. “Zone” means Reinvestment Zone Number Two, City of Kaufman, Texas, created by the City on September 14, 2020 by City Ordinance No. O-28-20 designating approximately 111.299 acres of undeveloped property, located within the corporate limits of the City and generally bound by Texas State Highway 34 to the south, South Washington Street to the west, and South Houston Street to the east, the boundaries of the Zone being more particularly described in Exhibit “A” attached to Ordinance No. O-28-20 and depicted on the map attached as Exhibit “B” to Ordinance No. O-28-20, as Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas. The Zone is informally known as “South Pointe Park”. A true and correct copy of Ordinance No. O-28-20 is attached to this Agreement as **Exhibit “1”**.

III. BACKGROUND

On September 14, 2020, the City created the Zone by adoption of City Ordinance No. O-28-20, for the purposes of development and/or redevelopment of the property within the Zone pursuant to the preliminary Project and Financing Plan. The City has agreed to participate in the Zone by contributing tax increments produced in the Zone to the Tax Increment Fund based on a contribution of fifty percent (50%) of its tax rate (not including the Debt Service Tax Rate) on real property for a maximum term of thirty-one (31) years. On September 28, 2020, the Board of Directors of the Zone met and recommended approval of the final Project and Financing Plan to the Kaufman City Council. Following the meeting of the Board of Directors, the Kaufman City Council adopted Ordinance No. O-30-20 approving the Project and Financing Plan, a true and correct copy of which is attached and incorporated into this Agreement as **Exhibit “2”**.

TVCC desires to participate in the Zone in consideration for the agreements set forth below. The parties now desire to enter into this Agreement pursuant to Section 311.013(f) of the Texas Tax Code.

IV. OBLIGATIONS OF TVCC

4.01 TVCC Tax Increment Participation. For and in consideration of the agreement of the parties set forth herein, and subject to the remaining subsections of this section, the participation of TVCC shall be for a maximum term of thirty-one (31) years. During the term of this Agreement, TVCC agrees to deposit each year for a period of thirty-one (31) years beginning with the 2020 tax year, fifty percent (50%) of its maintenance and operations tax rate (not including the Debt Service Tax Rate) attributed to TVCC's Captured Appraised Value into the Tax Increment Fund. In no event shall TVCC's total contribution to the Tax Increment Fund exceed \$2,624,824. Upon reaching the total contribution of \$2,624,824 or the expiration of the term, whichever occurs first, the participation of TVCC in this Agreement shall terminate unless TVCC by official action of the Board of Trustees agrees in writing to extend this Agreement.

4.02. TVCC Tax Increment Limitation. TVCC is not obligated to pay TVCC Tax Increment Participation from any source other than taxes collected on the Captured Appraised Value, not including taxes collected resulting from the Debt Service Tax Rate. Furthermore, TVCC has no duty or obligation to pay TVCC Tax Increment Participation from any other TVCC taxes or revenues, or until TVCC Tax Increment Participation in the Zone is actually collected. The obligation to pay TVCC Tax Increment Participation accrues as TVCC collects taxes representing TVCC Tax Increment Participation, and payment shall be due on the first day of May of each year, but only after TVCC's receipt of bill from City that outlines the calculation of the amount of deposit owed for that year. No interest or penalty will be charged to TVCC for any late payment received from TVCC; provided, however, the penalty and interest received by TVCC on any delinquent taxes from TVCC Tax Increment Participation shall be paid to the Tax Increment Fund less any collection fees. Any portion of the taxes representing TVCC Tax Increment Participation that are paid to TVCC and subsequently refunded pursuant to the provision of the Texas Tax Code shall be offset against future payments to the Tax Increment Fund.

4.03. Expansion of the Zone. The Obligation of TVCC to participate in the Zone is limited to the area described in the Project and Financing Plan (Exhibit "2"). TVCC's participation does not extend to the tax increment on any additional property added to the Zone or on any other project(s) added to the Zone which would increase the Project and Financing Plan total above (\$23,432,676) unless TVCC specifically agrees in writing to participate in the additional area or in the additional project(s).

4.04. Board of Directors. Notwithstanding anything to the contrary in the City's ordinance creating the Zone, pursuant to the provisions of Sections 3 11.009(a), Texas Tax Code, TVCC shall have the unequivocal right to appoint and thereafter at all times maintain two (2) members on the Board of Directors of the Zone. The size of the TIF Board as specified in the City's ordinance creating the Zone shall not be changed or increased unless TVCC specifically agrees to the change.

V.

OBLIGATIONS OF THE CITY AND THE ZONE

5.01. Amendment of Ordinance. The Ordinance creating the Zone designates the boundaries, the eligible real properties for the calculation of tax increment for the Zone and the specific participation level of the City. All amendments to the Zone shall be recommended for approval by the Board of Directors of the Zone prior to consideration and approval by the City Council. If the City Council approves an amendment to the Ordinance creating the Zone that is different from the amendment approved by the Board of Directors of the Zone, TVCC may suspend payment into

the Tax Increment Fund as described in Section IV until the amendment is approved by the Board of Trustees of TVCC. If the TIRZ Ordinance is amended, such amendment shall only be effective as to TVCC's Tax Increment Participation and TVCC's payments due into the Tax Increment Fund if the amendment is approved by the Board of Trustees of TVCC as an amendment to this Agreement. The City shall provide TVCC at least 30-day's notice of any proposed amendments to the TIRZ Ordinance. Failure to provide notice constitutes a Material Breach of this Agreement.

5.02. Project and Financing Plan. The Board of Trustees may review and comment upon any amendment to the Project and Financing Plan prior to its approval by the City Council. The City agrees to provide TVCC with any proposed amendments to the Project and Financing Plan at least thirty (30) days prior to their submission to the City Council for approval. No amendment to the Project and Financing Plan shall be effective until it is approved by the Board of Trustees of TVCC. Failure to provide notice or amend the Project and Financing Plan without prior approval by the Board of Trustees constitutes a Material Breach of this Agreement.

5.03. Disposition of Tax Increments. Upon termination of the Zone, and after all obligations and bonded indebtedness of the Zone have been paid, the City and the Zone shall pay to TVCC, within sixty (60) days of said termination, all monies remaining in the Tax Increment Fund that are attributable to TVCC Tax Increment Participation paid by TVCC into the Tax Increment Fund.

Furthermore, if the projects to be undertaken pursuant to the Project and Financing Plan are not undertaken, are discontinued, or are terminated, all monies remaining in the Tax Increment Fund after satisfaction of lawful claims, shall be paid to the participating taxing entities in proportion to their respective share of the total amount of tax increments derived from taxable real property in the Zone that were deposited in the Tax Increment Fund during the Fund's existence. In no event shall payment of monies to the participating taxing units exceed ninety (90) days from the date of termination.

5.04. Audits. In the event the City creates a redevelopment authority in connection with the Zone, the City shall provide to TVCC a copy of each of the audits required by the agreement between the City, the Zone and any such redevelopment authority within thirty (30) days of receipt of each audit.

The City Council of the City of Kaufman shall submit to the TVCC Board of Trustees, other taxing jurisdictions and the State of Texas Comptroller, a report of the status of the Zone in accordance with Chapter 311 of the LGC. The contents of the report must contain all information required under section 311.016 of the Texas Tax Code.

5.05. Deposit of Penalties Received By City. As an inducement to have TVCC participate in this Agreement, the City agrees that any penalty and interest received by the City on any delinquent taxes attributable to the City's tax increment participation in the Zone shall be paid to the Tax Increment Fund less any collection fees.

5.06 Billing Procedures. The calculation to determine the dollar amount of TVCC's Tax Increment to be deposited shall be made by the City based upon valuations provided by the

Kaufman County Appraisal District (“KCAD”) for each year and such deposits shall be made in accordance with TVCC’s standard administrative procedures, but only following receipt of a bill from the City that outlines the City’s calculation of the amount of the deposit that is required for that year. Any disputes regarding the monthly billing contribution shall be subject to legal suit for action and/or mediation of this Agreement. TVCC’s obligation to the Tax Increment Fund is complete after making the deposits required herein.

VI. TERM

This Agreement becomes effective as of the date of the final signature hereto. The term of the Agreement shall commence with the tax year beginning on January 1, 2020. This Agreement shall terminate on December 31, 2051, or upon TVCC’s satisfaction to the Tax Increment Fund under Section 4.01 of this Agreement, unless earlier terminated by the parties hereto (with the final year’s tax increment to be collected by September 1, 2052). Nothing in this Agreement limits the authority of the TVCC Board of Trustees to extend the term of the Agreement. Upon termination of the Agreement, the obligation of TVCC to contribute to the Tax Increment Fund for the Zone shall end; however, any refund obligations of the City, the Zone or any related redevelopment authority shall survive such termination.

VII. LIMITATIONS ON TAX INCREMENT DEPOSITS AND USE OF FUNDS

This Agreement is based on the following conditions, and the City agrees and acknowledges TVCC's right to enforce the conditions contained herein by injunction or any other lawful means in the event one or more of such conditions are not satisfied, to wit:

7.01. The tax increment deposited into the Tax Increment Fund by TVCC shall be used to pay project costs for infrastructure improvements or other public improvements as set forth and identified in the attached Project and Financing Plan, and shall not include any costs for administration, overhead, or management of the Zone, costs for municipal or educational facilities, or any other costs whatsoever, except as agreed upon in writing by TVCC and the City.

7.02. If the Project and Financing Plan is amended, the tax increment deposited into the Tax Increment Fund by TVCC may not be used for any infrastructure improvements or other public improvements not addressed by the Project and Financing Plan unless the amended Project and Financing Plan is approved by the Board of Trustees of TVCC as an amendment to this Agreement.

7.03. As defined, the Zone shall include real properties located within the boundaries as described in City of Kaufman Ordinance No. O-28-20 (Exhibit “1” hereto). If the Zone is expanded, the tax increment deposited into the Tax Increment Fund by TVCC may not be used for any infrastructure improvements or other public improvements in any portion of the expanded area of the Zone unless approved by the Board of Trustees of TVCC as an amendment to this Agreement.

VIII. TERM AND TERMINATION AND DEFAULT

8.01. Early Termination. The Zone may terminate pursuant to the provisions of Section 311.017 of the Texas Tax Code, as amended.

8.02. Termination. If either party materially breaches this Agreement, the non-breaching Party will deliver written notice of such material breach to the breaching Party. Such notice will specify the nature of the material breach and inform the breaching Party that unless the breach is cured within thirty (30) business days of receipt of the notice, additional steps may be taken to terminate this Agreement. If the breaching Party begins a good faith attempt to cure the material breach within thirty (30) business days, then and in that instance, the thirty (30) business-day period may be extended by the non-breaching Party, so long as the breaching Party continues to pursue a cure diligently to completion and continues to make a good faith attempt to cure the material breach. If, in the opinion of the non-breaching Party, the breaching Party does not cure the breach within thirty (30) business days or otherwise fails to make any diligent attempt to correct the material breach, the breaching Party will be deemed to be in breach and the non-breaching Party may, in addition to seeking the remedies available under this Agreement and the law, terminate this Agreement. Written notice, sent pursuant to Section 9.04 "Notices" of this Agreement, is required for any party desiring to terminate.

IX. MISCELLANEOUS

9.01. Severability. In the event any term, covenant or condition herein contained is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained. In the event any term, covenant or condition shall be held invalid and affects in any manner the limitations on TVCC's or the City's contributions or participation, then neither TVCC nor the City shall have any liability for any incremental or other payments as many otherwise be provided for this Agreement.

9.02. Entire Agreement. This Agreement supersedes all prior oral and written agreements of the parties, merges the prior negotiations and understanding of the parties hereto and embodies the entire agreement of the parties, and there are no other agreements, assurances, conditions, covenants (express or implied) or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof.

9.03. Written Amendment. Unless otherwise provided herein, this Agreement may be amended only by written instrument duly executed on behalf of each party.

9.04. Notices. All notices required or permitted hereunder shall be in writing, may be hand delivered, and when mailed by deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, returned receipt requested) and addressed to the respective other party at the address set out below and shall be deemed delivered when actually received or, if earlier, on the third (3rd) day following deposit in a United States Postal Service. In the event of a change in address of a party, such party shall provide written notice to the other party within ten (10) days of such change in address.:

City:
City of Kaufman
Attn: City Manager
209 S. Washington St.
Kaufman, TX 75142

TVCC:
Trinity Valley Community College
Attn: President
100 Cardinal Dr.
Athens, TX 75751

with copies to:
Patricia A. Adams
City Attorney
6371 Preston Rd., Suite 200
Frisco, TX 75034

with copies to:
Leigh Porter
Wilson, Robertson & Cornelius, PC
One American Center
909 ESE Loop 323, Suite 400
Tyler, TX 75701

9.05. Non-Waiver. Failure of any party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any other right or remedy occurring as a result of any future default or failure of performance.

9.06. Assignment. No party shall assign this Agreement at law or otherwise without the prior written consent of the other parties. No party shall delegate any portion of its performance under this Agreement without the written consent of the other parties.

9.07. Successors. This Agreement shall bind and benefit the parties and their legal successors. This Agreement does not create any personal liability on the part of any officer, agent or employee of the City, the Zone or TVCC.

9.08. No Waiver of Immunity. No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees, and agents as a result of this execution of the Agreement and performance of the covenants contained herein. The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

9.09. Responsibility For Acts. To the extent required by law, the City and TVCC shall each be responsible for the sole negligent acts of their officers, agents, employees or separate contractors. In the event of joint and concurrent negligence of both the City and TVCC, responsibility, if any, shall be apportioned comparatively with the laws of the State of Texas, with the understanding that neither party waives any governmental powers or immunities or any other defenses available to each individually.

9.10. Interpretation. In the event of any dispute over the meaning or application of any provision of this Agreement, this Agreement shall be interpreted fairly and reasonably, and neither more strongly for or against any party, regardless of the actual drafter of this Agreement.

9.11. Captions. Captions and headings used in this Agreement are for reference purposes only

and shall not be deemed a part of this Agreement.

9.12. Force Majeure. The parties shall exercise every reasonable effort to meet their respective obligations as set forth in this Agreement, but shall not be held liable for any delay in or omission of performance due to *force majeure* or other causes beyond their reasonable control, including, but not limited to, compliance with any government order, law, ordinance or regulation, acts of God, acts of omission, fires, strikes, lockouts, national disasters, pandemics, wars, riots, material or labor restrictions, transportation problems and/or any other cause beyond the reasonable control of either party.

9.13. No Third Party Beneficiaries. The provisions and conditions of this Agreement are solely for the benefit of the City and TVCC and are not intended to create any rights, contractual or otherwise, to any other person or entity.

9.14. Venue and Jurisdiction. If any action, whether real or asserted, at law or in equity, arises on the basis of any provision of this Agreement, venue for such action shall lie in state courts located in Kaufman County, Texas. This Agreement shall be construed in accordance with the laws of the State of Texas.

9.15. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

IN WITNESS HEREOF, the City and TVCC have made and executed the Agreement in multiple copies, each of which is an original on the ____ day of _____, 2020.

CITY OF KAUFMAN, TEXAS

**TRINITY VALLEY COMMUNITY
COLLEGE**

Jeff Jordan, Mayor

Dr. Jerry King, President

ATTEST:

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

Leigh Porter, Legal Counsel for TVCC

Exhibit “1”

City of Kaufman Ordinance No. O-28-20

CITY OF KAUFMAN, TEXAS

ORDINANCE NO. O-28-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF KAUFMAN, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a non-contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the Kaufman City Council (the "City Council") desires to promote the development of a certain non-contiguous geographic area in the City, which is more specifically described in **Exhibits "A" and "B"** of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas* attached as **Exhibit C** (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on August

13, 2020, which date is before the seventh (7th) day before the public hearing held on August 24, 2020; and

WHEREAS, at the public hearing on August 24, 2020, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on August 24, 2020, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on August 24, 2020; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in **Exhibits "A" and "B"** will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as identified in **Exhibits "A" and "B"**, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the City limits of the City; and
 - 2. The City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City or County.
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or County; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Two, City of Kaufman, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of seven (7) members comprised of City Council members from Places 1 through 6 and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one (1) or two (2) members of the board. The number of directors on the Board of Directors shall be increased by one (1) or two (2), as applicable, for each taxing unit that appoints a director(s) to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issue bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2051 (with the final year's tax increment to be collected by September 1, 2052); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2020, which is the year in which the Zone was designated as a reinvestment zone and the total sales generated in the Zone, subject to City sales tax for the year 2020, as defined by Section 311.0123.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) seventy-five percent (75%) of the City's tax increment generated by the Maintenance and Operating component of the City's tax rate, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

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

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

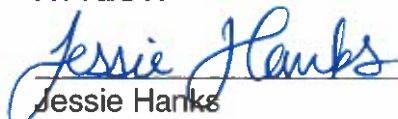
PASSED AND APPROVED ON this 14th day of September 2020.

CITY OF KAUFMAN



Jeff Jordan, Mayor

ATTEST:



Jessie Hanks
City Secretary

APPROVED AS TO FORM:



Patricia Adams
City Attorney



EXHIBIT A

BOUNDARY DESCRIPTION

TIRZ #2

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.

EXHIBIT B
BOUNDARY MAP



 - TIRZ Boundary

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #2 City of Kaufman, Texas

PRELIMINARY PROJECT AND FINANCING PLAN
SEPTEMBER 2020
Page 255 of 352



Preliminary Project and Financing Plan, TIRZ #2

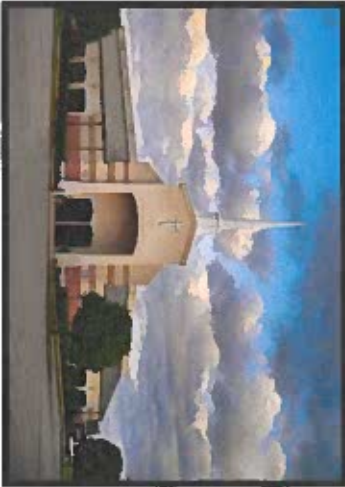
Table of Contents

- Introduction 1
- TIRZ Boundary 2
- Current Conditions & Ownership 3
- Proposed Development 5
- Project Costs 8
- Financial Feasibility Analysis 9
- Terms and Conditions 19
- Appendix A 20

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





Tax Increment Reinvestment Zone #2, City of Kaufman

The goal of Tax Increment Reinvestment Zone #2 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of a mixed-use development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development.

The project and financing plan outlines the funding of \$24,746,105 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.





 - TIRZ Boundary

Boundary Description

Kaufman TIRZ #2 is located in the southwest central portion of the City of Kaufman encompassing approximately 111.299 acres. The TIRZ is generally bound by Texas State Highway 34 to the south, South Washington Street to the west, and South Houston Street to the east.

Legal Description

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.



Land Use

A portion of the land within the zone is improved with public buildings including the Kaufman County Children's Shelter, Kaufman County Library, Kaufman County Appraisal District, Kaufman County - South Campus, and Texas Department of Transportation Maintenance Facility. The balance of the land within the TIRZ is predominately vacant.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property within the TIRZ is zoned currently as Planned Development (PD-1 and PD-18), shaded in light blue and Commercial, shaded in pink. The property may need to be rezoned to accommodate the planned development. It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.





Current Ownership Information

There are currently five parcels within Tax Increment Reinvestment Zone #2. All five parcels are owned by public entities, including City of Kaufman, Kaufman County, Kaufman CAD, and the Texas Highway Department. The taxable value of the property is \$0.

It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code

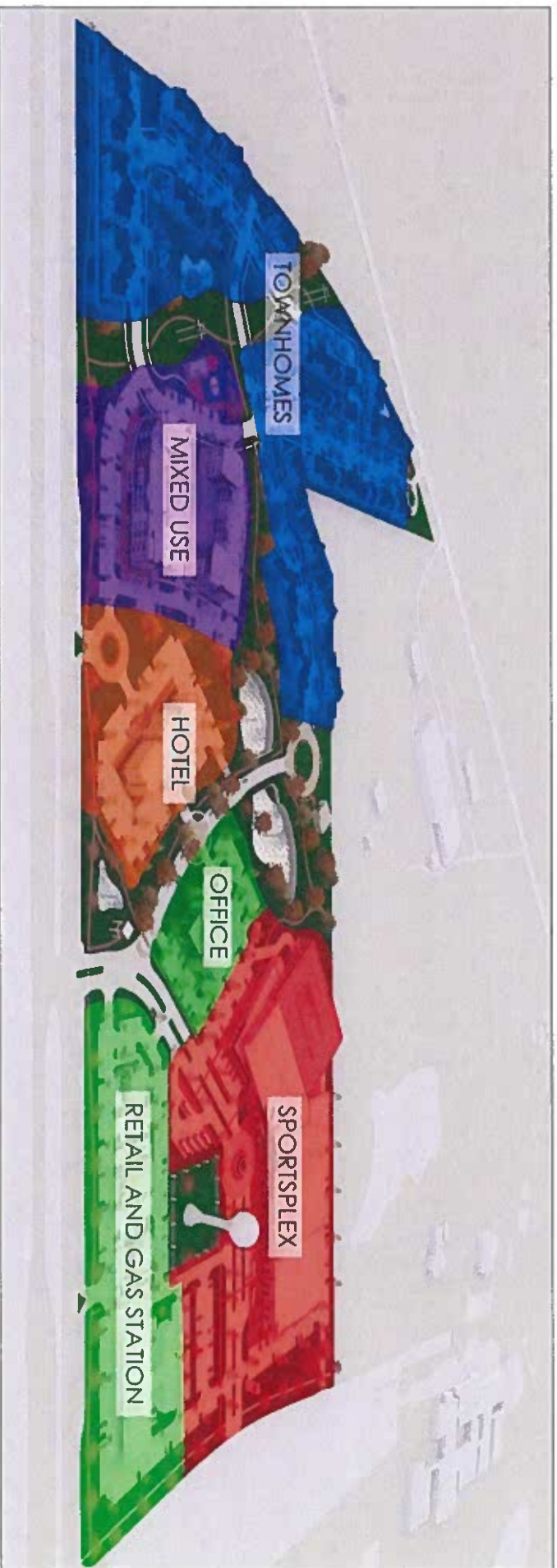
DAVID PETTIT
Economic Development

57



Proposed Development

The site plan below depicts the location of the various proposed land uses.



Proposed Development

Anticipated Development

The TIRZ #2 development is anticipated to be a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the new construction will begin and be completed.

	Construction Start	Final Delivery	Units/SF	Taxable Value PSF/Unit	Incremental Value
PHASE ONE					
SPORTS COMPLEX	2021	2023	174,000	\$ 85	\$ 14,790,000
OUTPARCEL	2022	2024	6,500	\$ 250	\$ 1,625,000
OUTPARCEL	2022	2024	6,500	\$ 250	\$ 1,625,000
OUTPARCEL	2022	2024	6,500	\$ 250	\$ 1,625,000
OUTPARCEL - GAS	2022	2024	6,500	\$ 250	\$ 1,625,000
HOTEL	2022	2024	80	\$ 100,000	\$ 8,000,000
					\$ 29,290,000
PHASE TWO					
MIXED USE FACILITY	2023	2025	15,000	\$ 250	\$ 3,750,000
RESIDENTIAL	2023	2025	80	\$ 300,000	\$ 24,000,000
MULTIFAMILY	2023	2025	85	\$ 140,000	\$ 11,900,000
					\$ 39,650,000
PHASE THREE					
MULTIFAMILY	2025	2027	180	\$ 150,000	\$ 27,000,000
OFFICE	2025	2027	34,000	\$ 150	\$ 5,100,000
					\$ 32,100,000
Total					\$ 101,040,000

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Incremental Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 2,474,511	10.0%
Sanitary Sewer Facilities and Improvements	\$ 1,484,766	6.0%
Storm Water Facilities and Improvements	\$ 989,844	4.0%
Street and Intersection Improvements	\$ 9,898,442	40.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 6,186,526	25.0%
Utilities and Street Lighting	\$ 1,237,305	5.0%
Economic Development Grants	\$ 2,227,149	9.0%
Administrative Costs	\$ 247,461	1.0%
	\$ 24,746,105	100.0%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the Zone. Subject to a separate interlocal agreement, 60% of the maintenance and operations portion of real property increment within the Zone from Kaufman County may be contributed. In addition, subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the Zone from Trinity Valley Community College may also be contributed.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation	
City of Kaufman (M&O)	0.50108970	75%	0.3758173
Kaufman County (M&O)	0.34661800	60%	0.2079708
Road and Bridge	0.08863500	0%	0.0000000
Trinity Valley CC	0.13854000	50%	0.0692700
Kaufman ISD	1.44830000	0%	0.0000000
	2.52318270		0.58378808

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.50108970	0%	0.0000000
Kaufman County (M&O)	0.34661800	0%	0.0000000
Road and Bridge	0.08863500	0%	0.0000000
Trinity Valley CC	0.13854000	0%	0.0000000
Kaufman ISD	1.44830000	0%	0.0000000
	2.52318270		0.00000000

Sales Tax		Participation	
City of Kaufman Sales Tax	0.01000000	0.00%	0.00000000
City Property Tax Reduction	0.00500000	0.00%	0.00000000
Economic Development	0.00250000	0.00%	0.00000000
Street Maintenance	0.00250000	0.00%	0.00000000
	0.02000000		0.00000000

PHASE ONE: INPUT & OUTPUT

► **INPUT**

INFLATION RATE	2.40%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kalamazoo (millage)	0.570100979	75%	0.570100979
Kalamazoo County (millage)	0.004611860	90%	0.004170684
State and Bridge	0%	0%	0.000000000
Trinity Valley CC	0.130400000	90%	0.000000000
Kalamazoo MI	1.400000000	0%	0.000000000
	1.125112778		0.570100979

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Tusculum (Tulac)	0.01000070	0%	0.00000000
Knox County (Knox)	0.00411160	0%	0.00000000
Blount and Blount	0.00000000	0%	0.00000000
Threat Valley CC	0.12000000	0%	0.00000000
Knoxville MO	1.00000000	0%	0.00000000
	2.52318270		0.00000000

City of Kauaiehoa Sales Tax	0.01000000	0%	0.00000000
City Property Tax Reduction	0.00000000	0%	0.00000000
Economic Development	0.00000000	0%	0.00000000
Special Assessments	0.00000000	0%	0.00000000
	0.02000000		0.00000000

PHASE ONE

PHASE ONE						
	Real Property	ASIA SHARES	EUROPE TAX VALUE	SEC 87(e) TAX VALUE	SEC 87(e) TAX VALUE	SOUTH AMERICA TAX VALUE
GROWTH OPPORTUNITIES						
2023	174,000	66	1,818,000	0	0	0
COMMITMENTS						
2024	4,400	2	14,700	0	0	0
2025	5,400	2	15,120	0	0	0
2026	5,400	2	15,120	0	0	0
2027	5,400	2	15,120	0	0	0
2028	5,400	2	15,120	0	0	0
2029	5,400	2	15,120	0	0	0
2030	5,400	2	15,120	0	0	0
2031	5,400	2	15,120	0	0	0
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2041	5,400	2	15,120	0	0	0
2042	5,400	2	15,120	0	0	0
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2051	5,400	2	15,120	0	0	0
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2110	5,400	2	15,120	0	0	0
2111	5,400	2	15,120	0	0	0
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2113	5,400	2	15,120	0	0	0
2114	5,400	2	15,120	0	0	0
2115	5,400	2	15,120	0	0	0
2116	5,400	2	15,120	0	0	0
2117	5,400	2	15,120	0	0	0
2118	5,400	2	15,120	0	0	0
2119	5,400	2	15,120	0	0	0
2120	5,400	2	15,120	0	0	0
2121	5,400	2	15,120	0	0	0
2122	5,400	2	15,120	0	0	0
2123	5,400	2	15,120	0	0	0
2124	5,400	2	15,120	0	0	0
2125	5,400	2	15,120	0	0	0
2126	5,400	2	15,120	0	0	0
2127	5,400	2	15,120	0	0	0
2128	5,400	2	15,120	0	0	0
2129	5,400	2	15,120	0	0	0
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2131	5,400	2	15,120	0	0	0
2132	5,400	2	15,120	0	0	0
2133	5,400	2	15,120	0	0	0
2134	5,400	2	15,120	0	0	0
2135	5,400	2	15,120	0	0	0
2136	5,400	2	15,120	0	0	0
2137	5,400	2	15,120	0	0	0
2138	5,400	2	15,120	0	0	0
2139	5,400	2	15,120	0	0	0
2140	5,400	2	15,120	0	0	0
2141	5,400	2	15,120	0	0	0
2142	5,400	2	15,120	0	0	0
2143	5,400	2	15,120	0	0	0
2144	5,400	2	15,120	0	0	0
2145	5,400	2	15,120	0	0	0
2146	5,400	2	15,120	0	0	0
2147	5,400	2	15,120	0	0	0
2148	5,400	2	15,120	0	0	0
2149	5,400	2	15,120	0	0	0
2150	5,400	2	15,120	0	0	0
2151	5,400	2	15,120	0	0	0
2152	5,400	2	15,120	0	0	0
2153	5,400	2	15,120	0	0	0
2154	5,400	2	15,120	0	0	0
2155	5,400	2	15,120	0	0	0
2156	5,400	2	15,120	0	0	0
2157	5,400	2	15,120	0	0	0
2158	5,400	2	15,120	0	0	0
2159	5,400	2	15,120	0	0	0
2160	5,400	2	15,120	0	0	0
2161	5,400	2	15,120	0	0	0
2162	5,400	2	15,120	0	0	0
2163	5,400	2	15,120	0	0	0
2164	5,400	2	15,120	0	0	0
2165	5,400	2	15,120	0	0	0
2166	5,400	2	15,120	0	0	0
2167	5,400	2	15,120	0	0	0
2168	5,400	2	15,120	0	0	0
2169	5,400	2	15,120	0	0	0
2170	5,400	2	15,120	0	0	0
2171	5,400	2	15,120	0	0	0
2172	5,400	2	15,120	0	0	0
2173	5,400	2	15,120	0	0	0
2174	5,400	2	15,120	0	0	0
2175	5,400	2	15,120	0	0	0
2176	5,400	2	15,120	0	0	0
2177	5,400	2	15,120	0	0	0
2178	5,400	2	15,120	0	0	0
2179	5,400	2	15,120	0	0	0
2180	5,400	2	15,120	0	0	0
2181	5,400	2	15,120	0	0	0
2182	5,400	2	15,120	0	0	0
2183	5,400	2	15,120	0	0	0
2184	5,400	2	15,120	0	0	0
2185	5,400	2	15,120	0	0	0
2186	5,400	2	15,120	0	0	0
2187	5,400	2	15,120	0	0	0
2188	5,400	2	15,120	0	0	0
2189	5,400	2	15,120	0	0	0
2190	5,400	2	15,120	0	0	0
2191	5,400	2	15,120	0	0	0
2192	5,400	2	15,120	0	0	0
2193	5,400	2	15,120	0	0	0
2194	5,400	2	15,120	0	0	0
2195	5,400	2	15,120	0	0	0
2196	5,400	2	15,120	0	0	0
2197	5,400	2	15,120	0	0	0
2198	5,400	2	15,120	0	0	0
2199	5,400	2	15,120	0	0	0
2200	5,400	2	15,120	0	0	0
2201	5,400	2	15,120	0	0	0
2202	5,400	2	15,120	0	0	0
2203	5,400	2	15,120	0	0	0
2204	5,400	2	15,120	0	0	0
2205	5,400	2	15,120	0	0	0
2206	5,400	2	15,120	0	0	0
2207	5,400	2	15,120	0	0	0
2208	5,400	2	15,120	0	0	0
2209	5,400	2	15,120	0	0	0
2210	5,400	2	15,120	0	0	0
2211	5,400	2	15,120	0	0	0
2212	5,400	2	15,120	0	0	0
2213	5,400	2	15,120	0	0	0
2214	5,400	2	15,120	0	0	0
2215	5,400	2	15,120	0	0	0
2216	5,400	2	15,120	0	0	0
2217	5,400	2	15,120	0	0	0
2218	5,400	2	15,120	0	0	0
2219	5,400	2	15,120	0	0	0
2220	5,400	2	15,120	0	0	0
2221	5,400	2	15,120	0	0	0
2222	5,400	2	15,120	0	0	0
2223	5,400	2	15,120	0	0	0
2224	5,400	2	15,120	0	0	0
2225	5,400	2	15,120	0	0	0
2226	5,400	2	15,120	0	0	0
2227	5,400	2	15,120	0	0	0
2228	5,400	2	15,120	0	0	0
2229	5,400	2	15,120	0	0	0
2230	5,400	2	15,120	0	0	0
2231	5,400	2	15,120	0	0	0
2232	5,400	2	15,120	0	0	0
2233	5,400	2	15,120	0	0	0

► **OUTPUT**

TOTAL PROSPECTIVITY		REGIONAL PROSPECTIVITY		NATION	
U.S. of Iceland (1942)	22.7%	3,535,395	+	+	6,687,000
U.S. of Canada (1942)	11.6%	3,825,973	+	+	-
Canadian Country (1942)	3.6%	571,549	+	+	-
Road and Bldgs	2.6%	1,123,161	+	+	-
Trinity Valley CC	4.6%	1,805,000	+	+	-
Trinity Valley RD	46.8%	15,944,066	+	+	16,687,000
	168.9%	32,477,123	1	1	17,348,253
		77,748,253	8.0%	8.0%	-

TOTAL EMPLOYMENT		REAL PROPERTY		PERSONAL PROPERTY		SALES	
CVG & Louisville (1642)	64.6%	1	4,116,172	+	5	+	6.0%
Indianapolis (1847)	36.0%	0	0	+	5	+	0.0%
Indianapolis County (1847)	36.0%	0	2,294,829	+	5	+	0.0%
Indianapolis and Shelby	6.6%	1	0	+	5	+	0.0%
Tri-County Valley CC	6.6%	0	0	+	5	+	0.0%
Indianapolis MD	6.6%	0	0	+	5	+	0.0%
	168.0%	1	6,411,001	+	5	+	6.0%
	168.0%						

CITY OF KANSAS		KANSAS COUNTY		TOWNSHIP		WARRANTY		WARRANTY	
NO.	NAME	NO.	NAME	NO.	NAME	NO.	NAME	NO.	NAME
1	12/1/12	1	12/1/12	1	12/1/12	1	12/1/12	1	12/1/12
2	12/1/12	2	12/1/12	2	12/1/12	2	12/1/12	2	12/1/12
3	12/1/12	3	12/1/12	3	12/1/12	3	12/1/12	3	12/1/12
4	12/1/12	4	12/1/12	4	12/1/12	4	12/1/12	4	12/1/12
5	12/1/12	5	12/1/12	5	12/1/12	5	12/1/12	5	12/1/12
6	12/1/12	6	12/1/12	6	12/1/12	6	12/1/12	6	12/1/12
7	12/1/12	7	12/1/12	7	12/1/12	7	12/1/12	7	12/1/12
8	12/1/12	8	12/1/12	8	12/1/12	8	12/1/12	8	12/1/12
9	12/1/12	9	12/1/12	9	12/1/12	9	12/1/12	9	12/1/12
10	12/1/12	10	12/1/12	10	12/1/12	10	12/1/12	10	12/1/12
11	12/1/12	11	12/1/12	11	12/1/12	11	12/1/12	11	12/1/12
12	12/1/12	12	12/1/12	12	12/1/12	12	12/1/12	12	12/1/12
13	12/1/12	13	12/1/12	13	12/1/12	13	12/1/12	13	12/1/12
14	12/1/12	14	12/1/12	14	12/1/12	14	12/1/12	14	12/1/12
15	12/1/12	15	12/1/12	15	12/1/12	15	12/1/12	15	12/1/12
16	12/1/12	16	12/1/12	16	12/1/12	16	12/1/12	16	12/1/12
17	12/1/12	17	12/1/12	17	12/1/12	17	12/1/12	17	12/1/12
18	12/1/12	18	12/1/12	18	12/1/12	18	12/1/12	18	12/1/12
19	12/1/12	19	12/1/12	19	12/1/12	19	12/1/12	19	12/1/12
20	12/1/12	20	12/1/12	20	12/1/12	20	12/1/12	20	12/1/12
21	12/1/12	21	12/1/12	21	12/1/12	21	12/1/12	21	12/1/12
22	12/1/12	22	12/1/12	22	12/1/12	22	12/1/12	22	12/1/12
23	12/1/12	23	12/1/12	23	12/1/12	23	12/1/12	23	12/1/12
24	12/1/12	24	12/1/12	24	12/1/12	24	12/1/12	24	12/1/12
25	12/1/12	25	12/1/12	25	12/1/12	25	12/1/12	25	12/1/12
26	12/1/12	26	12/1/12	26	12/1/12	26	12/1/12	26	12/1/12
27	12/1/12	27	12/1/12	27	12/1/12	27	12/1/12	27	12/1/12
28	12/1/12	28	12/1/12	28	12/1/12	28	12/1/12	28	12/1/12
29	12/1/12	29	12/1/12	29	12/1/12	29	12/1/12	29	12/1/12
30	12/1/12	30	12/1/12	30	12/1/12	30	12/1/12	30	12/1/12
31	12/1/12	31	12/1/12	31	12/1/12	31	12/1/12	31	12/1/12
32	12/1/12	32	12/1/12	32	12/1/12	32	12/1/12	32	12/1/12
33	12/1/12	33	12/1/12	33	12/1/12	33	12/1/12	33	12/1/12
34	12/1/12	34	12/1/12	34	12/1/12	34	12/1/12	34	12/1/12
35	12/1/12	35	12/1/12	35	12/1/12	35	12/1/12	35	12/1/12
36	12/1/12	36	12/1/12	36	12/1/12	36	12/1/12	36	12/1/12
37	12/1/12	37	12/1/12	37	12/1/12	37	12/1/12	37	12/1/12
38	12/1/12	38	12/1/12	38	12/1/12	38	12/1/12	38	12/1/12
39	12/1/12	39	12/1/12	39	12/1/12	39	12/1/12	39	12/1/12
40	12/1/12	40	12/1/12	40	12/1/12	40	12/1/12	40	12/1/12
41	12/1/12	41	12/1/12	41	12/1/12	41	12/1/12	41	12/1/12
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43	12/1/12	43	12/1/12	43	12/1/12	43	12/1/12	43	12/1/12
44	12/1/12	44	12/1/12	44	12/1/12	44	12/1/12	44	12/1/12
45	12/1/12	45	12/1/12	45	12/1/12	45	12/1/12	45	12/1/12
46	12/1/12	46	12/1/12	46	12/1/12	46	12/1/12	46	12/1/12
47	12/1/12	47	12/1/12	47	12/1/12	47	12/1/12	47	12/1/12
48	12/1/12	48	12/1/12	48	12/1/12	48	12/1/12	48	12/1/12
49	12/1/12	49	12/1/12	49	12/1/12	49	12/1/12	49	12/1/12
50	12/1/12	50	12/1/12	50	12/1/12	50	12/1/12	50	12/1/12
51	12/1/12	51	12/1/12	51	12/1/12	51	12/1/12	51	12/1/12
52	12/1/12	52	12/1/12	52	12/1/12	52	12/1/12	52	12/1/12
53	12/1/12	53	12/1/12	53	12/1/12	53	12/1/12	53	12/1/12
54	12/1/12	54	12/1/12	54	12/1/12	54	12/1/12	54	12/1/12
55	12/1/12	55	12/1/12	55	12/1/12	55	12/1/12	55	12/1/12
56	12/1/12	56	12/1/12	56	12/1/12	56	12/1/12	56	12/1/12
57	12/1/12	57	12/1/12	57	12/1/12	57	12/1/12	57	12/1/12
58	12/1/12	58	12/1/12	58	12/1/12	58	12/1/12	58	12/1/12
59	12/1/12	59	12/1/12	59	12/1/12	59	12/1/12	59	12/1/12
60	12/1/12	60	12/1/12	60	12/1/12	60	12/1/12	60	12/1/12
61	12/1/12	61	12/1/12	61	12/1/12	61	12/1/12	61	12/1/12
62	12/1/12	62	12/1/12	62	12/1/12	62	12/1/12	62	12/1/12
63	12/1/12	63	12/1/12	63	12/1/12	63	12/1/12	63	12/1/12
64	12/1/12	64	12/1/12	64	12/1/12	64	12/1/12	64	12/1/12
65	12/1/12	65	12/1/12	65	12/1/12	65	12/1/12	65	12/1/12
66	12/1/12	66	12/1/12	66	12/1/12	66	12/1/12	66	12/1/12
67	12/1/12	67	12/1/12	67	12/1/12	67	12/1/12	67	12/1/12
68	12/1/12	68	12/1/12	68	12/1/12	68	12/1/12	68	12/1/12
69	12/1/12	69	12/1/12	69	12/1/12	69	12/1/12	69	12/1/12
70	12/1/12	70	12/1/12	70	12/1/12	70	12/1/12	70	12/1/12
71	12/1/12	71	12/1/12	71	12/1/12	71	12/1/12	71	12/1/12
72	12/1/12	72	12/1/12	72	12/1/12	72	12/1/12	72	12/1/12
73	12/1/12	73	12/1/12	73	12/1/12	73	12/1/12	73	12/1/12
74	12/1/12	74	12/1/12	74	12/1/12	74	12/1/12	74	12/1/12
75	12/1/12	75	12/1/12	75	12/1/12	75	12/1/12	75	12/1/12
76	12/1/12	76	12/1/12	76	12/1/12	76	12/1/12	76	12/1/12
77	12/1/12	77	12/1/12	77	12/1/12	77	12/1/12	77	12/1/12
78	12/1/12	78	12/1/12	78	12/1/12	78	12/1/12	78	12/1/12
79	12/1/12	79	12/1/12	79	12/1/12	79	12/1/12	79	12/1/12
80	12/1/12	80	12/1/12	80	12/1/12	80	12/1/12	80	12/1/12
81	12/1/12	81	12/1/12	81	12/1/12	81	12/1/12	81	12/1/12
82	12/1/12	82	12/1/12	82	12/1/12	82	12/1/12	82	12/1/12
83	12/1/12	83	12/1/12	83	12/1/12	83	12/1/12	83	12/1/12
84	12/1/12	84	12/1/12	84	12/1/12	84	12/1/12	84	12/1/12
85	12/1/12	85	12/1/12	85	12/1/12	85	12/1/12	85	12/1/12
86	12/1/12	86	12/1/12	86	12/1/12	86	12/1/12	86	12/1/12
87	12/1/12	87	12/1/12	87	12/1/12	87	12/1/12	87	12/1/12
88	12/1/12	88	12/1/12	88	12/1/12	88	12/1/12	88	12/1/12
89	12/1/12	89	12/1/12	89	12/1/12	89	12/1/12	89	12/1/12
90	12/1/12	90	12/1/12	90	12/1/12	90	12/1/12	90	12/1/12
91	12/1/12	91	12/1/12	91	12/1/12	91	12/1/12	91	12/1/12
92	12/1/12	92	12/1/12	92	12/1/12	92	12/1/12	92	12/1/12
93	12/1/12	93	12/1/12	93	12/1/12	93	12/1/12	93	12/1/12
94	12/1/12	94	12/1/12	94	12/1/12	94	12/1/12	94	12/1/12
95	12/1/12	95	12/1/12	95	12/1/12	95	12/1/12	95	12/1/12
96	12/1/12	96	12/1/12	96	12/1/12	96	12/1/12	96	12/1/12
97	12/1/12	97	12/1/12	97	12/1/12	97	12/1/12	97	12/1/12
98	12/1/12	98	12/1/12	98	12/1/12	98	12/1/12	98	12/1/12
99	12/1/12	99	12/1/12	99	12/1/12	99	12/1/12	99	12/1/12
100	12/1/12	100	12/1/12	100	12/1/12	100	12/1/12	100	12/1/12

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUES		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100		2101		2102		2103		2104		2105		2106		2107		2108		2109		2110		2111		2112		2113		2114		2115		2116		2117		2118		2119		2120		2121		2122		2123		2124		2125		2126		2127		2128		2129		2130		2131		2132		2133		2134		2135		2136		2137		2138		2139		2140		2141		2142		2143		2144		2145		2146		2147		2148		2149		2150		2151		2152		2153		2154		2155		2156		2157		2158		2159		2160		2161		2162		2163		2164		2165		2166		2167		2168		2169		2170		2171		2172		2173		2174		2175		2176		2177		2178		2179		2180		2181		2182		2183		2184		2185		2186		2187		2188		2189		2190		2191		2192		2193		2194		2195		2196		2197		2198		2199		2200		2201		2202		2203		2204		2205		2206		2207		2208		2209		2210		2211		2212		2213		2214		2215		2216		2217		2218		2219		2220		2221		2222		2223		2224		2225		2226		2227		2228		2229		2230		2231		2232		2233		2234		2235		2236		2237		2238		2239		2240		2241		2242		2243		2244		2245		2246		2247		2248		2249		2250		2251		2252		2253		2254		2255		2256		2257		2258		2259		2260		2261		2262		2263		2264		2265		2266		2267		2268		2269		2270		2271		2272		2273		2274		2275		2276		2277		2278		2279		2280		2281		2282		2283		2284		2285		2286		2287		2288		2289		2290		2291		2292		2293		2294		2295		2296		2297		2298		2299		2300		2301		2302		2303		2304		2305		2306		2307		2308		2309		2310		2311		2312		2313		2314		2315		2316		2317		2318		2319		2320		2321		2322		2323		2324		2325		2326		2327		2328		2329		2330		2331		2332		2333		2334		2335		2336		2337		2338		2339		2340		2341		2342		2343		2344		2345		2346		2347		2348		2349		2350		2351		2352		2353		2354		2355		2356		2357		2358		2359		2360		2361		2362		2363		2364		2365		2366		2367		2368		2369		2370		2371		2372		2373		2374		2375		2376		2377		2378		2379		2380		2381		2382		2383		2384		2385		2386		2387		2388		2389		2390		2391		2392		2393		2394		2395		2396		2397		2398		2399		2400		2401		2402		2403		2404		2405		2406		2407		2408		2409		2410		2411		2412		2413		2414		2415		2416		2417		2418		2419		2420		2421		2422		2423		2424		2425		2426		2427		2428		2429		2430		2431		2432		2433		2434		2435		2436		2437		2438		2439		2440		2441		2442		2443		2444		2445		2446		2447		2448		2449		2450		2451		2452		2453		2454		2455		2456		2457		2458		2459		2460		2461		2462		2463		2464		2465		2466		2467		2468		2469		2470		2471		2472		2473		2474		2475		2476		2477		2478		2479		2480		2481		2482		2483		2484		2485		2486		2487		2488		2489		2490		2491		2492		2493		2494		2495		2496		2497		2498		2499		2500	
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Financial Feasibility Analysis

PHASE TWO: INPUT & OUTPUT

INPUT

IMPROVEMENT RATE	2.80%
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DISCOUNT RATE	8.00%
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REAL PROPERTY TAX			
		PARTICIPATION	
City of Kaufman (R&D)	0.00108873	75%	0.278112
Kaufman County (R&D)	0.24811940	0%	0.257179
Reed and Bridge	0.00052502	0%	0.000500
Trinity Valley CC	0.00052502	0%	0.000500
Kaufman ISD	1.44255593	0%	0.000500
	2.4231273		0.000500

PERSONAL PROPERTY TAX			
		PARTICIPATION	
City of Kaufman (R&D)	0.00108873	0%	0.000000
Kaufman County (R&D)	0.24811940	0%	0.000000
Reed and Bridge	0.00052502	0%	0.000000
Trinity Valley CC	0.00052502	0%	0.000000
Kaufman ISD	1.44255593	0%	0.000000
	2.4231273		0.000000

City of Kaufman Sales Tax	0.07100000	0%	0.000000
City Property Tax Reduction	0.00000000	0%	0.000000
Grand Total	0.07100000	0%	0.000000

PHASE TWO									
IMPROVEMENT RATE		ASSED		REAL PROPERTY		PERSONAL PROPERTY		TOTAL	
IMPROVEMENT RATE	ASSED	REAL PROPERTY	PERSONAL PROPERTY	TOTAL	TAX VALUE	TAX VALUE	TAX VALUE	TAX VALUE	TAX VALUE
2.80%	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790
8.00%	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790	2,571,790
TOTAL	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100

OUTPUT

TOTAL TAX REVENUE									
City of Kaufman (R&D)	0.00108873	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112
Kaufman County (R&D)	0.24811940	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179
Reed and Bridge	0.00052502	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
Trinity Valley CC	0.00052502	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
Kaufman ISD	1.44255593	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
	2.4231273	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
TOTAL	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100

TOTAL PARTICIPATION									
City of Kaufman (R&D)	0.00108873	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112
Kaufman County (R&D)	0.24811940	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179
Reed and Bridge	0.00052502	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
Trinity Valley CC	0.00052502	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
Kaufman ISD	1.44255593	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
	2.4231273	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
TOTAL	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100

NET BENEFIT									
City of Kaufman (R&D)	0.00108873	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112	0.278112
Kaufman County (R&D)	0.24811940	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179	0.257179
Reed and Bridge	0.00052502	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
Trinity Valley CC	0.00052502	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
Kaufman ISD	1.44255593	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
	2.4231273	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500	0.000500
TOTAL	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100	15,100

Preliminary Project and Financing Plan, TIRZ #2

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUES		2000		2001		2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100		2101		2102		2103		2104		2105		2106		2107		2108		2109		2110		2111		2112		2113		2114		2115		2116		2117		2118		2119		2120		2121		2122		2123		2124		2125		2126		2127		2128		2129		2130		2131		2132		2133		2134		2135		2136		2137		2138		2139		2140		2141		2142		2143		2144		2145		2146		2147		2148		2149		2150		2151		2152		2153		2154		2155		2156		2157		2158		2159		2160		2161		2162		2163		2164		2165		2166		2167		2168		2169		2170		2171		2172		2173		2174		2175		2176		2177		2178		2179		2180		2181		2182		2183		2184		2185		2186		2187		2188		2189		2190		2191		2192		2193		2194		2195		2196		2197		2198		2199		2200		2201		2202		2203		2204		2205		2206		2207		2208		2209		2210		2211		2212		2213		2214		2215		2216		2217		2218		2219		2220		2221		2222		2223		2224		2225		2226		2227		2228		2229		2230		2231		2232		2233		2234		2235		2236		2237		2238		2239		2240		2241		2242		2243		2244		2245		2246		2247		2248		2249		2250		2251		2252		2253		2254		2255		2256		2257		2258		2259		2260		2261		2262		2263		2264		2265		2266		2267		2268		2269		2270		2271		2272		2273		2274		2275		2276		2277		2278		2279		2280		2281		2282		2283		2284		2285		2286		2287		2288		2289		2290		2291		2292		2293		2294		2295		2296		2297		2298		2299		2300		2301		2302		2303		2304		2305		2306		2307		2308		2309		2310		2311		2312		2313		2314		2315		2316		2317		2318		2319		2320		2321		2322		2323		2324		2325		2326		2327		2328		2329		2330		2331		2332		2333		2334		2335		2336		2337		2338		2339		2340		2341		2342		2343		2344		2345		2346		2347		2348		2349		2350		2351		2352		2353		2354		2355		2356		2357		2358		2359		2360		2361		2362		2363		2364		2365		2366		2367		2368		2369		2370		2371		2372		2373		2374		2375		2376		2377		2378		2379		2380		2381		2382		2383		2384		2385		2386		2387		2388		2389		2390		2391		2392		2393		2394		2395		2396		2397		2398		2399		2400		2401		2402		2403		2404		2405		2406		2407		2408		2409		2410		2411		2412		2413		2414		2415		2416		2417		2418		2419		2420		2421		2422		2423		2424		2425		2426		2427		2428		2429		2430		2431		2432		2433		2434		2435		2436		2437		2438		2439		2440		2441		2442		2443		2444		2445		2446		2447		2448		2449		2450		2451		2452		2453		2454		2455		2456		2457		2458		2459		2460		2461		2462		2463		2464		2465		2466		2467		2468		2469		2470		2471		2472		2473		2474		2475		2476		2477		2478		2479		2480		2481		2482		2483		2484		2485		2486		2487		2488		2489		2490		2491		2492		2493		2494		2495		2496		2497		2498		2499		2500	
State of Tennessee	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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PHASE THREE					
	POST DELIVERY	AREA SCHEDULED	TOTAL PRIORITY 12% VALUE	EST. TOTAL VALUE	SUBS TOTAL VALUE
GRS TRAINING	2017	100 S	150,000 S	27,000,000	0
CERTIFY	2017	36,000 S	100 S	6,100,000	0

[illegible]

TOTAL PARTICIPATIONS		REAL PROPERTY		TOTAL	
City of Houston (H&C)	64.0%	0	4,314,666	+	4.3%
Harris County (H&C)	38.0%	0	3,026,000	+	3.0%
State and Others	6.0%	0	0	+	0.0%
Tulsa Valley CC	6.0%	0	0	+	0.0%
Nonstate MD	6.0%	0	0	+	0.0%
	100.0%	0	6,340,666	+	6.3%
		100.0%			4.3%

PROPERTY	TOTAL	REAL PROPERTY	PERSONAL	SALES
City of Houston (442)	8.5%	1,448,715	3	0.2%
Harris County (442)	7.7%	1,815,897	3	0.1%
Police and Sheriff	4.8%	1,651,144	3	0.1%
Texas Valley CC	7.2%	1,515,689	3	0.1%
Kendall MD	74.7%	14,868,779	3	0.5%
	789.0%	22,551,591	3	0.2%
	144.8%	710.9%		

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Preliminary Project and Financing Plan, TRZ #2

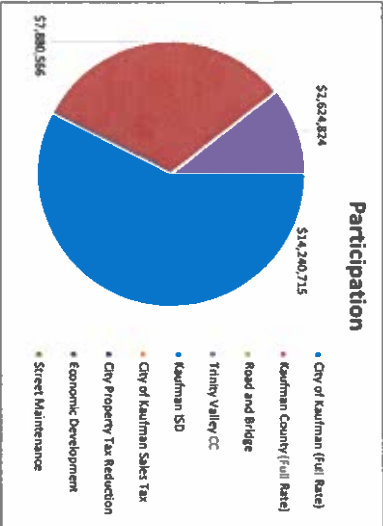
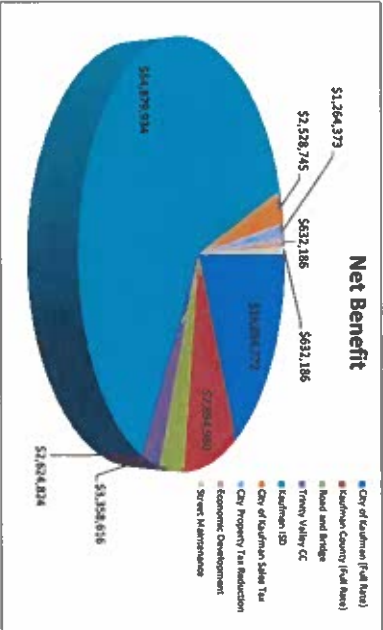
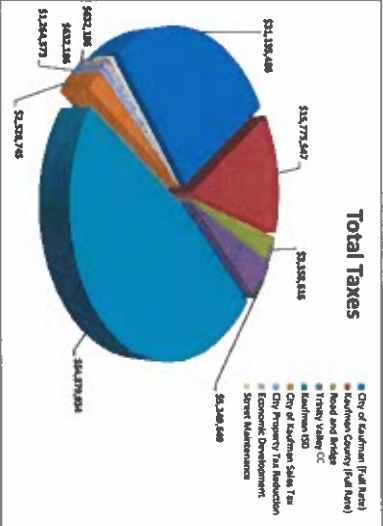
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Trinidad and Tobago 200%

Preliminary Project and Financing Plan, TIRZ #2
17

Revenue Summary

Trading Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Kaufman (Full Rate)	\$31,135,486	\$14,240,715	\$16,894,772
Kaufman County (Full Rate)	\$16,775,547	\$7,680,566	\$7,694,980
Road and Bridge	\$3,358,616	\$0	\$3,358,616
Trinity Valley CC	\$5,248,649	\$2,624,824	\$2,624,824
Kaufman ISD	\$54,879,934	\$0	\$54,879,934
City of Kaufman Sales Tax	\$2,528,745	\$0	\$2,528,745
City Property Tax Reduction	\$1,284,373	\$0	\$1,284,373
Economic Development	\$632,186	\$0	\$632,186
Street Maintenance	\$632,186	\$0	\$632,186
Total	\$118,248,722	\$24,744,105	\$93,504,617





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #2 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2051.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner	Land Size (Acres)	Land Value	Improvement Value	Total Value	Exemption	Taxable Value
45974	KAUFMAN CAD	0	\$0	\$1,335,080	\$1,335,080	EX-XV	\$0
5369	KAUFMAN COUNTY	50.732	\$2,209,890	\$2,222,590	\$4,432,480	EX-XV	\$0
56876	CITY OF KAUFMAN	54	\$940,900	\$0	\$940,900	EX-XV	\$0
5487	TEXAS HIGHWAY DEPT	6.567	\$1,430,290	\$150,000	\$1,580,290	EX-XV	\$0
Total		111.299	\$4,581,080	\$3,707,670	\$8,288,750		\$0

*Source: Kaufman Central Appraisal District, 2020

Exhibit “2”

City of Kaufman Ordinance No. O-30-20

ORDINANCE NO. O-30-20

AN ORDINANCE APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF KAUFMAN, TEXAS; AN APPROXIMATE 111.299 ACRE TRACT OF UNDEVELOPED LAND, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY AND GENERALLY BOUND BY TEXAS STATE HIGHWAY 34 TO THE SOUTH, SOUTH WASHINGTON STREET TO THE WEST, AND SOUTH HOUSTON STREET TO THE EAST; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code, as amended (the “**Act**”) and pursuant to Ordinance No. O-28-20, adopted by the City Council of the City of Kaufman, Texas (the “**City**”) on September 14, 2020, the City created Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas (the “**Zone**”) and established a Board of Directors for the Zone (the “**Board**”); and

WHEREAS, pursuant to and as required by the Act, the City prepared a Preliminary Project and Financing Plan for the Zone, and

WHEREAS, the City approved a Preliminary Project and Financing Plan for the Zone on August 24, 2020; and

WHEREAS, on September 28, 2020, the Board adopted a Final Project and Financing Plan for the Zone, which is attached hereto as Exhibit “A” (the “**Plan**”), as required by Section 311.011(a) of the Act; and

WHEREAS, on September 28, 2020, the City Council reviewed the Plan for adoption.

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

Section 1. Findings.

That the City Council hereby makes the following findings of fact:

- 1.1** The statements and facts set forth in the recitals of this Ordinance are true and correct and are incorporated herein.
- 1.2** The Plan includes all information required by Sections 311.003(b) and (c) of the Act.

1.3 The Plan is feasible and the project plan conforms to the City's master plan.

Section 2. Approval of Plan.

Based on the findings set forth in Section 1 of this Ordinance, the Plan attached hereto and incorporated herein as **Exhibit "A"**, is hereby approved.

Section 3. Severability.

If any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 4. Effective Date.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Kaufman, Texas, on this the **28TH DAY OF SEPTEMBER, 2020**.

CITY OF KAUFMAN



Jeff Jordan, Mayor

ATTEST:



Jessie Hanks
City Secretary

APPROVED AS TO FORM:



Patricia Adams
City Attorney

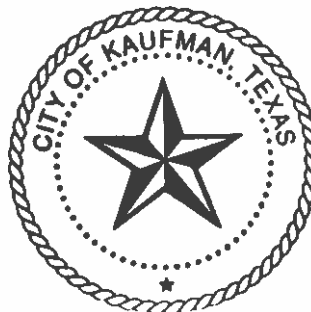


EXHIBIT A
Final Project and Financing Plan

Tax Increment Reinvestment Zone #2 City of Kaufman, Texas

PROJECT AND FINANCING PLAN
SEPTEMBER 2020

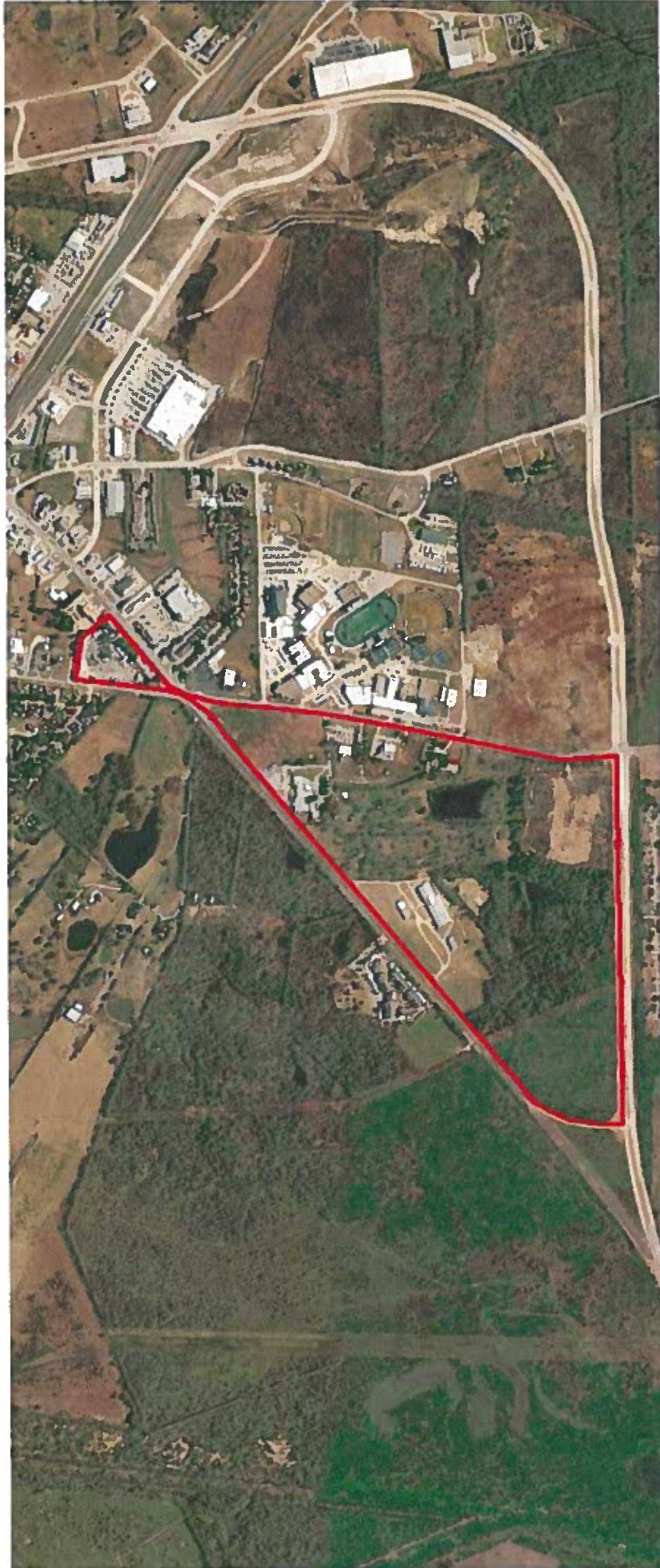


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■ TIRZ Boundary	2
■ Current Conditions & Ownership	3
■ Proposed Development	5
■ Project Costs	8
■ Financial Feasibility Analysis	9
■ Terms and Conditions	19
■ Appendix A	20

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens



Introduction



Tax Increment Reinvestment Zone #2, City of Kaufman

The goal of Tax Increment Reinvestment Zone #2 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of a mixed-use development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development.

The project and financing plan outlines the funding of \$23,432,678 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



TIRZ Boundary



 - TIRZ Boundary

Boundary Description

Kaufman TIRZ #2 is located in the southwest central portion of the City of Kaufman encompassing approximately 111.299 acres. The TIRZ is generally bound by Texas State Highway 34 to the south, South Washington Street to the west, and South Houston Street to the east.

Legal Description

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

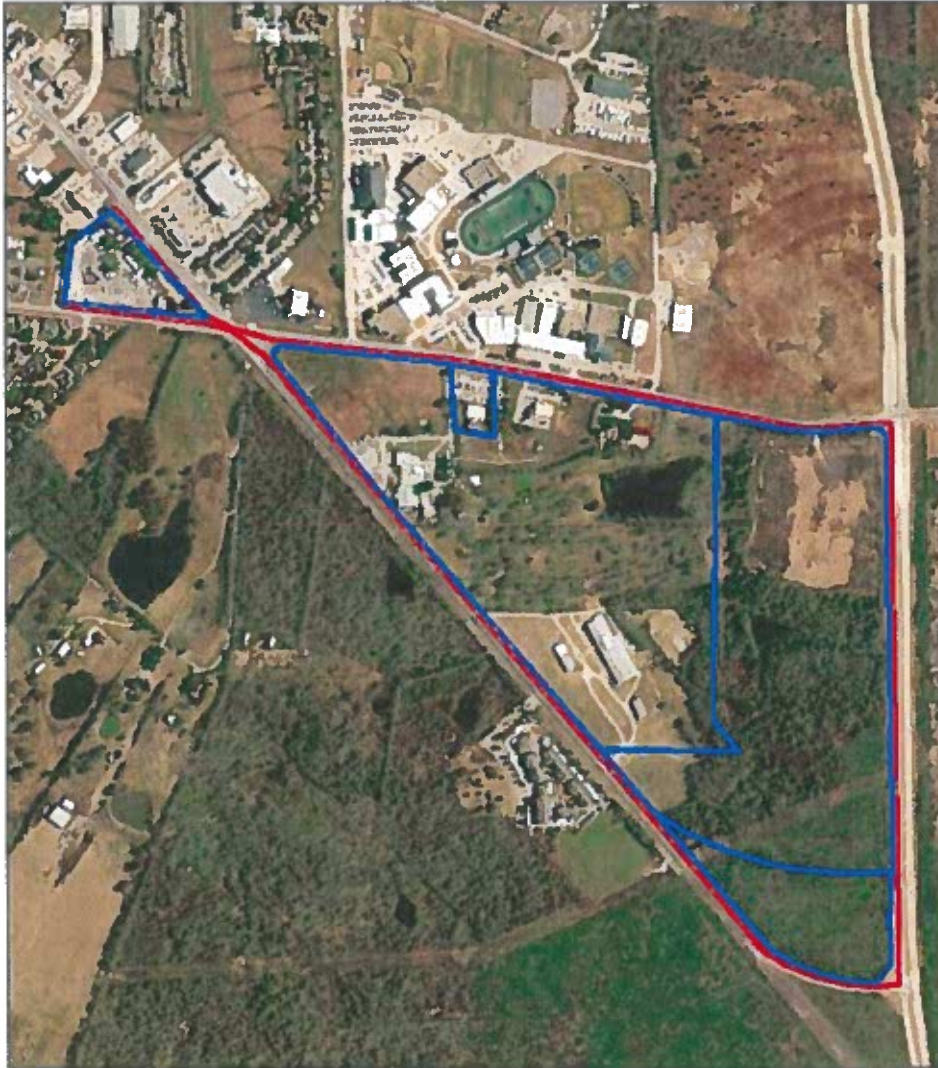
North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.

Current Conditions



Land Use

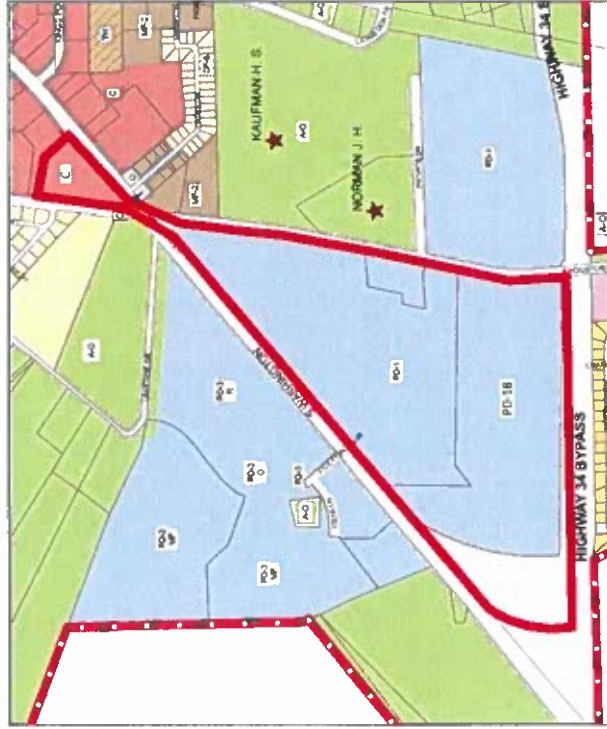
A portion of the land within the zone is improved with public buildings including the Kaufman County Children's Shelter, Kaufman County Library, Kaufman County Appraisal District, Kaufman County - South Campus, and Texas Department of Transportation Maintenance Facility. The balance of the land within the TIRZ is predominately vacant.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property within the TIRZ is zoned currently as Planned Development (PD-1 and PD-18), shaded in light blue and Commercial, shaded in pink. The property may need to be rezoned to accommodate the planned development. It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Current Conditions



Current Ownership Information

There are currently five parcels within Tax Increment Reinvestment Zone #2. All five parcels are owned by public entities, including City of Kaufman, Kaufman County, Kaufman CAD, and the Texas Highway Department. The taxable value of the property is \$0.

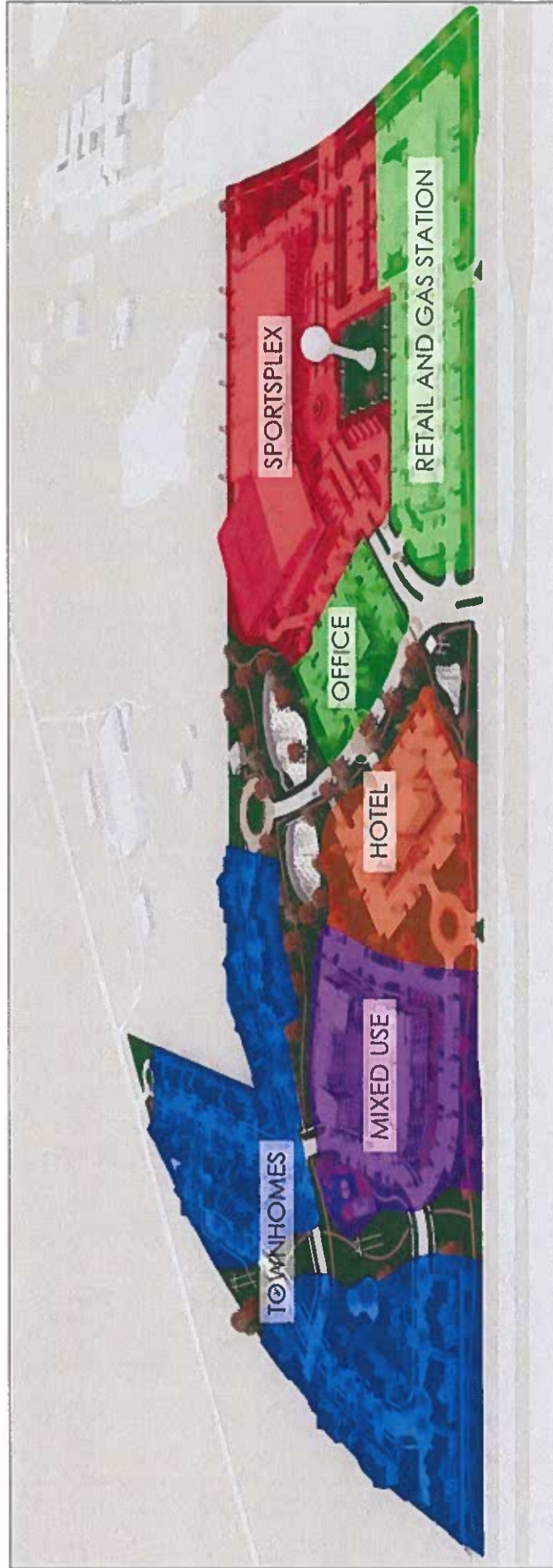
It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code

TIRZ #2 contains a planned proposed development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development.



Proposed Development

The site plan below depicts the location of the various proposed land uses.



Proposed Development

Anticipated Development

The TIRZ #2 development is anticipated to be a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the new construction will begin and be completed.

	Construction Start	Final Delivery	Units/SF	Taxable Value PSF/Unit	Incremental Value
PHASE ONE					
SPORTS COMPLEX	2021	2023	174,000	\$ 85	\$ 14,790,000
OUTPARCEL	2022	2024	6,500	\$ 250	\$ 1,625,000
OUTPARCEL	2022	2024	6,500	\$ 250	\$ 1,625,000
OUTPARCEL	2022	2024	6,500	\$ 250	\$ 1,625,000
OUTPARCEL - GAS	2022	2024	6,500	\$ 250	\$ 1,625,000
HOTEL	2022	2024	80	\$ 100,000	\$ 8,000,000
					\$ 29,290,000
PHASE TWO					
MIXED USE FACILITY	2023	2025	15,000	\$ 250	\$ 3,750,000
RESIDENTIAL	2023	2025	80	\$ 300,000	\$ 24,000,000
MULTIFAMILY	2023	2025	85	\$ 140,000	\$ 11,900,000
					\$ 39,650,000
PHASE THREE					
MULTIFAMILY	2025	2027	180	\$ 150,000	\$ 27,000,000
OFFICE	2025	2027	34,000	\$ 150	\$ 5,100,000
					\$ 32,100,000
Total					\$ 101,040,000

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Incremental Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 2,343,268	10.0%
Sanitary Sewer Facilities and Improvements	\$ 1,405,961	6.0%
Storm Water Facilities and Improvements	\$ 937,307	4.0%
Street and Intersection Improvements	\$ 9,373,071	40.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 5,858,169	25.0%
Utilities and Street Lighting	\$ 1,171,634	5.0%
Economic Development Grants	\$ 2,108,941	9.0%
Administrative Costs	\$ 234,327	1.0%
	\$ 23,432,678	100.0%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the Zone. Subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the Zone from Kaufman County may be contributed. In addition, subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the Zone from Trinity Valley Community College may also be contributed.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation
City of Kaufman (M&O)	0.50108970	75%
Kaufman County (M&O)	0.34661800	50%
Road and Bridge	0.08863500	0%
Trinity Valley CC	0.13854000	50%
Kaufman ISD	1.44830000	0%
	2.52318270	

Personal Property Tax		Participation
City of Kaufman (M&O)	0.50108970	0%
Kaufman County (M&O)	0.34661800	0%
Road and Bridge	0.08863500	0%
Trinity Valley CC	0.13854000	0%
Kaufman ISD	1.44830000	0%
	2.52318270	0.00000000

Sales Tax		Participation
City of Kaufman Sales Tax	0.01000000	0.00%
City Property Tax Reduction	0.00500000	0.00%
Economic Development	0.00250000	0.00%
Street Maintenance	0.00250000	0.00%
	0.02000000	0.00000000

Financial Feasibility Analysis

PHASE ONE : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX	PARTICIPATION	SALES
City of Kaufman (MAG)	75%	0.2768175
Kaufman County (MAG)	0%	0.0000000
Trinity Valley CC	0%	0.0000000
Kaufman ISD	0%	0.0000000
TOTAL	75%	0.2768175

PERSONAL PROPERTY TAX	PARTICIPATION	SALES
City of Kaufman (MAG)	0%	0.0000000
Kaufman County (MAG)	0%	0.0000000
Trinity Valley CC	0%	0.0000000
Kaufman ISD	0%	0.0000000
TOTAL	0%	0.0000000

City of Kaufman Sales Tax	SALES
City Property Tax Reduction	0.0000000
Economic Development	0.0000000
Street Maintenance	0.0000000
TOTAL	0.0000000

PHASE ONE	AREA	REAL PROPERTY	PERSONAL PROPERTY	SALES
SPORTS COMPLEX	2025	174,000	0	0
OUTREACHES	2025	0	0	0
OUTREACHES	2025	0	0	0
OUTREACHES	2025	0	0	0
TOTAL	2025	174,000	0	0

► OUTPUT

TOTAL TAX REVENUE	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Kaufman (MAG)	22.5%	0	0
Kaufman County (MAG)	11.0%	0	0
Trinity Valley CC	4.0%	0	0
Kaufman ISD	48.0%	0	0
TOTAL	85.5%	0	0

TOTAL PARTICIPATION	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Kaufman (MAG)	68.0%	0	0
Kaufman County (MAG)	37.0%	0	0
Trinity Valley CC	0.0%	0	0
Kaufman ISD	6.0%	0	0
TOTAL	111.0%	0	0

TOTAL REVENUE	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Kaufman (MAG)	24.0%	0	0
Kaufman County (MAG)	7.0%	0	0
Trinity Valley CC	3.0%	0	0
Kaufman ISD	66.0%	0	0
TOTAL	100.0%	0	0

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL FARE INCREASE		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100		101		102		103		104		105		106		107		108		109		110		111		112		113		114		115		116		117		118		119		120		121		122		123		124		125		126		127		128		129		130		131		132		133		134		135		136		137		138		139		140		141		142		143		144		145		146		147		148		149		150		151		152		153		154		155		156		157		158		159		160		161		162		163		164		165		166		167		168		169		170		171		172		173		174		175		176		177		178		179		180		181		182		183		184		185		186		187		188		189		190		191		192		193		194		195		196		197		198		199		200		201		202		203		204		205		206		207		208		209		210		211		212		213		214		215		216		217		218		219		220		221		222		223		224		225		226		227		228		229		230		231		232		233		234		235		236		237		238		239		240		241		242		243		244		245		246		247		248		249		250		251		252		253		254		255		256		257		258		259		260		261		262		263		264		265		266		267		268		269		270		271		272		273		274		275		276		277		278		279		280		281		282		283		284		285		286		287		288		289		290		291		292		293		294		295		296		297		298		299		300		301		302		303		304		305		306		307		308		309		310		311		312		313		314		315		316		317		318		319		320		321		322		323		324		325		326		327		328		329		330		331		332		333		334		335		336		337		338		339		340		341		342		343		344		345		346		347		348		349		350		351		352		353		354		355		356		357		358		359		360		361		362		363		364		365		366		367		368		369		370		371		372		373		374		375		376		377		378		379		380		381		382		383		384		385		386		387		388		389		390		391		392		393		394		395		396		397		398		399		400		401		402		403		404		405		406		407		408		409		410		411		412		413		414		415		416		417		418		419		420		421		422		423		424		425		426		427		428		429		430		431		432		433		434		435		436		437		438		439		440		441		442		443		444		445		446		447		448		449		450		451		452		453		454		455		456		457		458		459		460		461		462		463		464		465		466		467		468		469		470		471		472		473		474		475		476		477		478		479		480		481		482		483		484		485		486		487		488		489		490		491		492		493		494		495		496		497		498		499		500		501		502		503		504		505		506		507		508		509		510		511		512		513		514		515		516		517		518		519		520		521		522		523		524		525		526		527		528		529		530		531		532		533		534		535		536		537		538		539		540		541		542		543		544		545		546		547		548		549		550		551		552		553		554		555		556		557		558		559		560		561		562		563		564		565		566		567		568		569		570		571		572		573		574		575		576		577		578		579		580		581		582		583		584		585		586		587		588		589		590		591		592		593		594		595		596		597		598		599		600		601		602		603		604		605		606		607		608		609		610		611		612		613		614		615		616		617		618		619		620		621		622		623		624		625		626		627		628		629		630		631		632		633		634		635		636		637		638		639		640		641		642		643		644		645		646		647		648		649		650		651		652		653		654		655		656		657		658		659		660		661		662		663		664		665		666		667		668		669		670		671		672		673		674		675		676		677		678		679		680		681		682		683		684		685		686		687		688		689		690		691		692		693		694		695		696		697		698		699		700		701		702		703		704		705		706		707		708		709		710		711		712		713		714		715		716		717		718		719		720		721		722		723		724		725		726		727		728		729		730		731		732		733		734		735		736		737		738		739		740		741		742		743		744		745		746		747		748		749		750		751		752		753		754		755		756		757		758		759		760		761		762		763		764		765		766		767		768		769		770		771		772		773		774		775		776		777		778		779		780		781		782		783		784		785		786		787		788		789		790		791		792		793		794		795		796		797		798		799		800		801		802		803		804		805		806		807		808		809		810		811		812		813		814		815		816		817		818		819		820		821		822		823		824		825		826		827		828		829		830		831		832		833		834		835		836		837		838		839		840		841		842		843		844		845		846		847		848		849		850		851		852		853		854		855		856		857		858		859		860		861		862		863		864		865		866		867		868		869		870		871		872		873		874		875		876		877		878		879		880		881		882		883		884		885		886		887		888		889		890		891		892		893		894		895		896		897		898		899		900		901		902		903		904		905		906		907		908		909		910		911		912		913		914		915		916		917		918		919		920		921		922		923		924		925		926		927		928		929		930		931		932		933		934		935		936		937		938		939		940		941		942		943		944		945		946		947		948		949		950		951		952		953		954		955		956		957		958		959		960		961		962		963		964		965		966		967		968		969		970		971		972		973		974		975		976		977		978		979		980		981		982		983		984		985		986		987		988		989		990		991		992		993		994		995		996		997		998		999		1000		1001		1002		1003		1004		1005		1006		1007		1008		1009		1010		1011		1012		1013		1014		1015		1016		1017		1018		1019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Financial Feasibility Analysis

PHASE TWO : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.86%
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DISCOUNT RATE	6.09%
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REAL PROPERTY TAX	
	PARTICIPATION
City of Kaufman (MAO)	0.378617%
Kaufman County (MAO)	0.173309%
Road and Bridge	0.000000%
Trinity Valley CC	0.008770%
Kaufman ISD	1.440000%
	2.521187%

PERSONAL PROPERTY TAX	
	PARTICIPATION
City of Kaufman (MAO)	0.000000%
Kaufman County (MAO)	0.000000%
Road and Bridge	0.000000%
Trinity Valley CC	0.1386400%
Kaufman ISD	1.440000%
	2.521187%

City of Kaufman Sales Tax	
City Property Tax Reduction	0.000000%
State Exemptions	0.000000%
	0.000000%

PHASE TWO

	AREA	SPURTS	REAL PROPERTY	TAX VALUE	\$ / SP	BEZ	TAX VALUE	\$ / SP	SALES	TAX VALUE
PROD USE FACILITY	2025	11,000	1	3,700,000	336.36	1	3,700,000	336.36	1	3,700,000
RESIDENTIAL	2025	60	1	34,000,000	566.67	1	34,000,000	566.67	1	34,000,000
MULTIFAMILY	2025	83	1	11,000,000	132.54	1	11,000,000	132.54	1	11,000,000
TOTAL		15,145		39,660,000						3,000,000

► OUTPUT

TOTAL TAX REVENUE	
	SALES
City of Kaufman (MAO)	22.3%
Kaufman County (MAO)	12.8%
Road and Bridge	2.3%
Trinity Valley CC	64.6%
Kaufman ISD	100.0%

TOTAL PARTICIPATION	
	SALES
City of Kaufman (MAO)	68.6%
Kaufman County (MAO)	27.6%
Road and Bridge	0.9%
Trinity Valley CC	0.0%
Kaufman ISD	100.0%

NET REVENUE	
	SALES
City of Kaufman (MAO)	12.3%
Kaufman County (MAO)	8.3%
Road and Bridge	4.9%
Trinity Valley CC	68.7%
Kaufman ISD	100.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
TOTAL TAX REVENUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</																																																																																																																																																																																																																																																																																																																																																																			

Financial Feasibility Analysis

PHASE THREE : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	8.00%
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REAL PROPERTY TAX	PARTICIPATION
City of Kaufman (MAG)	70%
Kaufman County (MAG)	90%
Grand and Bridge	90%
Trinity Valley CC	90%
Kaufman ISD	90%
TOTAL	8.00%

PERSONAL PROPERTY TAX	PARTICIPATION
City of Kaufman (MAG)	0%
Kaufman County (MAG)	0%
Grand and Bridge	0%
Trinity Valley CC	0%
Kaufman ISD	0%
TOTAL	0.00%

SALES TAX	PARTICIPATION
City of Kaufman (MAG)	0%
Kaufman County (MAG)	0%
Grand and Bridge	0%
Trinity Valley CC	0%
Kaufman ISD	0%
TOTAL	0.00%

PHASE THREE	AREA	QUANTITY	UNIT PRICE	TOTAL VALUE	80% TAX VALUE	20% TAX VALUE	SALES TAX VALUE
ONLINE TRAILER	200	100	\$ 27,000.00	\$ 2,700,000	\$ 2,160,000	\$ 540,000	\$ -
OFFICE	200	100	\$ 5,000.00	\$ 5,000,000	\$ 4,000,000	\$ 1,000,000	\$ -
TOTAL				\$ 7,700,000	\$ 6,160,000	\$ 1,540,000	\$ -

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL	SALES
City of Kaufman (MAG)	\$ 6,324,000	\$ 6,324,000	\$ -	\$ -
Kaufman County (MAG)	\$ 6,324,000	\$ 6,324,000	\$ -	\$ -
Grand and Bridge	\$ 6,324,000	\$ 6,324,000	\$ -	\$ -
Trinity Valley CC	\$ 6,324,000	\$ 6,324,000	\$ -	\$ -
Kaufman ISD	\$ 6,324,000	\$ 6,324,000	\$ -	\$ -
TOTAL	\$ 31,632,000	\$ 31,632,000	\$ -	\$ -

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL	SALES
City of Kaufman (MAG)	\$ 4,374,000	\$ 4,374,000	\$ -	\$ -
Kaufman County (MAG)	\$ 4,374,000	\$ 4,374,000	\$ -	\$ -
Grand and Bridge	\$ 4,374,000	\$ 4,374,000	\$ -	\$ -
Trinity Valley CC	\$ 4,374,000	\$ 4,374,000	\$ -	\$ -
Kaufman ISD	\$ 4,374,000	\$ 4,374,000	\$ -	\$ -
TOTAL	\$ 21,936,000	\$ 21,936,000	\$ -	\$ -

NET REVENUE	TOTAL	REAL PROPERTY	PERSONAL	SALES
City of Kaufman (MAG)	\$ 1,950,000	\$ 1,950,000	\$ -	\$ -
Kaufman County (MAG)	\$ 1,950,000	\$ 1,950,000	\$ -	\$ -
Grand and Bridge	\$ 1,950,000	\$ 1,950,000	\$ -	\$ -
Trinity Valley CC	\$ 1,950,000	\$ 1,950,000	\$ -	\$ -
Kaufman ISD	\$ 1,950,000	\$ 1,950,000	\$ -	\$ -
TOTAL	\$ 9,750,000	\$ 9,750,000	\$ -	\$ -

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100		2101		2102		2103		2104		2105		2106		2107		2108		2109		2110		2111		2112		2113		2114		2115		2116		2117		2118		2119		2120		2121		2122		2123		2124		2125		2126		2127		2128		2129		2130		2131		2132		2133		2134		2135		2136		2137		2138		2139		2140		2141		2142		2143		2144		2145		2146		2147		2148		2149		2150		2151		2152		2153		2154		2155		2156		2157		2158		2159		2160		2161		2162		2163		2164		2165		2166		2167		2168		2169		2170		2171		2172		2173		2174		2175		2176		2177		2178		2179		2180		2181		2182		2183		2184		2185		2186		2187		2188		2189		2190		2191		2192		2193		2194		2195		2196		2197		2198		2199		2200		2201		2202		2203		2204		2205		2206		2207		2208		2209		2210		2211		2212		2213		2214		2215		2216		2217		2218		2219		2220		2221		2222		2223		2224		2225		2226		2227		2228		2229		2230		2231		2232		2233		2234		2235		2236		2237		2238		2239		2240		2241		2242		2243		2244		2245		2246		2247		2248		2249		2250		2251		2252		2253		2254		2255		2256		2257		2258		2259		2260		2261		2262		2263		2264		2265		2266		2267		2268		2269		2270		2271		2272		2273		2274		2275		2276		2277		2278		2279		2280		2281		2282		2283		2284		2285		2286		2287		2288		2289		2290		2291		2292		2293		2294		2295		2296		2297		2298		2299		2300		2301		2302		2303		2304		2305		2306		2307		2308		2309		2310		2311		2312		2313		2314		2315		2316		2317		2318		2319		2320		2321		2322		2323		2324		2325		2326		2327		2328		2329		2330		2331		2332		2333		2334		2335		2336		2337		2338		2339		2340		2341		2342		2343		2344		2345		2346		2347		2348		2349		2350		2351		2352		2353		2354		2355		2356		2357		2358		2359		2360		2361		2362		2363		2364		2365		2366		2367		2368		2369		2370		2371		2372		2373		2374		2375		2376		2377		2378		2379		2380		2381		2382		2383		2384		2385		2386		2387		2388		2389		2390		2391		2392		2393		2394		2395		2396		2397		2398		2399		2400		2401		2402		2403		2404		2405		2406		2407		2408		2409		2410		2411		2412		2413		2414		2415		2416		2417		2418		2419		2420		2421		2422		2423		2424		2425		2426		2427		2428		2429		2430		2431		2432		2433		2434		2435		2436		2437		2438		2439		2440		2441		2442		2443		2444		2445		2446		2447		2448		2449		2450		2451		2452		2453		2454		2455		2456		2457		2458		2459		2460		2461		2462		2463		2464		2465		2466		2467		2468		2469		2470		2471		2472		2473		2474		2475		2476		2477		2478		2479		2480		2481		2482		2483		2484		2485		2486		2487		2488		2489		2490		2491		2492		2493		2494		2495		2496		2497		2498		2499		2500		2501		2502		2503		2504		2505		2506		2507		2508		2509		2510		2511		2512		2513		2514		2515		2516		2517		2518		2519		2520		2521		2522		2523		2524		2525		2526		2527		2528		2529		2530		2531		2532		2533		2534		2535		2536		2537		2538		2539		2540		2541		2542		2543		2544		2545		2546		2547		2548		2549		2550		2551		2552		2553		2554		2555		2556		2557		2558		2559		2560		2561		2562		2563		2564		2565		2566		2567		2568		2569		2570		2571		2572		2573		2574		2575		2576		2577		2578		2579		2580		2581		2582		2583		2584		2585		2586		2587		2588		2589		2590		2591		2592		2593		2594		2595		2596		2597		2598		2599		2600		2601		2602		2603		2604		2605		2606		2607		2608		2609		2610		2611		2612		2613		2614		2615		2616		2617		2618		2619		2620		2621		2622		2623		2624		2625		2626		2627		2628		2629		2630		2631		2632		2633		2634		2635		2636		2637		2638		2639		2640		2641		2642		2643		2644		2645		2646		2647		2648		2649		2650		2651		2652		2653		2654		2655		2656		2657		2658		2659		2660		2661		2662		2663		2664		2665		2666		2667		2668		2669		2670		2671		2672		2673		2674		2675		2676		2677		2678		2679		2680		2681		2682		2683		2684		2685		2686		2687		2688		2689		2690		2691		2692		2693		2694		2695		2696		2697		2698		2699		2700		2701		2702		2703		2704		2705		2706		2707		2708		2709		2710		2711		2712		2713		2714		2715		2716		2717		2718		2719		2720		2721		2722		2723		2724		2725		2726		2727		2728		2729		2730		2731		2732		2733		2734		2735		2736		2737		2738		2739		2740		2741		2742		2743		2744		2745		2746		2747		2748		2749		2750		2751		2752		2753		2754		2755		2756		2757		2758		2759		2760		2761		2762		2763		2764		2765		2766		2767		2768		2769		2770		2771		2772		2773		2774		2775		2776		2777		2778		2779		2780		2781		2782		2783		2784		2785		2786		2787		2788		2789		2790		2791		2792		2793		2794		2795		2796		2797		2798		2799		2800		2801		2802		2803		2804		2805		2806		2807		2808		2809		2810		2811		2812		2813		2814		2815		2816		2817		2818		2819		2820		2821		2822		2823		2824		2825		2826		2827		2828		2829		2830		2831		2832		2833		2834		2835		2836		2837		2838		2839		2840		2841		2842		2843		2844		2845		2846		2847		2848		2849		2850		2851		2852		2853		2854		2855		2856		2857		2858	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Countywide	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXING JURISDICTION		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3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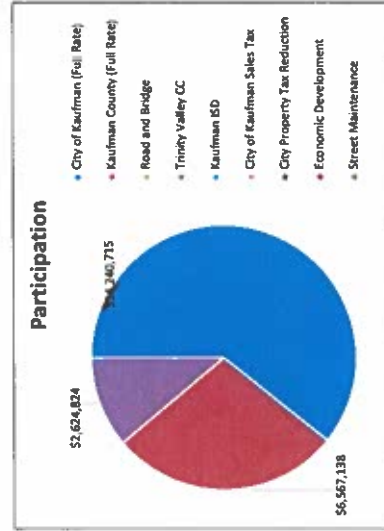
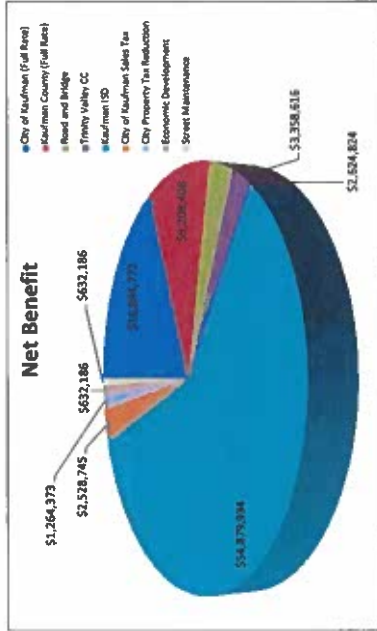
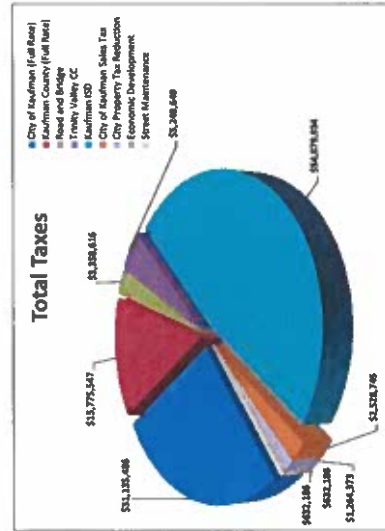
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

Page 299 of 352

Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Kaufman (Full Rate)	\$31,135,486	\$14,240,715	\$16,894,772
Kaufman County (Full Rate)	\$16,775,547	\$6,567,138	\$9,208,408
Road and Bridge	\$3,356,616	\$0	\$3,356,616
Trinity Valley CC	\$5,249,849	\$2,024,824	\$2,624,824
Kaufman ISD	\$54,879,934	\$0	\$54,879,934
City of Kaufman Sales Tax	\$2,528,745	\$0	\$2,528,745
City Property Tax Reduction	\$1,264,373	\$0	\$1,264,373
Economic Development	\$632,186	\$0	\$632,186
Street Maintenance	\$632,186	\$0	\$632,186
Total	\$116,196,722	\$23,432,678	\$92,764,044





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #2 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2051.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner	Land Size (Acres)	Land Value	Improvement Value	Total Value	Exemption	Taxable Value
45974	KAUFMAN CAD	0	\$0	\$1,335,080	\$1,335,080	EX-XV	\$0
5369	KAUFMAN COUNTY	50.732	\$2,209,890	\$2,222,590	\$4,432,480	EX-XV	\$0
56876	CITY OF KAUFMAN	54	\$940,900	\$0	\$940,900	EX-XV	\$0
5487	TEXAS HIGHWAY DEPT	6.567	\$1,430,290	\$150,000	\$1,580,290	EX-XV	\$0
Total		111.299	\$4,581,080	\$3,707,670	\$8,288,750		\$0

*Source: Kaufman Central Appraisal District, 2020



Meeting
Date: 10/26/2020

Date: 10/8/2020

Item #: 19.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action to approve TPWD Grant Concept Plan for development of 73-acre tract of City property.

BACKGROUND:

The Kaufman Park Board reviewed the proposed Concept Plan that is the basis for the city submitting a TPWD Park Grant for initial development of the 73 acre purchase that was officially closed on October 22, 2020. The Kaufman Park Board unanimously recommends approval of the attached Concept Plan.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: Recommend approval of the proposed concept plan for improvements to City Lakes park and its new addition.

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



KAUFMAN CITY LAKES Improvements & Acquisition

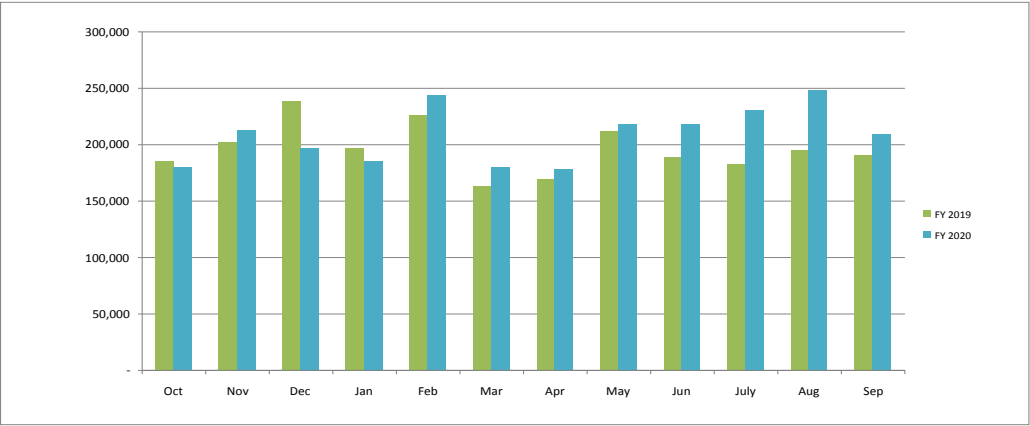
Sales Tax Analysis
FY21

		FY19 Budget Amount \$2,267,350				FY20 Budget Amount \$2,335,371				FY21 Budget Amount \$2,452,140			
Mo	For	FY 2019	FY 2019 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2020	FY 2020 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2021	FY 2021 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
CITY													
Oct	Aug	184,716	\$ 184,716	10.01%	2.00%	179,606	\$ 179,606	-0.82%	-0.82%	\$ 283,863	\$ 283,863	58.05%	58.05%
Nov	Sep	201,340	\$ 386,055	13.51%	7.99%	212,249	\$ 391,855	5.42%	1.50%				
Dec	Oct	\$ 238,309	\$ 624,364	53.28%	18.96%	\$ 196,014	\$ 587,869	-17.75%	-5.85%				
Jan	Nov	\$ 196,048	\$ 820,412	18.00%	17.38%	\$ 185,274	\$ 773,143	-5.50%	-5.76%				
Feb	Dec	\$ 226,047	\$ 1,046,459	4.79%	2.49%	\$ 243,567	\$ 1,016,710	7.75%	-2.84%				
Mar	Jan	\$ 162,556	\$ 1,209,016	5.02%	3.21%	\$ 179,810	\$ 1,196,520	10.61%	-1.03%				
Apr	Feb	\$ 168,768	\$ 1,377,783	15.85%	3.92%	\$ 177,880	\$ 1,374,400	5.40%	-0.25%				
May	Mar	\$ 211,009	\$ 1,588,792	10.09%	3.67%	\$ 217,825	\$ 1,592,225	3.23%	0.22%				
Jun	Apr	\$ 188,485	\$ 1,777,277	17.02%	4.09%	\$ 217,684	\$ 1,809,909	15.49%	1.84%				
July	May	182,224	\$ 1,959,501	9.51%	3.47%	229,972	\$ 2,039,881	26.20%	4.10%				
Aug	Jun	194,438	\$ 2,153,939	6.13%	2.26%	247,842	\$ 2,287,723	27.47%	6.21%				
Sep	July	190,256	\$ 2,344,195	12.16%	2.73%	208,370	\$ 2,496,093	9.52%	6.48%				
		\$ 2,344,195				\$ 2,496,093				\$ 283,863			

This period, the city received an extra, one-time payment from a delinquent account.

Current Year vs Prior Year for same period	\$ 104,256.90
Prior Year Total at current % of gain or (loss)	\$ 1,448,921.68
Projected collections at current +/- % rate	\$ 3,945,014.62
Amount budgeted for FY 21	2,452,140.00
Projected Budget surplus (shortfall) for FY21	\$ 1,492,874.62

City-Garbage Receipts													
Oct	Sep	\$ 332	\$ 332	-1.88%	-1.88%	\$ 369	\$ 369	11.36%	11.36%	\$ 334	\$ 334	-9.67%	-9.67%
Nov	Oct	\$ 356	\$ 687	36.04%	14.66%	\$ 375	\$ 744	5.32%	8.23%				
Dec	Nov	\$ 357	\$ 1,045	26.18%	18.35%	\$ 410	\$ 1,154	14.64%	10.43%				
Jan	Dec	\$ 436	\$ 1,481	54.91%	27.19%	\$ 361	\$ 1,514	-17.27%	2.27%				
Feb	Jan	\$ 362	\$ 1,842	29.33%	27.60%	\$ 346	\$ 1,860	-4.46%	0.95%				
Mar	Feb	\$ 309	\$ 2,151	6.32%	24.04%	\$ 352	\$ 2,211	13.83%	2.80%				
Apr	Mar	\$ 375	\$ 2,526	42.06%	26.42%	\$ 365	\$ 2,577	-2.43%	2.02%				
May	Apr	\$ 331	\$ 2,856	10.35%	24.32%	\$ 333	\$ 2,909	0.56%	1.85%				
Jun	May	\$ 424	\$ 3,281	43.18%	26.47%	\$ 351	\$ 3,260	-17.26%	-0.62%				
Jul	Jun	\$ 348	\$ 3,628	26.41%	26.47%	\$ 350	\$ 3,610	0.54%	-0.51%				
Aug	Jul	\$ 383	\$ 4,011	39.06%	27.57%	\$ 372	\$ 3,982	-2.70%	-0.71%				
Sep	Aug	\$ 345	\$ 4,356	20.35%	26.97%	\$ 372	\$ 4,354	7.70%	-0.05%				
		\$ 4,355.79				\$ 4,353.68				\$ 333.70			
Grand Totals:		\$ 2,348,551.14				\$ 2,500,446.62				\$ 284,196.52			



Sales Tax Analysis
FY21

Mo Rec'd For		FY 2019	FY 2019	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2020	FY 2020	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2021	FY 2021	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
		FY 2019	Year To Date			FY 2020	Year To Date			FY 2021	Year To Date		
KEDC													
Oct	Aug	\$ 61,572	\$ 61,572	10.01%	10.01%	\$ 59,869	\$ 59,869	-2.77%	-2.77%	\$ 47,255	\$ 47,255	-21.07%	-21.07%
Nov	Sep	\$ 67,113	\$ 128,685	13.51%	11.81%	\$ 70,750	\$ 130,618	5.42%	1.50%				
Dec	Oct	\$ 79,436	\$ 208,121	53.28%	24.69%	\$ 32,669	\$ 163,287	-58.87%	-21.54%				
Jan	Nov	\$ 65,349	\$ 273,471	18.00%	23.02%	\$ 30,879	\$ 194,166	-52.75%	-29.00%				
Feb	Dec	\$ 75,350	\$ 348,821	4.79%	18.56%	\$ 40,595	\$ 234,761	-46.13%	-32.70%				
Mar	Jan	\$ 54,185	\$ 403,006	5.02%	16.54%	\$ 29,968	\$ 264,729	-44.69%	-34.31%				
Apr	Feb	\$ 56,256	\$ 459,262	15.85%	16.46%	\$ 29,647	\$ 294,376	-47.30%	-35.90%				
May	Mar	\$ 70,336	\$ 529,598	10.09%	15.57%	\$ 36,304	\$ 330,680	-48.38%	-37.56%				
Jun	Apr	\$ 62,828	\$ 592,427	17.02%	15.72%	\$ 36,304	\$ 366,984	-42.22%	-38.05%				
July	May	\$ 60,741	\$ 653,168	9.51%	15.11%	\$ 38,329	\$ 405,313	-36.90%	-37.95%				
Aug	Jun	\$ 64,813	\$ 717,981	6.13%	14.24%	\$ 41,307	\$ 446,620	-36.27%	-37.80%				
Sep	July	\$ 63,419	\$ 781,399	12.16%	14.07%	\$ 34,728	\$ 481,348	-45.24%	-38.40%				
		\$ 781,399				\$ 481,348	-23.67%			\$ 47,255	87.86%		
KEDC-Garbage Receipts													
Nov	Oct	\$ 119	\$ 119	5.22%	5.22%	\$ 123	\$ 123	3.84%	3.84%	\$ 56	\$ 56	-54.83%	-54.83%
Dec	Nov	\$ 119	\$ 238	36.66%	18.93%	\$ 125	\$ 248	4.84%	4.34%				
Jan	Dec	\$ 145	\$ 383	53.86%	30.14%	\$ 68	\$ 316	-52.99%	-17.41%				
Feb	Jan	\$ 121	\$ 504	28.60%	29.77%	\$ 60	\$ 376	-50.18%	-25.26%				
Mar	Feb	\$ 103	\$ 607	10.40%	26.01%	\$ 58	\$ 434	-44.04%	-28.44%				
Apr	Mar	\$ 125	\$ 731	28.96%	26.51%	\$ 59	\$ 493	-53.08%	-32.65%				
May	Apr	\$ 110	\$ 842	25.41%	26.36%	\$ 61	\$ 553	-44.75%	-34.23%				
Jun	May	\$ 141	\$ 983	41.55%	28.34%	\$ 56	\$ 609	-60.73%	-38.04%				
Jul	Jun	\$ 116	\$ 1,099	17.38%	27.09%	\$ 58	\$ 667	-49.53%	-39.26%				
Aug	Jul	\$ 128	\$ 1,226	39.08%	28.24%	\$ 58	\$ 726	-54.31%	-40.82%				
Sep	Aug	\$ 115	\$ 1,341	25.42%	27.99%	\$ 62	\$ 788	-46.05%	-41.27%				
Oct	Sep	\$ 123	\$ 1,465	28.86%	28.07%	\$ 62	\$ 850	-49.72%	-41.98%				
		\$ 1,465				\$ 850				\$ 56			
Grand Totals:		\$ 782,864				\$ 482,198				\$ 47,310			
Street Rehab													
Oct	Aug					\$ -	\$ -			\$ 47,255	\$ 47,255		
Nov	Sep					\$ -	\$ -						
Dec	Oct					\$ 32,669	\$ 32,669						
Jan	Nov					\$ 30,879	\$ 63,548						
Feb	Dec					\$ 40,595	\$ 104,143						
Mar	Jan					\$ 29,968	\$ 134,111						
Apr	Feb					\$ 29,647	\$ 163,758						
May	Mar					\$ 36,304	\$ 200,062						
Jun	Apr					\$ 36,304	\$ 236,366						
July	May					\$ 38,329	\$ 274,695						
Aug	Jun					\$ 41,307	\$ 316,002						
Sep	July					\$ 34,728	\$ 350,730						
						\$ 350,730				\$ 47,255			

Sales Tax Analysis
FY20

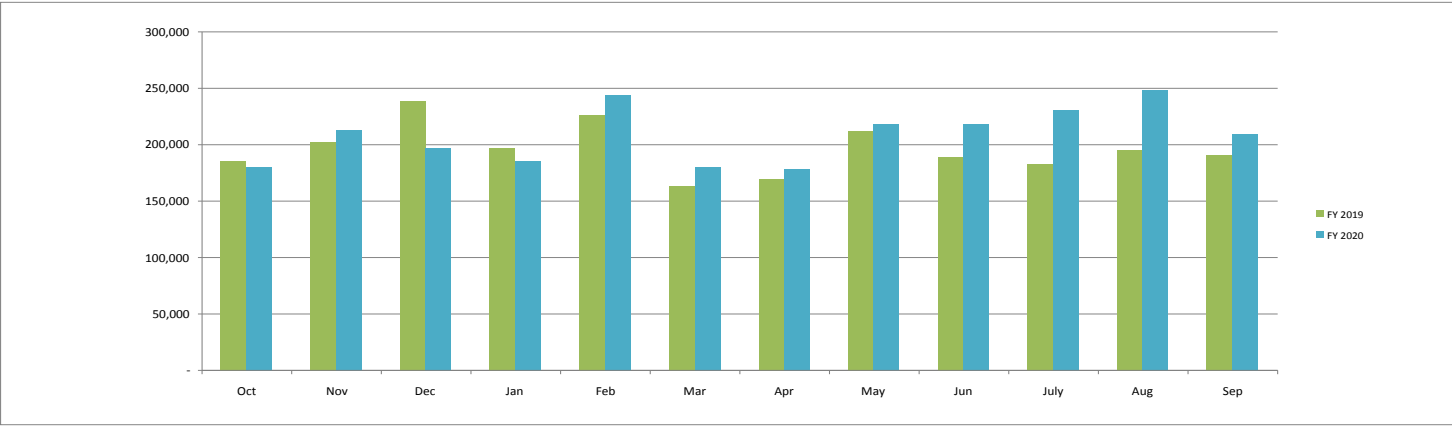
		FY18 Budget Amount \$2,114,884				FY19 Budget Amount \$2,267,350				FY20 Budget Amount \$2,335,371			
Mo Rec'd	For	FY 2018	FY 2018 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2019	FY 2019 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2020	FY 2020 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
CITY													
Oct	Aug	181,100	\$ 181,100	7.86%	7.86%	184,716	\$ 184,716	10.01%	2.00%	179,606	\$ 179,606	-0.82%	-0.82%
Nov	Sep	176,405	\$ 357,505	-0.55%	3.54%	201,340	\$ 386,055	13.51%	7.99%	212,249	\$ 391,855	5.42%	1.50%
Dec	Oct	\$ 167,330	\$ 524,835	7.63%	4.81%	\$ 238,309	\$ 624,364	53.28%	18.96%	\$ 196,014	\$ 587,869	-17.75%	-5.85%
Jan	Nov	\$ 174,125	\$ 698,960	4.80%	4.81%	\$ 196,048	\$ 820,412	18.00%	17.38%	\$ 185,274	\$ 773,143	-5.50%	-5.76%
Feb	Dec	\$ 322,063	\$ 1,021,023	49.30%	15.68%	\$ 226,047	\$ 1,046,459	4.79%	2.49%	\$ 243,567	\$ 1,016,710	7.75%	-2.84%
Mar	Jan	\$ 150,415	\$ 1,171,437	-2.82%	12.92%	\$ 162,556	\$ 1,209,016	5.02%	3.21%	\$ 179,810	\$ 1,196,520	10.61%	-1.03%
Apr	Feb	\$ 154,323	\$ 1,325,761	5.93%	12.06%	\$ 168,768	\$ 1,377,783	15.85%	3.92%	\$ 177,880	\$ 1,374,400	5.40%	-0.25%
May	Mar	\$ 206,746	\$ 1,532,507	7.87%	11.48%	\$ 211,009	\$ 1,588,792	10.09%	3.67%	\$ 217,825	\$ 1,592,225	3.23%	0.22%
Jun	Apr	\$ 174,919	\$ 1,707,425	8.60%	11.17%	\$ 188,485	\$ 1,777,277	17.02%	4.09%	\$ 217,684	\$ 1,809,909	15.49%	1.84%
July	May	186,449	\$ 1,893,874	12.05%	11.26%	182,224	\$ 1,959,501	9.51%	3.47%	229,972	\$ 2,039,881	26.20%	4.10%
Aug	Jun	212,541	\$ 2,106,415	16.01%	11.72%	194,438	\$ 2,153,939	6.13%	2.26%	247,842	\$ 2,287,723	27.47%	6.21%
Sep	July	175,562	\$ 2,281,977	3.50%	11.04%	190,256	\$ 2,344,195	12.16%	2.73%	208,370	\$ 2,496,093	9.52%	6.48%
		\$ 2,281,977				\$ 2,344,195				\$ 2,496,093			

This period, the city received an extra, one-time payment from a delinquent account.

Current Year vs Prior Year for same period	\$ 80,379.67
Prior Year Total at current % of gain or (loss)	\$ 96,160.01
Projected collections at current +/- % rate	\$ 2,440,355.36
Amount budgeted for FY 20	2,335,371.00
Projected Budget surplus (shortfall) for FY19	\$ 104,984.36

City-Garbage Receipts

Oct	Sep	\$ 287	\$ 287	-15.22%	-15.22%	\$ 332	\$ 332	-1.88%	-1.88%	\$ 369	\$ 369	11.36%	11.36%
Nov	Oct	\$ 313	\$ 600	19.87%	0.09%	\$ 356	\$ 687	36.04%	14.66%	\$ 375	\$ 744	5.32%	8.23%
Dec	Nov	\$ 285	\$ 885	0.63%	0.26%	\$ 357	\$ 1,045	26.18%	18.35%	\$ 410	\$ 1,154	14.64%	10.43%
Jan	Dec	\$ 257	\$ 1,142	-8.58%	-1.88%	\$ 436	\$ 1,481	54.91%	27.19%	\$ 361	\$ 1,514	-17.27%	2.27%
Feb	Jan	\$ 297	\$ 1,439	6.20%	-0.31%	\$ 362	\$ 1,842	29.33%	27.60%	\$ 346	\$ 1,860	-4.46%	0.95%
Mar	Feb	\$ 284	\$ 1,723	-2.34%	-0.65%	\$ 309	\$ 2,151	6.32%	24.04%	\$ 352	\$ 2,211	13.83%	2.80%
Apr	Mar	\$ 310	\$ 2,033	17.52%	1.75%	\$ 375	\$ 2,526	42.06%	26.42%	\$ 365	\$ 2,577	-2.43%	2.02%
May	Apr	\$ 289	\$ 2,322	-3.64%	1.04%	\$ 331	\$ 2,856	10.35%	24.32%	\$ 333	\$ 2,909	0.56%	1.85%
Jun	May	\$ 318	\$ 2,640	7.44%	1.77%	\$ 424	\$ 3,281	43.18%	26.47%	\$ 351	\$ 3,260	-17.26%	-0.62%
Jul	Jun	\$ 284	\$ 2,924	3.37%	1.93%	\$ 348	\$ 3,628	26.41%	26.47%	\$ 350	\$ 3,610	0.54%	-0.51%
Aug	Jul	\$ 309	\$ 3,234	12.51%	2.85%	\$ 383	\$ 4,011	39.06%	27.57%	\$ 372	\$ 3,982	-2.70%	-0.71%
Sep	Aug	\$ 304	\$ 3,538	6.10%	3.12%	\$ 345	\$ 4,356	20.35%	26.97%	\$ 372	\$ 4,354	7.70%	-0.05%
		\$ 3,537.83				\$ 4,355.79				\$ 4,353.68			
Grand Totals:		\$ 2,285,514.62				\$ 2,348,551.14				\$ 2,500,446.62			



Sales Tax Analysis
FY20

Mo Rec'd For		FY 2018	FY 2018 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2019	FY 2019 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2020	FY 2020 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
KEDC													
Oct	Aug	\$ 60,367	\$ 60,367	7.86%	7.86%	\$ 61,572	\$ 61,572	10.01%	10.01%	\$ 59,869	\$ 59,869	-2.77%	-2.77%
Nov	Sep	\$ 58,802	\$ 119,168	-0.55%	3.54%	\$ 67,113	\$ 128,685	13.51%	11.81%	\$ 70,750	\$ 130,618	5.42%	1.50%
Dec	Oct	\$ 55,777	\$ 174,945	7.63%	4.81%	\$ 79,436	\$ 208,121	53.28%	24.69%	\$ 32,669	\$ 163,287	-58.87%	-21.54%
Jan	Nov	\$ 58,042	\$ 232,987	4.80%	4.81%	\$ 65,349	\$ 273,471	18.00%	23.02%	\$ 30,879	\$ 194,166	-52.75%	-29.00%
Feb	Dec	\$ 107,354	\$ 340,341	49.30%	15.68%	\$ 75,350	\$ 348,821	4.79%	18.56%	\$ 40,595	\$ 234,761	-46.13%	-32.70%
Mar	Jan	\$ 50,138	\$ 390,479	-2.82%	12.92%	\$ 54,185	\$ 403,006	5.02%	16.54%	\$ 29,968	\$ 264,729	-44.69%	-34.31%
Apr	Feb	\$ 51,441	\$ 441,920	5.93%	12.06%	\$ 56,256	\$ 459,262	15.85%	16.46%	\$ 29,647	\$ 294,376	-47.30%	-35.90%
May	Mar	\$ 68,915	\$ 510,836	7.87%	11.48%	\$ 70,336	\$ 529,598	10.09%	15.57%	\$ 36,304	\$ 330,680	-48.38%	-37.56%
Jun	Apr	\$ 58,306	\$ 569,142	8.60%	11.17%	\$ 62,828	\$ 592,427	17.02%	15.72%	\$ 36,304	\$ 366,984	-42.22%	-38.05%
July	May	\$ 62,150	\$ 631,291	12.05%	11.26%	\$ 60,741	\$ 653,168	9.51%	15.11%	\$ 38,329	\$ 405,313	-36.90%	-37.95%
Aug	Jun	\$ 70,847	\$ 702,138	16.01%	11.72%	\$ 64,813	\$ 717,981	6.13%	14.24%	\$ 41,307	\$ 446,620	-36.27%	-37.80%
Sep	July	\$ 58,521	\$ 760,659	3.50%	11.04%	\$ 63,419	\$ 781,399	12.16%	14.07%	\$ 34,728	\$ 481,348	-45.24%	-38.40%
		\$ 760,659				\$ 781,399				\$ 481,348		-23.67%	
KEDC-Garbage Receipts													
Nov	Oct	\$ 104	\$ 104	-7.29%	-7.29%	\$ 119	\$ 119	5.22%	5.22%	\$ 123	\$ 123	3.84%	3.84%
Dec	Nov	\$ 95	\$ 199	8.98%	-0.20%	\$ 119	\$ 238	36.66%	18.93%	\$ 125	\$ 248	4.84%	4.34%
Jan	Dec	\$ 86	\$ 285	-9.19%	-3.08%	\$ 145	\$ 383	53.86%	30.14%	\$ 68	\$ 316	-52.99%	-17.41%
Feb	Jan	\$ 99	\$ 384	5.60%	-0.98%	\$ 121	\$ 504	28.60%	29.77%	\$ 60	\$ 376	-50.18%	-25.26%
Mar	Feb	\$ 95	\$ 479	1.42%	-0.52%	\$ 103	\$ 607	10.40%	26.01%	\$ 58	\$ 434	-44.04%	-28.44%
Apr	Mar	\$ 103	\$ 582	6.68%	0.69%	\$ 125	\$ 731	28.96%	26.51%	\$ 59	\$ 493	-53.08%	-32.65%
May	Apr	\$ 96	\$ 678	9.51%	1.85%	\$ 110	\$ 842	25.41%	26.36%	\$ 61	\$ 553	-44.75%	-34.23%
Jun	May	\$ 106	\$ 784	6.23%	2.42%	\$ 141	\$ 983	41.55%	28.34%	\$ 56	\$ 609	-60.73%	-38.04%
Jul	Jun	\$ 95	\$ 879	-4.02%	1.69%	\$ 116	\$ 1,099	17.38%	27.09%	\$ 58	\$ 667	-49.53%	-39.26%
Aug	Jul	\$ 103	\$ 982	12.52%	2.73%	\$ 128	\$ 1,226	39.08%	28.24%	\$ 58	\$ 726	-54.31%	-40.82%
Sep	Aug	\$ 101	\$ 1,083	9.98%	3.36%	\$ 115	\$ 1,341	25.42%	27.99%	\$ 62	\$ 788	-46.05%	-41.27%
Oct	Sep	\$ 111	\$ 1,194	15.72%	4.39%	\$ 123	\$ 1,465	28.86%	28.07%	\$ 62	\$ 850	-49.72%	-41.98%
		\$ 1,194				\$ 1,465				\$ 850			
Grand Totals:		\$ 761,853				\$ 782,864				\$ 482,198			
Street Rehab													
Oct	Aug									\$ -			
Nov	Sep									\$ -			
Dec	Oct									\$ 32,669			
Jan	Nov									\$ 30,879			
Feb	Dec									\$ 40,595			
Mar	Jan									\$ 29,968			
Apr	Feb									\$ 29,647			
May	Mar									\$ 36,304			
Jun	Apr									\$ 36,304			
July	May									\$ 38,329			
Aug	Jun									\$ 41,307			
Sep	July									\$ 34,728			
										\$ 350,730			

Sales Tax Analysis
FY19

		FY17 Budget Amount \$2,020,404				FY18 Budget Amount \$2,114,884				FY19 Budget Amount \$2,267,350			
Mo	For	FY 2017	FY 2017	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2018	FY 2018	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2019	FY 2019	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
CITY		FY 2017	FY To Date			FY 2018	Year To Date			FY 2019	Year To Date		
Oct	Aug	167,901	\$ 167,901	8.54%	8.54%	181,100	\$ 181,100	7.86%	7.86%	184,716	\$ 184,716	2.00%	2.00%
Nov	Sep	177,375	\$ 345,276	1.00%	4.53%	176,405	\$ 357,505	-0.55%	3.54%	201,340	\$ 386,055	14.13%	7.99%
Dec	Oct	\$ 155,474	\$ 500,751	0.07%	3.10%	\$ 167,330	\$ 524,835	7.63%	4.81%	\$ 238,309	\$ 624,364	42.42%	18.96%
Jan	Nov	\$ 166,149	\$ 666,899	11.43%	5.06%	\$ 174,125	\$ 698,960	4.80%	4.81%	\$ 196,048	\$ 820,412	12.59%	17.38%
Feb	Dec	\$ 215,719	\$ 882,618	3.71%	4.73%	\$ 322,063	\$ 1,021,023	49.30%	15.68%	\$ 226,047	\$ 1,046,459	-29.81%	2.49%
Mar	Jan	\$ 154,780	\$ 1,037,398	14.99%	6.14%	\$ 150,415	\$ 1,171,437	-2.82%	12.92%	\$ 162,556	\$ 1,209,016	8.07%	3.21%
Apr	Feb	\$ 145,678	\$ 1,183,076	-6.87%	4.34%	\$ 154,323	\$ 1,325,761	5.93%	12.06%	\$ 168,768	\$ 1,377,783	9.36%	3.92%
May	Mar	\$ 191,667	\$ 1,374,743	0.54%	3.80%	\$ 206,746	\$ 1,532,507	7.87%	11.48%	\$ 211,009	\$ 1,588,792	2.06%	3.67%
Jun	Apr	\$ 161,073	\$ 1,535,815	2.33%	3.64%	\$ 174,919	\$ 1,707,425	8.60%	11.17%	\$ 188,485	\$ 1,777,277	7.76%	4.09%
July	May	166,401	\$ 1,702,217	1.58%	3.43%	186,449	\$ 1,893,874	12.05%	11.26%	182,224	\$ 1,959,501	-2.27%	3.47%
Aug	Jun	183,216	\$ 1,885,433	-3.72%	2.69%	212,541	\$ 2,106,415	16.01%	11.72%	194,438	\$ 2,153,939	-8.52%	2.26%
Sep	July	169,625	\$ 2,055,058	0.63%	2.52%	175,562	\$ 2,281,977	3.50%	11.04%	190,256	\$ 2,344,195	8.37%	2.73%
		\$ 2,055,058				\$ 2,281,977				\$ 2,344,195			

This period, the city received an extra, one-time payment from a delinquent account.

Current Year vs Prior Year for same period

\$ 62,218.56

Prior Year Total at current % of gain or (loss)

\$ 62,218.56

Projected collections at current +/- % rate

\$ 2,344,195.35

Amount budgeted for FY 19

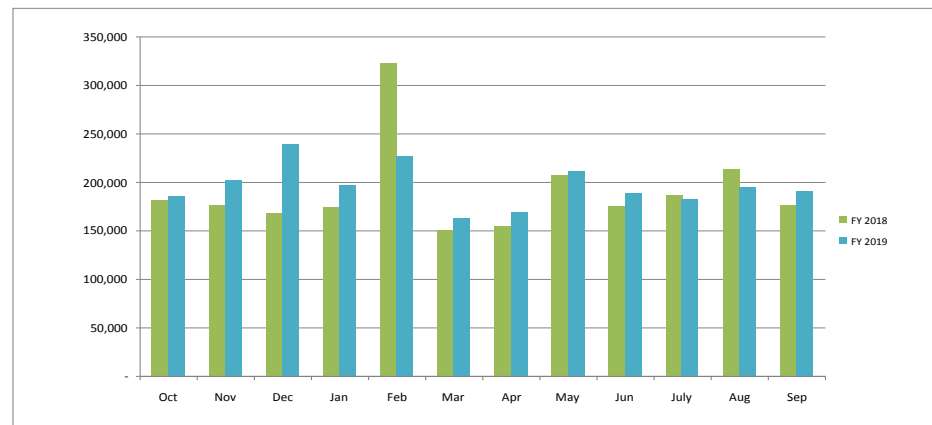
2,267,350.00

Projected Budget surplus (shortfall) for FY19

\$ 76,845.35

City-Garbage Receipts

Oct	Sep	\$ 338	\$ 338	36.85%	36.85%	\$ 287	\$ 287	-15.22%	-15.22%	\$ 332	\$ 332	15.73%	15.73%
Nov	Oct	\$ 262	\$ 600	0.24%	18.05%	\$ 313	\$ 600	19.87%	0.09%	\$ 356	\$ 687	13.49%	14.56%
Dec	Nov	\$ 283	\$ 883	3.41%	12.92%	\$ 285	\$ 885	0.63%	0.26%	\$ 357	\$ 1,045	25.40%	18.05%
Jan	Dec	\$ 281	\$ 1,164	9.35%	12.04%	\$ 257	\$ 1,142	-8.58%	-1.88%	\$ 436	\$ 1,481	69.44%	29.62%
Feb	Jan	\$ 280	\$ 1,444	-2.64%	8.86%	\$ 297	\$ 1,439	6.20%	-0.31%	\$ 362	\$ 1,842	21.78%	28.00%
Mar	Feb	\$ 290	\$ 1,734	1.17%	7.49%	\$ 284	\$ 1,723	-2.34%	-0.65%	\$ 309	\$ 2,151	8.86%	24.85%
Apr	Mar	\$ 264	\$ 1,998	2.35%	6.78%	\$ 310	\$ 2,033	17.52%	1.75%	\$ 375	\$ 2,526	20.88%	24.25%
May	Apr	\$ 300	\$ 2,298	7.59%	6.89%	\$ 289	\$ 2,322	-3.64%	1.04%	\$ 331	\$ 2,856	14.52%	23.04%
Jun	May	\$ 296	\$ 2,594	19.21%	8.16%	\$ 318	\$ 2,640	7.44%	1.77%	\$ 424	\$ 3,281	33.26%	24.27%
Jul	Jun	\$ 275	\$ 2,869	-4.86%	6.76%	\$ 284	\$ 2,924	3.37%	1.93%	\$ 348	\$ 3,628	22.30%	24.08%
Aug	Jul	\$ 275	\$ 3,144	3.06%	6.43%	\$ 309	\$ 3,234	12.51%	2.85%	\$ 383	\$ 4,011	23.60%	24.03%
Sep	Aug	\$ 287	\$ 3,431	-3.51%	5.52%	\$ 304	\$ 3,538	6.10%	3.12%	\$ 345	\$ 4,356	13.43%	23.12%
		<u>\$ 3,430.64</u>				<u>\$ 3,537.83</u>				<u>\$ 4,355.79</u>			
Grand Totals:		<u>\$ 2,058,488.59</u>				<u>\$ 2,285,514.62</u>				<u>\$ 2,348,551.14</u>			



Sales Tax Analysis
FY19

Mo Rec'd	For		FY 2017	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year		FY 2018	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year		FY 2019	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	
		FY 2017	Year To Date			FY 2018	Year To Date			FY 2019	Year To Date			
KEDC														
Oct	Aug		\$ 55,967	\$ 55,967	8.54%	8.54%	\$ 60,367	\$ 60,367	7.86%	7.86%	\$ 61,572	\$ 61,572	2.00%	2.00%
Nov	Sep		\$ 59,125	\$ 115,092	1.00%	4.53%	\$ 58,802	\$ 119,168	-0.55%	3.54%	\$ 67,113	\$ 128,685	14.13%	7.99%
Dec	Oct		\$ 51,825	\$ 166,917	0.07%	3.10%	\$ 55,777	\$ 174,945	7.63%	4.81%	\$ 79,436	\$ 208,121	42.42%	18.96%
Jan	Nov		\$ 55,383	\$ 222,300	11.43%	5.06%	\$ 58,042	\$ 232,987	4.80%	4.81%	\$ 65,349	\$ 273,471	12.59%	17.38%
Feb	Dec		\$ 71,906	\$ 294,206	3.71%	4.73%	\$ 107,354	\$ 340,341	49.30%	15.68%	\$ 75,350	\$ 348,821	-29.81%	2.49%
Mar	Jan		\$ 51,593	\$ 345,799	14.99%	6.14%	\$ 50,138	\$ 390,479	-2.82%	12.92%	\$ 54,185	\$ 403,006	8.07%	3.21%
Apr	Feb		\$ 48,559	\$ 394,359	-6.87%	4.34%	\$ 51,441	\$ 441,920	5.93%	12.06%	\$ 56,256	\$ 459,262	9.36%	3.92%
May	Mar		\$ 63,889	\$ 458,248	0.54%	3.80%	\$ 68,915	\$ 510,836	7.87%	11.48%	\$ 70,336	\$ 529,598	2.06%	3.67%
Jun	Apr		\$ 53,691	\$ 511,939	2.33%	3.64%	\$ 58,306	\$ 569,142	8.60%	11.17%	\$ 62,828	\$ 592,427	7.76%	4.09%
July	May		\$ 55,467	\$ 567,406	1.58%	3.43%	\$ 62,150	\$ 631,291	12.05%	11.26%	\$ 60,741	\$ 653,168	-2.27%	3.47%
Aug	Jun		\$ 61,072	\$ 628,478	-3.72%	2.69%	\$ 70,847	\$ 702,138	16.01%	11.72%	\$ 64,813	\$ 717,981	-8.52%	2.26%
Sep	July		\$ 56,542	\$ 685,019	0.63%	2.52%	\$ 58,521	\$ 760,659	3.50%	11.04%	\$ 63,419	\$ 781,399	8.37%	2.73%
			\$ 685,019				\$ 760,659				\$ 781,399			
KEDC-Garbage Receipts														
Nov	Oct		\$ 113	\$ 113	36.85%	36.85%	\$ 104	\$ 104	-7.29%	-7.29%	\$ 119	\$ 119	13.49%	13.49%
Dec	Nov		\$ 87	\$ 200	0.25%	18.06%	\$ 95	\$ 199	8.98%	-0.20%	\$ 119	\$ 238	25.40%	19.16%
Jan	Dec		\$ 94	\$ 294	3.41%	12.92%	\$ 86	\$ 285	-9.19%	-3.08%	\$ 145	\$ 383	69.44%	34.28%
Feb	Jan		\$ 94	\$ 388	9.35%	12.04%	\$ 99	\$ 384	5.60%	-0.98%	\$ 121	\$ 504	21.78%	31.06%
Mar	Feb		\$ 93	\$ 481	-2.64%	8.86%	\$ 95	\$ 479	1.42%	-0.52%	\$ 103	\$ 607	8.86%	26.67%
Apr	Mar		\$ 97	\$ 578	1.17%	7.49%	\$ 103	\$ 582	6.68%	0.69%	\$ 125	\$ 731	20.88%	25.65%
May	Apr		\$ 88	\$ 666	2.35%	6.78%	\$ 96	\$ 678	9.51%	1.85%	\$ 110	\$ 842	14.51%	24.07%
Jun	May		\$ 100	\$ 766	7.58%	6.89%	\$ 106	\$ 784	6.23%	2.42%	\$ 141	\$ 983	33.25%	25.31%
Jul	Jun		\$ 99	\$ 865	19.21%	8.16%	\$ 95	\$ 879	-4.02%	1.69%	\$ 116	\$ 1,099	22.30%	24.98%
Aug	Jul		\$ 92	\$ 956	-4.86%	6.76%	\$ 103	\$ 982	12.52%	2.73%	\$ 128	\$ 1,226	23.60%	24.84%
Sep	Aug		\$ 92	\$ 1,048	3.05%	6.43%	\$ 101	\$ 1,083	9.98%	3.36%	\$ 115	\$ 1,341	14.04%	23.83%
Oct	Sep		\$ 96	\$ 1,144	-3.51%	5.52%	\$ 111	\$ 1,194	15.72%	4.39%	\$ 123	\$ 1,465	11.36%	22.68%
			\$ 1,144				\$ 1,194				\$ 1,465			
Grand Totals:			\$ 686,163				\$ 761,853				\$ 782,864			

Sales Tax Analysis
FY18

		FY16 Budget Amount \$1,904,690				FY17 Budget Amount \$2,020,404				FY18 Budget Amount \$2,114,884			
Mo Rec'd	For	FY 2016	FY 2016 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2017	FY 2017 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2018	FY 2018 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
CITY													
Oct	Aug	154,691	\$ 154,691	10.31%	10.31%	167,901	\$ 167,901	8.54%	8.54%	181,100	\$ 181,100	7.86%	7.86%
Nov	Sep	175,616	\$ 330,307	23.29%	16.85%	177,375	\$ 345,276	1.00%	4.53%	176,405	\$ 357,505	-0.55%	3.54%
Dec	Oct	\$ 155,369	\$ 485,676	-14.10%	4.77%	\$ 155,474	\$ 500,751	0.07%	3.10%	\$ 167,330	\$ 524,835	7.63%	4.81%
Jan	Nov	\$ 149,109	\$ 634,784	20.46%	8.08%	\$ 166,149	\$ 666,899	11.43%	5.06%	\$ 174,125	\$ 698,960	4.80%	4.81%
Feb	Dec	\$ 208,005	\$ 842,790	49.55%	16.02%	\$ 215,719	\$ 882,618	3.71%	4.73%	\$ 322,063	\$ 1,021,023	49.30%	15.68%
Mar	Jan	\$ 134,609	\$ 977,399	-21.16%	8.94%	\$ 154,780	\$ 1,037,398	14.99%	6.14%	\$ 150,415	\$ 1,171,437	-2.82%	12.92%
Apr	Feb	\$ 156,424	\$ 1,133,823	3.00%	8.08%	\$ 145,678	\$ 1,183,076	-6.87%	4.34%	\$ 154,323	\$ 1,325,761	5.93%	12.06%
May	Mar	\$ 190,645	\$ 1,324,468	36.54%	11.43%	\$ 191,667	\$ 1,374,743	0.54%	3.80%	\$ 206,746	\$ 1,532,507	7.87%	11.48%
Jun	Apr	\$ 157,412	\$ 1,481,880	-6.32%	9.23%	\$ 161,073	\$ 1,535,815	2.33%	3.64%	\$ 174,919	\$ 1,707,425	8.60%	11.17%
July	May	163,810	\$ 1,645,690	7.86%	9.09%	166,401	\$ 1,702,217	1.58%	3.43%	186,449	\$ 1,893,874	12.05%	11.26%
Aug	Jun	190,303	\$ 1,835,993	23.02%	10.39%	183,216	\$ 1,885,433	-3.72%	2.69%	212,541	\$ 2,106,415	16.01%	11.72%
Sep	July	168,569	\$ 2,004,562	-4.01%	9.01%	169,625	\$ 2,055,058	0.63%	2.52%	175,562	\$ 2,281,977	3.50%	11.04%
		<u>\$ 2,004,562</u>				<u>\$ 2,055,058</u>				<u>\$ 2,281,977</u>			

This period, the city received an extra, one-time payment from a delinquent account.

Current Year vs Prior Year for same period

\$ 226,918.84

Prior Year Total at current % of gain or (loss)

\$ 226,918.84

Projected collections at current +/- % rate

\$ 2,281,976.79

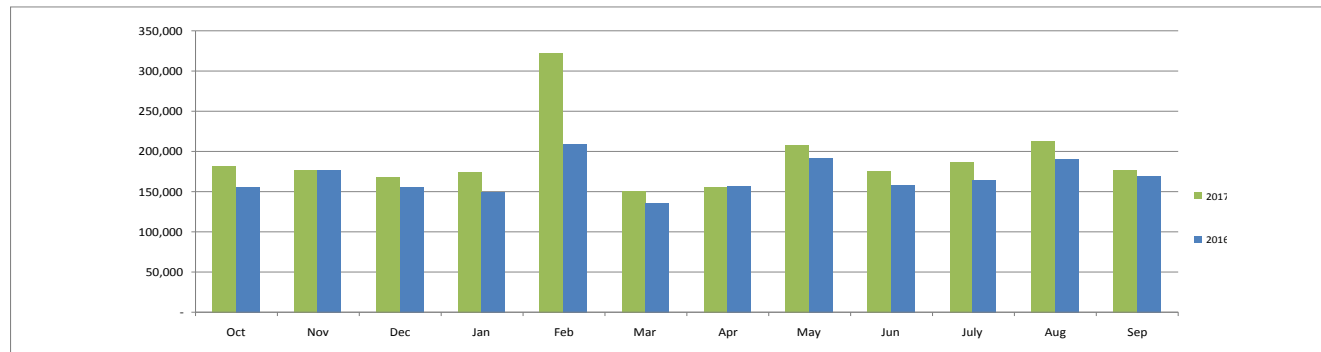
Amount budgeted for FY 17

2,114,884.00

Projected Budget surplus (shortfall) for FY17

\$ 167,092.79

City-Garbage Receipts													
Nov	Oct	\$ 247	\$ 247	-8.85%	-8.85%	\$ 338	\$ 338	36.85%	36.85%	\$ 313	\$ 313	-7.29%	-7.29%
Dec	Nov	\$ 261	\$ 508	15.94%	2.39%	\$ 262	\$ 600	0.24%	18.05%	\$ 285	\$ 598	8.99%	-0.19%
Jan	Dec	\$ 274	\$ 782	-1.25%	1.09%	\$ 283	\$ 883	3.41%	12.92%	\$ 257	\$ 856	-9.19%	-3.08%
Feb	Jan	\$ 257	\$ 1,039	-0.72%	0.63%	\$ 281	\$ 1,164	9.35%	12.04%	\$ 297	\$ 1,153	5.59%	-0.98%
Mar	Feb	\$ 287	\$ 1,326	-37.14%	-10.96%	\$ 280	\$ 1,444	-2.64%	8.86%	\$ 284	\$ 1,436	1.41%	-0.52%
Apr	Mar	\$ 287	\$ 1,613	0.83%	-9.06%	\$ 290	\$ 1,734	1.17%	7.49%	\$ 310	\$ 1,746	6.68%	0.69%
May	Apr	\$ 258	\$ 1,871	0.37%	-7.87%	\$ 264	\$ 1,998	2.35%	6.78%	\$ 289	\$ 2,035	9.52%	1.85%
Jun	May	\$ 279	\$ 2,150	12.61%	-5.65%	\$ 300	\$ 2,298	7.59%	6.89%	\$ 318	\$ 2,353	6.22%	2.42%
Jul	Jun	\$ 248	\$ 2,398	-17.43%	-7.02%	\$ 296	\$ 2,594	19.21%	8.16%	\$ 284	\$ 2,638	-4.02%	1.68%
Aug	Jul	\$ 289	\$ 2,687	-9.90%	-7.34%	\$ 275	\$ 2,869	-4.86%	6.76%	\$ 309	\$ 2,947	12.52%	2.72%
Sep	Aug	\$ 267	\$ 2,954	4.74%	-6.37%	\$ 275	\$ 3,144	3.06%	6.43%	\$ 304	\$ 3,251	10.56%	3.41%
Oct	Sep	\$ 297	\$ 3,251	17.20%	-4.37%	\$ 287	\$ 3,431	-3.51%	5.52%				
		<u>\$ 3,251.17</u>				<u>\$ 3,430.64</u>				<u>\$ 3,251.17</u>			
Grand Totals:		<u>\$ 2,007,813.26</u>				<u>\$ 2,058,488.59</u>				<u>\$ 2,285,227.96</u>			



Sales Tax Analysis
FY18

Mo Rec'd	For		FY 2016	FY 2016	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year		FY 2017	FY 2017	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year		FY 2018	FY 2018	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
		FY 2016	Year To Date				FY 2017	Year To Date			FY 2018	Year To Date				
KEDC																
Oct	Aug		\$ 51,564	\$ 51,564	10.31%	10.31%	\$ 55,967	\$ 55,967	8.54%	8.54%	\$ 60,367	\$ 60,367	7.86%	7.86%		
Nov	Sep		\$ 58,539	\$ 110,102	23.29%	16.85%	\$ 59,125	\$ 115,092	1.00%	4.53%	\$ 58,802	\$ 119,168	-0.55%	3.54%		
Dec	Oct		\$ 51,790	\$ 161,892	-14.10%	4.77%	\$ 51,825	\$ 166,917	0.07%	3.10%	\$ 55,777	\$ 174,945	7.63%	4.81%		
Jan	Nov		\$ 49,703	\$ 211,595	20.46%	8.08%	\$ 55,383	\$ 222,300	11.43%	5.06%	\$ 58,042	\$ 232,987	4.80%	4.81%		
Feb	Dec		\$ 69,335	\$ 280,930	49.55%	16.02%	\$ 71,906	\$ 294,206	3.71%	4.73%	\$ 107,354	\$ 340,341	49.30%	15.68%		
Mar	Jan		\$ 44,870	\$ 325,800	-21.16%	8.94%	\$ 51,593	\$ 345,799	14.99%	6.14%	\$ 50,138	\$ 390,479	-2.82%	12.92%		
Apr	Feb		\$ 52,141	\$ 377,941	3.00%	8.08%	\$ 48,559	\$ 394,359	-6.87%	4.34%	\$ 51,441	\$ 441,920	5.93%	12.06%		
May	Mar		\$ 63,548	\$ 441,489	36.54%	11.43%	\$ 63,889	\$ 458,248	0.54%	3.80%	\$ 68,915	\$ 510,836	7.87%	11.48%		
Jun	Apr		\$ 52,471	\$ 493,960	-6.32%	9.23%	\$ 53,691	\$ 511,939	2.33%	3.64%	\$ 58,306	\$ 569,142	8.60%	11.17%		
July	May		\$ 54,603	\$ 548,563	7.86%	9.09%	\$ 55,467	\$ 567,406	1.58%	3.43%	\$ 62,150	\$ 631,291	12.05%	11.26%		
Aug	Jun		\$ 63,434	\$ 611,998	23.02%	10.39%	\$ 61,072	\$ 628,478	-3.72%	2.69%	\$ 70,847	\$ 702,138	16.01%	11.72%		
Sep	July		\$ 56,190	\$ 668,187	-4.01%	9.01%	\$ 56,542	\$ 685,019	0.63%	2.52%	\$ 58,521	\$ 760,659	3.50%	11.04%		
			\$ 668,187				\$ 685,019				\$ 760,659					
KEDC-Garbage Receipts																
Nov	Oct		\$ 82	\$ 82	-8.85%	-8.85%	\$ 113	\$ 113	36.85%	36.85%	\$ 104	\$ 104	-7.29%	-7.29%		
Dec	Nov		\$ 87	\$ 169	15.93%	2.39%	\$ 87	\$ 200	0.25%	18.06%	\$ 95	\$ 199	8.98%	-0.20%		
Jan	Dec		\$ 91	\$ 261	-1.25%	1.09%	\$ 94	\$ 294	3.41%	12.92%	\$ 86	\$ 285	-9.19%	-3.08%		
Feb	Jan		\$ 86	\$ 346	-0.73%	0.63%	\$ 94	\$ 388	9.35%	12.04%	\$ 99	\$ 384	5.60%	-0.98%		
Mar	Feb		\$ 96	\$ 442	-37.14%	-10.96%	\$ 93	\$ 481	-2.64%	8.86%	\$ 95	\$ 479	1.42%	-0.52%		
Apr	Mar		\$ 96	\$ 538	0.83%	-9.07%	\$ 97	\$ 578	1.17%	7.49%	\$ 103	\$ 582	6.68%	0.69%		
May	Apr		\$ 86	\$ 624	0.37%	-7.87%	\$ 88	\$ 666	2.35%	6.78%	\$ 96	\$ 678	9.51%	1.85%		
Jun	May		\$ 93	\$ 717	12.60%	-5.65%	\$ 100	\$ 766	7.58%	6.89%	\$ 106	\$ 784	6.23%	2.42%		
Jul	Jun		\$ 83	\$ 799	-17.43%	-7.02%	\$ 99	\$ 865	19.21%	8.16%	\$ 95	\$ 879	-4.02%	1.69%		
Aug	Jul		\$ 96	\$ 896	-9.90%	-7.34%	\$ 92	\$ 956	-4.86%	6.76%	\$ 103	\$ 982	12.52%	2.73%		
Sep	Aug		\$ 89	\$ 985	4.74%	-6.37%	\$ 92	\$ 1,048	3.05%	6.43%	\$ 101	\$ 1,083	9.98%	3.36%		
Oct	Sep		\$ 99	\$ 1,084	21.30%	-4.37%	\$ 96	\$ 1,144	-3.51%	5.52%						
			\$ 1,084				\$ 1,144				\$ 1,083					
Grand Totals:			\$ 669,271				\$ 686,163				\$ 761,742					

Sales Tax Analysis
FY17

		FY15 Budget Amount \$1,960,515				FY16 Budget Amount \$1,904,690				FY17 Budget Amount \$2,020,404			
Mo Rec'd	For	FY 2015	FY 2015 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2016	FY 2016 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2017	FY 2017 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
CITY													
Oct	Aug	\$ 140,233	\$ 140,233	28.38%	28.38%	154,691	\$ 154,691	10.31%	10.31%	167,901	\$ 167,901	8.54%	8.54%
Nov	Sep	142,447	282,679	36.73%	32.46%	175,616	\$ 330,307	23.29%	16.85%	177,375	\$ 345,276	1.00%	4.53%
Dec	Oct	180,880	463,560	39.34%	35.06%	\$ 155,369	\$ 485,676	-14.10%	4.77%	\$ 155,474	\$ 500,751	0.07%	3.10%
Jan	Nov	123,779	587,339	-12.35%	21.24%	\$ 149,109	\$ 634,784	20.46%	8.08%	\$ 166,149	\$ 666,899	11.43%	5.06%
Feb	Dec	139,089	726,427	34.65%	23.60%	\$ 208,005	\$ 842,790	49.55%	16.02%	\$ 215,719	\$ 882,618	3.71%	4.73%
Mar	Jan	170,733	897,160	27.88%	24.39%	\$ 134,609	\$ 977,399	-21.16%	8.94%	\$ 154,780	\$ 1,037,398	14.99%	6.14%
Apr	Feb	151,866	1,049,026	28.45%	24.96%	\$ 156,424	\$ 1,133,823	3.00%	8.08%	\$ 145,678	\$ 1,183,076	-6.87%	4.34%
May	Mar	139,626	1,188,652	-11.88%	19.11%	\$ 190,645	\$ 1,324,468	36.54%	11.43%	\$ 191,667	\$ 1,374,743	0.54%	3.80%
Jun	Apr	168,038	1,356,690	3.39%	16.91%	\$ 157,412	\$ 1,481,880	-6.32%	9.23%	\$ 161,073	\$ 1,535,815	2.33%	3.64%
July	May	151,876	1,508,566	9.26%	16.09%	163,810	\$ 1,645,690	7.86%	9.09%	166,401	\$ 1,702,217	1.58%	3.43%
Aug	Jun	154,691	1,663,257	9.70%	15.47%	190,303	\$ 1,835,993	23.02%	10.39%	183,216	\$ 1,885,433	-3.72%	2.69%
Sep	July	175,616	1,838,873	16.24%	15.54%	168,569	\$ 2,004,562	-4.01%	9.01%	169,625	\$ 2,055,058	0.63%	2.52%
		<u>\$ 1,838,873</u>				<u>\$ 2,004,562</u>				<u>\$ 2,055,058</u>			

This period, the city received an extra, one-time payment from a delinquent account.

Avg Tax increase

4.38%

Current Year vs Prior Year for same period

\$ 50,495.86

Prior Year Total at current % of gain or (loss)

\$ 50,495.86

Projected collections at current +/- % rate

\$ 2,055,057.95

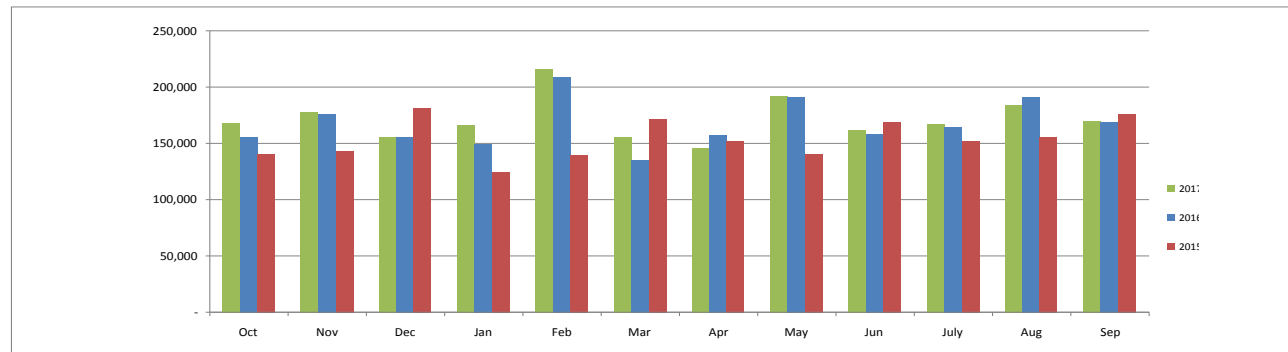
Amount budgeted for FY 17

2,020,404.00

Projected Budget surplus (shortfall) for FY17

\$ 34,653.95

City-Garbage Receipts													
Nov	Oct	\$ 271	\$ 271	1.06%	#####	\$ 247	\$ 247	-8.85%	-8.85%	\$ 338	\$ 338	36.85%	36.85%
Dec	Nov	225	496	1.66%	1.33%	\$ 261	\$ 508	15.94%	2.39%	\$ 262	\$ 600	0.24%	18.05%
Jan	Dec	277	773	-15.27%	-5.32%	\$ 274	\$ 782	-1.25%	1.09%	\$ 283	\$ 883	3.41%	12.92%
Feb	Jan	259	1,033	-6.86%	-5.71%	\$ 257	\$ 1,039	-0.72%	0.63%	\$ 281	\$ 1,164	9.35%	12.04%
Mar	Feb	457	1,490	10.82%	-1.19%	\$ 287	\$ 1,326	-37.14%	-10.96%	\$ 280	\$ 1,444	-2.64%	8.86%
Apr	Mar	285	1,774	4.82%	-0.27%	\$ 287	\$ 1,613	0.83%	-9.06%	\$ 290	\$ 1,734	1.17%	7.49%
May	Apr	257	2,031	-1.06%	-0.37%	\$ 258	\$ 1,871	0.37%	-7.87%	\$ 264	\$ 1,998	2.35%	6.78%
Jun	May	247	2,278	-4.00%	-0.78%	\$ 279	\$ 2,150	12.61%	-5.65%	\$ 300	\$ 2,298	7.59%	6.89%
Jul	Jun	301	2,579	21.51%	1.39%	\$ 248	\$ 2,398	-17.43%	-7.02%	\$ 296	\$ 2,594	19.21%	8.16%
Aug	Jul	321	2,900	13.23%	2.58%	\$ 289	\$ 2,687	-9.90%	-7.34%	\$ 275	\$ 2,869	-4.86%	6.76%
Sep	Aug	255	3,155	-0.39%	2.33%	\$ 267	\$ 2,954	4.74%	-6.37%	\$ 275	\$ 3,144	3.06%	6.43%
Oct	Sep	245	3,400	-3.38%	1.90%	\$ 297	\$ 3,251	17.20%	-4.37%	\$ 287	\$ 3,431	-3.51%	5.52%
		<u>\$ 3,400</u>				<u>\$ 3,251.17</u>				<u>\$ 3,430.64</u>			
Grand Totals:		<u>\$ 1,842,273</u>				<u>\$ 2,007,813.26</u>				<u>\$ 2,058,488.59</u>			



Sales Tax Analysis
FY17

Mo Rec'd	For		FY 2015	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year		FY 2016	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year		FY 2017	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
		FY 2015	Year To Date			FY 2016	Year To Date			FY 2017	Year To Date		
KEDC													
Oct	Aug	\$ 46,744	\$ 46,744	28.38%	28.38%	\$ 51,564	\$ 51,564	10.31%	10.31%	\$ 55,967	\$ 55,967	8.54%	8.54%
Nov	Sep	47,482	94,226	36.73%	32.46%	\$ 58,539	\$ 110,102	23.29%	16.85%	\$ 59,125	\$ 115,092	1.00%	4.53%
Dec	Oct	60,293	154,520	39.34%	35.06%	\$ 51,790	\$ 161,892	-14.10%	4.77%	\$ 51,825	\$ 166,917	0.07%	3.10%
Jan	Nov	41,260	195,780	-12.35%	21.24%	\$ 49,703	\$ 211,595	20.46%	8.08%	\$ 55,383	\$ 222,300	11.43%	5.06%
Feb	Dec	46,363	242,142	34.65%	23.60%	\$ 69,335	\$ 280,930	49.55%	16.02%	\$ 71,906	\$ 294,206	3.71%	4.73%
Mar	Jan	56,911	299,053	27.88%	24.39%	\$ 44,870	\$ 325,800	-21.16%	8.94%	\$ 51,593	\$ 345,799	14.99%	6.14%
Apr	Feb	50,622	349,675	28.45%	24.96%	\$ 52,141	\$ 377,941	3.00%	8.08%	\$ 48,559	\$ 394,359	-6.87%	4.34%
May	Mar	46,542	396,217	-11.88%	19.11%	\$ 63,548	\$ 441,489	36.54%	11.43%	\$ 63,889	\$ 458,248	0.54%	3.80%
Jun	Apr	56,013	452,230	3.39%	16.91%	\$ 52,471	\$ 493,960	-6.32%	9.23%	\$ 53,691	\$ 511,939	2.33%	3.64%
July	May	50,625	502,855	9.26%	16.09%	\$ 54,603	\$ 548,563	7.86%	9.09%	\$ 55,467	\$ 567,406	1.58%	3.43%
Aug	Jun	51,564	554,419	9.70%	15.47%	\$ 63,434	\$ 611,998	23.02%	10.39%	\$ 61,072	\$ 628,478	-3.72%	2.69%
Sep	July	58,539	612,958	16.24%	15.54%	\$ 56,190	\$ 668,187	-4.01%	9.01%	\$ 56,542	\$ 685,019	0.63%	2.52%
		\$ 612,958				\$ 668,187				\$ 685,019			
KEDC-Garbage Receipts													
Nov	Oct	\$ 90	\$ 90	1.06%	1.06%	\$ 82	\$ 82	-8.85%	-8.85%	\$ 113	\$ 113	36.85%	36.85%
Dec	Nov	75	165	1.65%	1.33%	\$ 87	\$ 169	15.93%	2.39%	\$ 87	\$ 200	0.25%	18.06%
Jan	Dec	92	258	-15.28%	-5.33%	\$ 91	\$ 261	-1.25%	1.09%	\$ 94	\$ 294	3.41%	12.92%
Feb	Jan	86	344	-6.86%	-5.72%	\$ 86	\$ 346	-0.73%	0.63%	\$ 94	\$ 388	9.35%	12.04%
Mar	Feb	152	497	10.82%	-1.19%	\$ 96	\$ 442	-37.14%	-10.96%	\$ 93	\$ 481	-2.64%	8.86%
Apr	Mar	95	591	4.83%	-0.28%	\$ 96	\$ 538	0.83%	-9.07%	\$ 97	\$ 578	1.17%	7.49%
May	Apr	86	677	-1.05%	-0.37%	\$ 86	\$ 624	0.37%	-7.87%	\$ 88	\$ 666	2.35%	6.78%
Jun	May	82	759	-3.99%	-0.78%	\$ 93	\$ 717	12.60%	-5.65%	\$ 100	\$ 766	7.58%	6.89%
Jul	Jun	100	860	21.50%	1.39%	\$ 83	\$ 799	-17.43%	-7.02%	\$ 99	\$ 865	19.21%	8.16%
Aug	Jul	107	967	13.22%	2.57%	\$ 96	\$ 896	-9.90%	-7.34%	\$ 92	\$ 956	-4.86%	6.76%
Sep	Aug	85	1,052	-0.39%	2.33%	\$ 89	\$ 985	4.74%	-6.37%	\$ 92	\$ 1,048	3.05%	6.43%
Oct	Sep	82	1,133	-3.37%	1.90%	\$ 99	\$ 1,084	21.30%	-4.37%	\$ 96	\$ 1,144	-3.51%	5.52%
		\$ 1,133				\$ 1,084				\$ 1,144			
Grand Totals:		\$ 614,091				\$ 669,271				\$ 686,163			

Sales Tax Analysis
FY16

		FY13 Budget Amount \$1,225,700				FY14 Budget Amount \$1,702,198				FY15 Budget Amount \$1,960,515				FY16 Budget Amount \$1,904,690		
Mo Rec'd	For	FY 2013	FY 2013 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2014	FY 2014 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2015	FY 2015 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2016	FY 2016 Year To Date	Current Month vs Same Month Last Year
CITY																
Dec	Oct	\$ 90,693	\$ 90,693	8.27%	8.27%	\$ 109,231	\$ 109,231	30.40%	30.40%	\$ 140,233	\$ 140,233	28.38%	28.38%	154,691	\$ 154,691	10.31%
Jan	Nov	86,276	176,968	-3.09%	2.41%	104,181	213,412	17.02%	23.51%	142,447	282,679	36.73%	32.46%	175,616	\$ 330,307	23.29%
Feb	Dec	132,922	309,890	20.61%	9.50%	129,813	343,225	17.79%	21.28%	180,880	463,560	39.34%	35.06%	\$ 155,369	\$ 485,676	-14.10%
Mar	Jan	171,057	480,947	56.58%	22.61%	141,221	484,447	29.27%	23.50%	123,779	587,339	-12.35%	21.24%	\$ 149,109	\$ 634,784	20.46%
Apr	Feb	97,125	578,072	12.34%	20.76%	103,300	587,747	19.48%	22.78%	139,089	726,427	34.65%	23.60%	\$ 208,005	\$ 842,790	49.55%
May	Mar	123,038	701,110	5.73%	17.82%	133,513	721,260	14.73%	21.20%	170,733	897,160	27.88%	24.39%	\$ 134,609	\$ 977,399	-21.16%
Jun	Apr	98,822	799,932	6.33%	16.27%	118,226	839,486	27.21%	22.01%	151,866	1,049,026	28.45%	24.96%	\$ 156,424	\$ 1,133,823	3.00%
Jul	May	104,204	904,136	13.28%	15.91%	158,451	997,937	72.25%	27.94%	139,626	1,188,652	-11.88%	19.11%	\$ 190,645	\$ 1,324,468	36.54%
Aug	Jun	120,225	1,024,362	8.94%	15.05%	162,527	1,160,464	47.27%	30.34%	168,038	1,356,690	3.39%	16.91%	\$ 157,412	\$ 1,481,880	-6.32%
Sep	Jul	99,423	1,123,785	8.47%	14.44%	139,008	1,299,472	51.66%	32.33%	151,876	1,508,566	9.26%	16.09%	163,810	\$ 1,645,690	7.86%
Oct	Aug	99,919	1,223,704	6.05%	13.70%	141,006	1,440,478	49.66%	33.84%	154,691	1,663,257	9.70%	15.47%	190,303	\$ 1,835,993	23.02%
Nov	Sep	124,469	1,348,173	6.20%	12.96%	151,077	1,591,556	28.90%	33.36%	175,616	1,838,873	16.24%	15.54%	168,569	\$ 2,004,562	-4.01%
		<u>\$ 1,348,173</u>				<u>\$ 1,591,556</u>				<u>\$ 1,838,873</u>				<u>\$ 2,004,562</u>		

This period, the city received an extra, one-time payment from a delinquent account.

Current Year vs Prior Year for same period

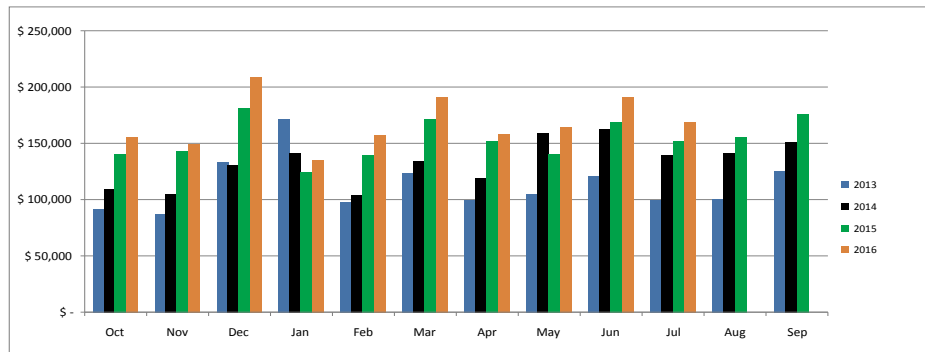
Prior Year Total at current % of gain or (loss)

Projected collections at current +/- % rate

Amount budgeted for FY 16

Projected Budget surplus (shortfall) for FY16

City-Garbage Receipts																
Nov	Oct	\$ 275	\$ 275	0.71%	0.71%	\$ 268	\$ 268	-1.78%	-1.78%	\$ 271	\$ 271	1.06%	1.06%	\$ 247	\$ 247	-8.85%
Dec	Nov	274	549	0.05%	0.38%	221	490	-19.04%	-10.42%	225	496	1.66%	1.33%	\$ 261	\$ 508	15.94%
Jan	Dec	273	821	-0.14%	0.21%	327	817	19.90%	-0.31%	277	773	-15.27%	-5.32%	\$ 274	\$ 782	-1.25%
Feb	Jan	254	1,075	-6.70%	-1.51%	278	1,095	2.38%	0.36%	259	1,033	-6.86%	-5.71%	\$ 257	\$ 1,039	-0.72%
Mar	Feb	254	1,328	-6.65%	-2.54%	412	1,508	51.82%	10.61%	457	1,490	10.82%	-1.19%	\$ 287	\$ 1,326	-37.14%
Apr	Mar	288	1,616	6.01%	-1.12%	272	1,779	0.06%	8.86%	285	1,774	4.82%	-0.27%	\$ 287	\$ 1,613	0.83%
May	Apr	290	1,906	6.49%	-0.03%	259	2,039	-4.74%	6.92%	257	2,031	-1.06%	-0.37%	\$ 258	\$ 1,871	0.37%
Jun	May	238	2,144	-12.95%	-1.65%	258	2,296	-5.58%	5.35%	247	2,278	-4.00%	-0.78%	\$ 279	\$ 2,150	12.61%
Jul	Jun	253	2,397	-6.78%	-2.22%	248	2,544	-8.80%	3.78%	301	2,579	21.51%	1.39%	\$ 248	\$ 2,398	-17.43%
Aug	Jul	265	2,662	-2.57%	-2.25%	283	2,827	4.28%	3.83%	321	2,900	13.23%	2.58%	\$ 289	\$ 2,687	-9.90%
Sep	Aug	261	2,923	-3.95%	-2.41%	256	3,083	-6.00%	2.94%	255	3,155	-0.39%	2.33%	\$ 267	\$ 2,954	4.74%
Oct	Sep	246	\$ 3,169	-9.83%	-3.03%	254	3,337	-6.95%	2.12%	245	3,400	-3.38%	1.90%	\$ 297	\$ 3,251	21.30%
		<u>\$ 3,169</u>				<u>\$ 3,337</u>				<u>\$ 3,400</u>				<u>\$ 3,251.17</u>		
Grand Totals:		<u>\$ 1,351,341</u>				<u>\$ 1,594,892</u>				<u>\$ 1,842,273</u>				<u>\$ 2,007,813.26</u>		



Sales Tax Analysis
FY16

YTD % Increase or (Decrease) over Prior Year
--

10.31%
16.85%
4.77%
8.08%
16.02%
8.94%
8.08%
11.43%
9.23%
9.09%
10.39%
9.01%

\$ 165,689.12
\$ 165,689.12
\$ 2,004,562.09
1,904,690.00
\$ 99,872.09

-8.85%
2.39%
1.09%
0.63%
-10.96%
-9.06%
-7.87%
-5.65%
-7.02%
-7.34%
-6.37%
-4.37%

Sales Tax Analysis
FY16

Mo Rec'd	For	FY 2013	FY 2013	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2014	FY 2014	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2015	FY 2015	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2016	FY 2016	Current Month vs Same Month Last Year
		FY 2013	Year To Date			FY 2014	Year To Date			FY 2015	Year To Date			FY 2016	Year To Date	
KEDC																
Dec	Oct	\$ 30,231	\$ 30,230.84	8.28%	8.28%	\$ 36,410	\$ 36,410	30.41%	30.41%	\$ 46,744	\$ 46,744	28.38%	28.38%	\$ 51,564	\$ 51,564	10.31%
Jan	Nov	\$ 28,759	\$ 58,989.44	-3.08%	2.43%	34,727	71,137	17.03%	23.52%	47,482	94,226	36.73%	32.46%	\$ 58,539	\$ 110,102	23.29%
Feb	Dec	\$ 44,307	\$ 103,296.70	20.62%	9.51%	43,271	114,408	17.80%	21.29%	60,293	154,520	39.34%	35.06%	\$ 51,790	\$ 161,892	-14.10%
Mar	Jan	\$ 57,019	\$ 160,315.70	56.59%	22.62%	47,074	161,482	29.28%	23.52%	41,260	195,780	-12.35%	21.24%	\$ 49,703	\$ 211,595	20.46%
Apr	Feb	\$ 32,375	\$ 192,690.58	12.35%	20.77%	34,433	195,916	19.49%	22.79%	46,363	242,142	34.65%	23.60%	\$ 69,335	\$ 280,930	49.55%
May	Mar	\$ 41,013	\$ 233,703.31	5.74%	17.83%	44,504	240,420	14.74%	21.22%	56,911	299,053	27.88%	24.39%	\$ 44,870	\$ 325,800	-21.16%
Jun	Apr	\$ 32,941	\$ 266,644.03	6.34%	16.28%	39,409	279,829	27.22%	22.03%	50,622	349,675	28.45%	24.96%	\$ 52,141	\$ 377,941	3.00%
Jul	May	\$ 34,735	\$ 301,378.74	13.29%	15.93%	52,817	332,646	72.27%	27.95%	46,542	396,217	-11.88%	19.11%	\$ 63,548	\$ 441,489	36.54%
Aug	Jun	\$ 40,075	\$ 341,453.85	8.95%	15.06%	54,176	386,821	47.28%	30.35%	56,013	452,230	3.39%	16.91%	\$ 52,471	\$ 493,960	-6.32%
Sep	Jul	\$ 33,141	\$ 374,594.97	8.47%	14.45%	46,336	433,157	51.66%	32.34%	50,625	502,855	9.26%	16.09%	\$ 54,603	\$ 548,563	7.86%
Oct	Aug	\$ 33,306	\$ 407,901.34	6.05%	13.71%	47,002	480,159	49.66%	33.85%	51,564	554,419	9.70%	15.47%	\$ 63,434	\$ 611,998	23.02%
Nov	Sep	\$ 41,490	\$ 449,390.94	6.21%	12.97%	50,359	530,519	28.92%	33.37%	58,539	612,958	16.24%	15.54%	\$ 63,434	\$ 675,432	8.36%
		<u>\$ 449,391</u>				<u>\$ 530,519</u>				<u>\$ 612,958</u>				<u>\$ 675,432</u>		
KEDC-Garbage Receipts																
Nov	Oct	\$ 92	\$ 91.68	0.71%	0.71%	\$ 89	\$ 89	-1.78%	-1.78%	\$ 90	\$ 90	1.06%	1.06%	\$ 82	\$ 82	-8.85%
Dec	Nov	91	\$ 182.86	0.05%	0.38%	74	163	-19.04%	-10.41%	75	165	1.65%	1.33%	\$ 87	\$ 169	15.93%
Jan	Dec	91	\$ 273.73	-0.14%	0.21%	109	272	19.92%	-0.31%	92	258	-15.28%	-5.33%	\$ 91	\$ 261	-1.25%
Feb	Jan	85	\$ 358.25	-6.70%	-1.51%	93	365	2.37%	0.36%	86	344	-6.86%	-5.72%	\$ 86	\$ 346	-0.73%
Mar	Feb	85	\$ 442.78	-6.65%	-2.54%	137	503	51.83%	10.62%	152	497	10.82%	-1.19%	\$ 96	\$ 442	-37.14%
Apr	Mar	96	\$ 538.71	6.01%	-1.12%	91	593	0.04%	8.86%	95	591	4.83%	-0.28%	\$ 96	\$ 538	0.83%
May	Apr	97	\$ 635.36	6.49%	-0.03%	86	680	-4.74%	6.92%	86	677	-1.05%	-0.37%	\$ 86	\$ 624	0.37%
Jun	May	79	\$ 714.54	-12.95%	-1.65%	86	765	-5.58%	5.35%	82	759	-3.99%	-0.78%	\$ 93	\$ 717	12.60%
Jul	Jun	84	\$ 798.92	-6.78%	-2.22%	83	848	-8.79%	3.79%	100	860	21.50%	1.39%	\$ 83	\$ 799	-17.43%
Aug	Jul	88	\$ 887.17	-2.57%	-2.25%	94	942	4.28%	3.84%	107	967	13.22%	2.57%	\$ 96	\$ 896	-9.90%
Sep	Aug	87	\$ 974.31	-3.95%	-2.41%	85	1,028	-6.00%	2.94%	85	1,052	-0.39%	2.33%	\$ 89	\$ 985	4.74%
Oct	Sep	82	\$ 1,056.19	-9.83%	-3.03%	85	1,112	-6.95%	2.12%	82	1,133	-3.37%	1.90%	\$ 99	\$ 1,084	21.30%
		<u>\$ 1,056</u>				<u>\$ 1,112</u>				<u>\$ 1,133</u>				<u>\$ 1,084</u>		
Grand Totals:		<u>\$ 450,447</u>				<u>\$ 531,631</u>				<u>\$ 614,091</u>				<u>\$ 676,516</u>		

Sales Tax Analysis
FY16

YTD % Increase or (Decrease) over Prior Year
--

10.31%
16.85%
4.77%
8.08%
16.02%
8.94%
8.08%
11.43%
9.23%
9.09%
10.39%
10.19%

-8.85%
2.39%
1.09%
0.63%
-10.96%
-9.07%
-7.87%
-5.65%
-7.02%
-7.34%
-6.37%
-4.37%

Sales Tax Analysis
FY15

		FY12 Budget Amount \$1,205,872				FY13 Budget Amount \$1,225,700				FY14 Budget Amount \$1,702,198				FY15 Budget Amount \$1,960,515		
Mo Rec'd	For	FY 2012	FY 2012 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2013	FY 2013 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2014	FY 2014 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2015	FY 2015 Year To Date	Current Month vs Same Month Last Year
CITY																
Dec	Oct	\$ 83,768	\$ 83,768	4.31%	4.31%	\$ 90,693	\$ 90,693	8.27%	8.27%	\$ 109,231	\$ 109,231	30.40%	30.40%	\$ 140,233	\$ 140,233	28.38%
Jan	Nov	89,028	172,795	9.79%	7.07%	86,276	176,968	-3.09%	2.41%	104,181	213,412	17.02%	23.51%	142,447	282,679	36.73%
Feb	Dec	110,209	283,005	-0.95%	3.80%	132,922	309,890	20.61%	9.50%	129,813	343,225	17.79%	21.28%	180,880	463,560	39.34%
Mar	Jan	109,248	392,253	42.96%	12.37%	171,057	480,947	56.58%	22.61%	141,221	484,447	29.27%	23.50%	123,779	587,339	-12.35%
Apr	Feb	86,459	478,712	12.23%	12.34%	97,125	578,072	12.34%	20.76%	103,300	587,747	19.48%	22.78%	139,089	726,427	34.65%
May	Mar	116,371	595,083	-2.87%	9.00%	123,038	701,110	5.73%	17.82%	133,513	721,260	14.73%	21.20%	170,733	897,160	27.88%
Jun	Apr	92,936	688,019	6.00%	8.59%	98,822	799,932	6.33%	16.27%	118,226	839,486	27.21%	22.01%	151,866	1,049,026	28.45%
Jul	May	91,987	780,006	2.28%	7.80%	104,204	904,136	13.28%	15.91%	158,451	997,937	72.25%	27.94%	139,626	1,188,652	-11.88%
Aug	Jun	110,363	890,369	1.62%	7.00%	120,225	1,024,362	8.94%	15.05%	162,527	1,160,464	47.27%	30.34%	168,038	1,356,690	3.39%
Sep	Jul	91,656	982,025	-2.53%	6.03%	99,423	1,123,785	8.47%	14.44%	139,008	1,299,472	51.66%	32.33%	151,876	1,508,566	9.26%
Oct	Aug	94,219	1,076,244	31.62%	7.87%	99,919	1,223,704	6.05%	13.70%	141,006	1,440,478	49.66%	33.84%	154,691	1,663,257	9.70%
Nov	Sep	117,202	\$ 1,193,447	9.29%	8.00%	124,469	1,348,173	6.20%	12.96%	151,077	1,591,556	28.90%	33.36%	175,616	1,838,873	16.24%
		<u>\$ 1,193,447</u>				<u>\$ 1,348,173</u>				<u>\$ 1,591,556</u>				<u>\$ 1,838,873</u>		

This period, the city received an extra, one-time payment from a delinquent account.

Current Year vs Prior Year for same period

Prior Year Total at current % of gain or (loss)

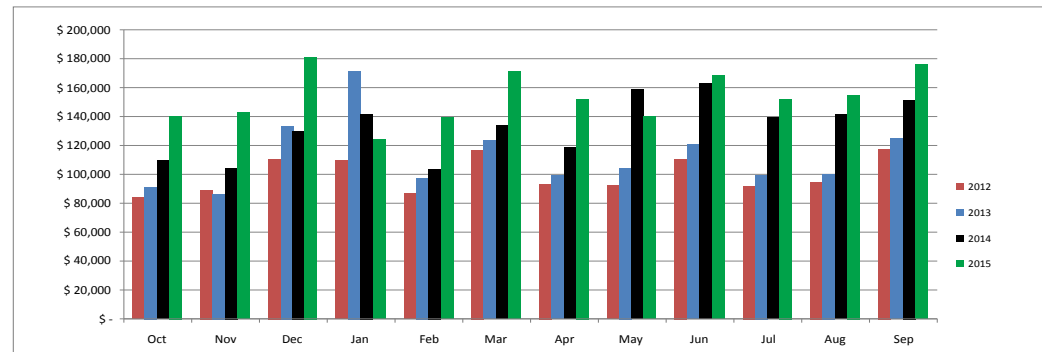
Projected collections at current +/- % rate

Amount budgeted for FY 15

Projected Budget surplus (shortfall) for FY15

City-Garbage Receipts

Nov	Oct	\$ 273	\$ 273	-10.99%	-10.99%	\$ 275	\$ 275	0.71%	0.71%	\$ 268	\$ 268	-1.78%	-1.78%	\$ 271	\$ 271	1.06%
Dec	Nov	273	546	-11.27%	-11.13%	274	549	0.05%	0.38%	221	490	-19.04%	-10.42%	225	496	1.66%
Jan	Dec	273	819	-11.03%	-11.10%	273	821	-0.14%	0.21%	327	817	19.90%	-0.31%	277	773	-15.27%
Feb	Jan	272	1,091	-11.82%	-11.28%	254	1,075	-6.70%	-1.51%	278	1,095	2.38%	0.36%	259	1,033	-6.86%
Mar	Feb	272	1,363	-1.62%	-9.51%	254	1,328	-6.65%	-2.54%	412	1,508	51.82%	10.61%	457	1,490	10.82%
Apr	Mar	271	1,634	-1.62%	-8.28%	288	1,616	6.01%	-1.12%	272	1,779	0.06%	8.86%	285	1,774	4.82%
May	Apr	272	1,907	-1.39%	-7.36%	290	1,906	6.49%	-0.03%	259	2,039	-4.74%	6.92%	257	2,031	-1.06%
Jun	May	273	2,180	-2.25%	-6.75%	238	2,144	-12.95%	-1.65%	258	2,296	-5.58%	5.35%	247	2,278	-4.00%
Jul	Jun	272	2,451	-2.25%	-6.27%	253	2,397	-6.78%	-2.22%	248	2,544	-8.80%	3.78%	301	2,579	21.51%
Aug	Jul	272	2,723	-2.04%	-5.87%	265	2,662	-2.57%	-2.25%	283	2,827	4.28%	3.83%	321	2,900	13.23%
Sep	Aug	272	2,995	-0.43%	-5.40%	261	2,923	-3.95%	-2.41%	256	3,083	-6.00%	2.94%	255	3,155	-0.39%
Oct	Sep	272	\$ 3,267	-0.51%	-5.01%	246	\$ 3,169	-9.83%	-3.03%	254	3,337	-6.95%	2.12%	245	3,400	-3.38%
		<u>\$ 3,267</u>				<u>\$ 3,169</u>				<u>\$ 3,337</u>				<u>\$ 3,400</u>		
Grand Totals:		<u>\$ 1,196,714</u>				<u>\$ 1,351,341</u>				<u>\$ 1,594,892</u>				<u>\$ 1,842,273</u>		



Sales Tax Analysis
FY15

YTD % Increase or (Decrease) over Prior Year
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28.38%
32.46%
35.06%
21.24%
23.60%
24.39%
24.96%
19.11%
16.91%
16.09%
15.47%
15.54%

\$ 247,317.45

\$ 247,317.45

\$ 1,838,872.97

1,960,515.00

\$ (121,642.03)

1.06%
1.33%
-5.32%
-5.71%
-1.19%
-0.27%
-0.37%
-0.78%
1.39%
2.58%
2.33%
1.90%

Sales Tax Analysis
FY15

Mo Rec'd	For	FY 2012	FY 2012 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2013	FY 2013 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2014	FY 2014 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2015	FY 2015 Year To Date	Current Month vs Same Month Last Year
KEDC																
Dec	Oct	\$ 27,920	\$ 27,919.81	4.31%	4.31%	\$ 30,231	\$ 30,230.84	8.28%	8.28%	\$ 36,410	\$ 36,410	30.41%	30.41%	\$ 46,744	\$ 46,744	28.38%
Jan	Nov	29,673	\$ 57,592.74	9.79%	7.07%	\$ 28,759	\$ 58,989.44	-3.08%	2.43%	34,727	71,137	17.03%	23.52%	47,482	94,226	36.73%
Feb	Dec	36,733	\$ 94,325.43	-0.95%	3.80%	\$ 44,307	\$ 103,296.70	20.62%	9.51%	43,271	114,408	17.80%	21.29%	60,293	154,520	39.34%
Mar	Jan	36,412	\$ 130,737.79	42.96%	12.37%	\$ 57,019	\$ 160,315.70	56.59%	22.62%	47,074	161,482	29.28%	23.52%	41,260	195,780	-12.35%
Apr	Feb	28,817	\$ 159,554.54	12.23%	12.34%	\$ 32,375	\$ 192,690.58	12.35%	20.77%	34,433	195,916	19.49%	22.79%	46,363	242,142	34.65%
May	Mar	38,787	\$ 198,341.13	-2.87%	9.00%	\$ 41,013	\$ 233,703.31	5.74%	17.83%	44,504	240,420	14.74%	21.22%	56,911	299,053	27.88%
Jun	Apr	30,976	\$ 229,316.80	6.00%	8.59%	\$ 32,941	\$ 266,644.03	6.34%	16.28%	39,409	279,829	27.22%	22.03%	50,622	349,675	28.45%
Jul	May	30,659	\$ 259,976.04	2.28%	7.80%	\$ 34,735	\$ 301,378.74	13.29%	15.93%	52,817	332,646	72.27%	27.95%	46,542	396,217	-11.88%
Aug	Jun	36,784	\$ 296,760.02	1.62%	7.00%	\$ 40,075	\$ 341,453.85	8.95%	15.06%	54,176	386,821	47.28%	30.35%	56,013	452,230	3.39%
Sep	Jul	30,552	\$ 327,311.95	-2.52%	6.03%	\$ 33,141	\$ 374,594.97	8.47%	14.45%	46,336	433,157	51.66%	32.34%	50,625	502,855	9.26%
Oct	Aug	31,406	\$ 358,718.38	31.64%	7.87%	\$ 33,306	\$ 407,901.34	6.05%	13.71%	47,002	480,159	49.66%	33.85%	51,564	554,419	9.70%
Nov	Sep	39,064	\$ 397,781.94	9.29%	8.01%	\$ 41,490	\$ 449,390.94	6.21%	12.97%	50,359	530,519	28.92%	33.37%	58,539	612,958	16.24%
		<u>\$ 397,782</u>				<u>\$ 449,391</u>				<u>\$ 530,519</u>				<u>\$ 612,958</u>		
KEDC-Garbage Receipts																
Nov	Oct	\$ 91	\$ 91.03	-10.99%	-10.99%	\$ 92	\$ 91.68	0.71%	0.71%	\$ 89	\$ 89	-1.78%	-1.78%	\$ 90	\$ 90	1.06%
Dec	Nov	91	\$ 182.16	-11.27%	-11.13%	91	\$ 182.86	0.05%	0.38%	74	163	-19.04%	-10.41%	75	165	1.65%
Jan	Dec	91	\$ 273.16	-11.03%	-11.10%	91	\$ 273.73	-0.14%	0.21%	109	272	19.92%	-0.31%	92	258	-15.28%
Feb	Jan	91	\$ 363.75	-11.82%	-11.28%	85	\$ 358.25	-6.70%	-1.51%	93	365	2.37%	0.36%	86	344	-6.86%
Mar	Feb	91	\$ 454.30	-1.62%	-9.51%	85	\$ 442.78	-6.65%	-2.54%	137	503	51.83%	10.62%	152	497	10.82%
Apr	Mar	90	\$ 544.79	-1.62%	-8.28%	96	\$ 538.71	6.01%	-1.12%	91	593	0.04%	8.86%	95	591	4.83%
May	Apr	91	\$ 635.55	-1.39%	-7.36%	97	\$ 635.36	6.49%	-0.03%	86	680	-4.74%	6.92%	86	677	-1.05%
Jun	May	91	\$ 726.51	-2.25%	-6.75%	79	\$ 714.54	-12.95%	-1.65%	86	765	-5.58%	5.35%	82	759	-3.99%
Jul	Jun	91	\$ 817.03	-2.25%	-6.27%	84	\$ 798.92	-6.78%	-2.22%	83	848	-8.79%	3.79%	100	860	21.50%
Aug	Jul	91	\$ 907.61	-2.04%	-5.87%	88	\$ 887.17	-2.57%	-2.25%	94	942	4.28%	3.84%	107	967	13.22%
Sep	Aug	91	\$ 998.33	-0.43%	-5.40%	87	\$ 974.31	-3.95%	-2.41%	85	1,028	-6.00%	2.94%	85	1,052	-0.39%
Oct	Sep	91	\$ 1,089.14	-0.51%	-5.01%	82	\$ 1,056.19	-9.83%	-3.03%	85	1,112	-6.95%	2.12%	82	1,133	-3.37%
		<u>\$ 1,089</u>				<u>\$ 1,056</u>				<u>\$ 1,112</u>				<u>\$ 1,133</u>		
Grand Totals:		<u>\$ 398,871</u>				<u>\$ 450,447</u>				<u>\$ 531,631</u>				<u>\$ 614,091</u>		

Sales Tax Analysis
FY15

YTD % Increase
or (Decrease)
over Prior Year

28.38%
32.46%
35.06%
21.24%
23.60%
24.39%
24.96%
19.11%
16.91%
16.09%
15.47%
15.54%

1.06%
1.33%
-5.33%
-5.72%
-1.19%
-0.28%
-0.37%
-0.78%
1.39%
2.57%
2.33%
1.90%

Sales Tax Analysis

FY14

Mo Rec'd	For	FY12 Budget Amount \$1,205,872				FY13 Budget Amount \$1,225,700				FY14 Budget Amount \$1,702,198			
		FY 2012	FY 2012	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2013	FY 2013	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2014	FY 2014	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
City			Year To Date				Year To Date				Year To Date		
Dec	Oct	\$ 83,768	\$ 83,768	4.31%	4.31%	\$ 90,693	\$ 90,693	8.27%	8.27%	\$ 109,231	\$ 109,231	20.44%	20.44%
Jan	Nov	89,028	172,795	9.79%	7.07%	86,276	176,968	-3.09%	2.41%	104,181	213,412	20.75%	20.59%
Feb	Dec	110,209	283,005	-0.95%	3.80%	132,922	309,890	20.61%	9.50%	129,813	343,225	-2.34%	10.76%
Mar	Jan	109,248	392,253	42.96%	12.37%	171,057	480,947	56.58%	22.61%	141,221	484,447	-17.44%	0.73% **
Apr	Feb	86,459	478,712	12.23%	12.34%	97,125	578,072	12.34%	20.76%	103,300	587,747	6.36%	1.67%
May	Mar	116,371	595,083	-2.87%	9.00%	123,038	701,110	5.73%	17.82%	133,513	721,260	8.51%	2.87%
Jun	Apr	92,936	688,019	6.00%	8.59%	98,822	799,932	6.33%	16.27%	118,226	839,486	19.63%	4.94%
Jul	May	91,987	780,006	2.28%	7.80%	104,204	904,136	13.28%	15.91%	158,451	997,937	52.06%	10.37%
Aug	Jun	110,363	890,369	1.62%	7.00%	120,225	1,024,362	8.94%	15.05%	162,527	1,160,464	35.19%	13.29%
Sep	Jul	91,656	982,025	-2.53%	6.03%	99,423	1,123,785	8.47%	14.44%	139,008	1,299,472	39.81%	15.63%
Oct	Aug	94,219	1,076,244	31.62%	7.87%	99,919	1,223,704	6.05%	13.70%	141,006	1,440,478	41.12%	17.71%
Nov	Sep	117,202	\$ 1,193,447	9.29%	8.00%	124,469	1,348,173	6.20%	12.96%	151,077	1,591,556	21.38%	18.05%
		<u>\$ 1,193,447</u>				<u>\$ 1,348,173</u>				<u>\$ 1,591,556</u>			

Current Year vs Prior Year for same time period

\$ 243,382.69

Prior Year Total at current % of gain or (loss)

\$ 243,382.69

Projected collections at current +/- % rate

\$ 1,591,555.53

Amount budgeted for FY 14

1,702,198.00

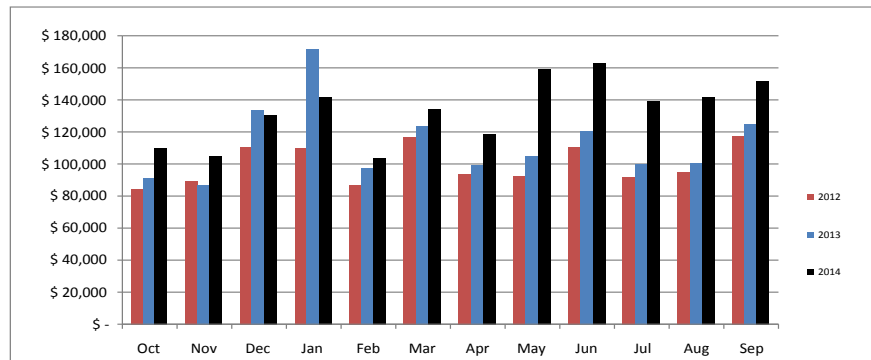
Budget surplus (shortfall) for FY14

\$ (110,642.47)

** Last year, this period, the city received an extra payment from a delinquent account; shortfall projection is askew for this reason.

City-Garbage Receipts

Nov	Oct	\$ 273	\$ 273	-10.99%	-10.99%	\$ 275	\$ 275	0.71%	0.71%	\$ 268	\$ 268	-2.48%	-2.48%
Dec	Nov	273	546	-11.27%	-11.13%	274	549	0.05%	0.38%	221	490	-19.09%	-10.76%
Jan	Dec	273	819	-11.03%	-11.10%	273	821	-0.14%	0.21%	327	817	20.08%	-0.52%
Feb	Jan	272	1,091	-11.82%	-11.28%	254	1,075	-6.70%	-1.51%	278	1,095	9.73%	1.90%
Mar	Feb	272	1,363	-1.62%	-9.51%	254	1,328	-6.65%	-2.54%	412	1,508	62.63%	13.49%
Apr	Mar	271	1,634	-1.62%	-8.28%	288	1,616	6.01%	-1.12%	272	1,779	-5.62%	10.09%
May	Apr	272	1,907	-1.39%	-7.36%	290	1,906	6.49%	-0.03%	259	2,039	-10.54%	6.95%
Jun	May	273	2,180	-2.25%	-6.75%	238	2,144	-12.95%	-1.65%	258	2,296	8.46%	7.12%
Jul	Jun	272	2,451	-2.25%	-6.27%	253	2,397	-6.78%	-2.22%	248	2,544	-2.16%	6.14%
Aug	Jul	272	2,723	-2.04%	-5.87%	265	2,662	-2.57%	-2.25%	283	2,827	7.03%	6.23%
Sep	Aug	272	2,995	-0.43%	-5.40%	261	2,923	-3.95%	-2.41%	256	3,083	-2.13%	5.48%
Oct	Sep	272	\$ 3,267	-0.51%	-5.01%	246	\$ 3,169	-9.83%	-3.03%	254	3,337	3.20%	5.30%
		<u>\$ 3,267</u>				<u>\$ 3,169</u>				<u>\$ 3,337</u>			
Grand Totals:		<u>\$ 1,196,714</u>				<u>\$ 1,351,341</u>				<u>\$ 1,594,892</u>			



Sales Tax Analysis

FY14

Mo Rec'd	For	FY 2012	FY 2012 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2013	FY 2013 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2014	FY 2014 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
KEDC													
Dec	Oct	\$ 27,920	\$ 27,919.81	4.31%	4.31%	\$ 30,231	\$ 30,230.84	8.28%	8.28%	\$ 36,410	\$ 36,410	20.44%	20.44%
Jan	Nov	29,673	\$ 57,592.74	9.79%	7.07%	\$ 28,759	\$ 58,989.44	-3.08%	2.43%	34,727	71,137	20.75%	20.59%
Feb	Dec	36,733	\$ 94,325.43	-0.95%	3.80%	\$ 44,307	\$ 103,296.70	20.62%	9.51%	43,271	114,408	-2.34%	10.76%
Mar	Jan	36,412	\$ 130,737.79	42.96%	12.37%	\$ 57,019	\$ 160,315.70	56.59%	22.62%	47,074	161,482	-17.44%	0.73%
Apr	Feb	28,817	\$ 159,554.54	12.23%	12.34%	\$ 32,375	\$ 192,690.58	12.35%	20.77%	34,433	195,916	6.36%	1.67%
May	Mar	38,787	\$ 198,341.13	-2.87%	9.00%	\$ 41,013	\$ 233,703.31	5.74%	17.83%	44,504	240,420	8.51%	2.87%
Jun	Apr	30,976	\$ 229,316.80	6.00%	8.59%	\$ 32,941	\$ 266,644.03	6.34%	16.28%	39,409	279,829	19.63%	4.94%
Jul	May	30,659	\$ 259,976.04	2.28%	7.80%	\$ 34,735	\$ 301,378.74	13.29%	15.93%	52,817	332,646	52.06%	10.37%
Aug	Jun	36,784	\$ 296,760.02	1.62%	7.00%	\$ 40,075	\$ 341,453.85	8.95%	15.06%	54,176	386,821	35.19%	13.29%
Sep	Jul	30,552	\$ 327,311.95	-2.52%	6.03%	\$ 33,141	\$ 374,594.97	8.47%	14.45%	46,336	433,157	39.81%	15.63%
Oct	Aug	31,406	\$ 358,718.38	31.64%	7.87%	\$ 33,306	\$ 407,901.34	6.05%	13.71%	47,002	480,159	41.12%	17.71%
Nov	Sep	39,064	\$ 397,781.94	9.29%	8.01%	\$ 41,490	\$ 449,390.94	6.21%	12.97%	50,359	530,519	21.38%	18.05%
		\$ 397,782				\$ 449,391				\$ 530,519			
KEDC-Garbage Receipts													
Nov	Oct	\$ 91	\$ 91.03	-10.99%	-10.99%	\$ 92	\$ 91.68	0.71%	0.71%	\$ 89	\$ 89	-2.48%	-2.48%
Dec	Nov	91	\$ 182.16	-11.27%	-11.13%	91	\$ 182.86	0.05%	0.38%	74	163	-19.08%	-10.76%
Jan	Dec	91	\$ 273.16	-11.03%	-11.10%	91	\$ 273.73	-0.14%	0.21%	109	272	20.09%	-0.52%
Feb	Jan	91	\$ 363.75	-11.82%	-11.28%	85	\$ 358.25	-6.70%	-1.51%	93	365	9.73%	1.90%
Mar	Feb	91	\$ 454.30	-1.62%	-9.51%	85	\$ 442.78	-6.65%	-2.54%	137	503	62.64%	13.50%
Apr	Mar	90	\$ 544.79	-1.62%	-8.28%	96	\$ 538.71	6.01%	-1.12%	91	593	-5.63%	10.09%
May	Apr	91	\$ 635.55	-1.39%	-7.36%	97	\$ 635.36	6.49%	-0.03%	86	680	-10.54%	6.95%
Jun	May	91	\$ 726.51	-2.25%	-6.75%	79	\$ 714.54	-12.95%	-1.65%	86	765	8.46%	7.12%
Jul	Jun	91	\$ 817.03	-2.25%	-6.27%	84	\$ 798.92	-6.78%	-2.22%	83	848	-2.16%	6.14%
Aug	Jul	91	\$ 907.61	-2.04%	-5.87%	88	\$ 887.17	-2.57%	-2.25%	94	942	7.04%	6.23%
Sep	Aug	91	\$ 998.33	-0.43%	-5.40%	87	\$ 974.31	-3.95%	-2.41%	85	1,028	-2.13%	5.48%
Oct	Sep	91	\$ 1,089.14	-0.51%	-5.01%	82	\$ 1,056.19	-9.83%	-3.03%	85	1,112	3.20%	5.30%
		\$ 1,089				\$ 1,056				\$ 1,112			
Grand Totals:		\$ 398,871				\$ 450,447				\$ 531,631			

Sales Tax Analysis

FY13 Budget Projections

		Budget Amount \$1,077,042				Budget Amount \$1,205,872				Budget Amount \$1,225,700		
Mo Rec'd	For	FY 2011	FY 2011 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2012	FY 2012 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2013	FY 2013 Year To Date	Current Month vs Same Month Last Year
City												
Dec	Oct	\$ 80,305	\$ 80,305	5.65%	5.65%	\$ 83,768	\$ 83,768	4.31%	4.31%	\$ 98,855	\$ 98,855	18.01%
Jan	Nov	81,086	161,392	23.35%	13.86%	89,028	172,795	9.79%	7.07%	94,041	192,895	5.63%
Feb	Dec	111,265	272,656	-0.76%	7.40%	110,209	283,005	-0.95%	3.80%	144,885	337,780	31.46%
Mar	Jan	76,418	349,074	-1.94%	5.21%	109,248	392,253	42.96%	12.37%	89,925	427,705	-17.69%
Apr	Feb	77,038	426,112	7.30%	5.58%	86,459	478,712	12.23%	12.34%	105,866	533,571	22.45%
May	Mar	119,813	545,925	2.80%	4.96%	116,371	595,083	-2.87%	9.00%	134,112	667,683	15.24%
Jun	Apr	87,672	633,596	8.51%	5.43%	92,936	688,019	6.00%	8.59%	107,716	775,399	15.90%
Jul	May	89,938	723,535	0.96%	4.86%	91,987	780,006	2.28%	7.80%	100,266	875,664	9.00%
Aug	Jun	108,602	832,137	-3.58%	3.67%	110,363	890,369	1.62%	7.00%	120,296	995,960	9.00%
Sep	Jul	94,035	926,172	-11.74%	1.87%	91,656	982,025	-2.53%	6.03%	99,905	1,095,865	9.00%
Oct	Aug	71,583	997,755	-18.41%	0.08%	94,219	1,076,244	31.62%	7.87%	102,699	1,198,564	9.00%
Nov	Sep	107,244	\$ 1,104,998	-0.68%	0.01%	117,202	\$ 1,193,447	9.29%	8.00%	127,751	\$ 1,326,315	9.00%
		<u>\$ 1,104,998</u>				<u>\$ 1,193,447</u>				<u>\$ 1,326,315</u>		

Current Year vs Prior Year for same time period

Prior Year Total at current % of gain or (loss)

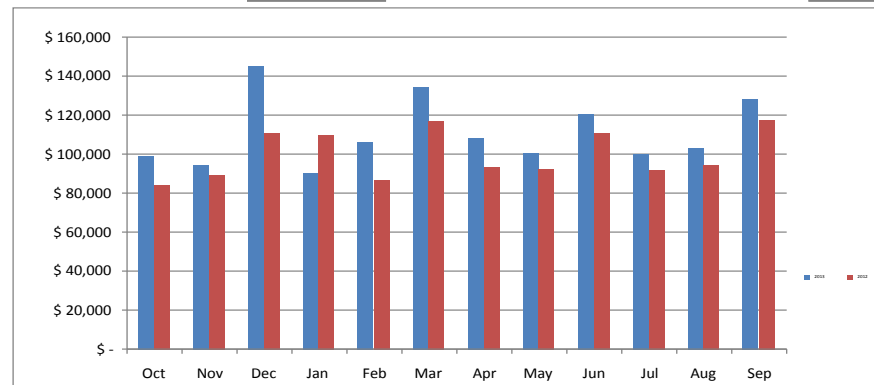
Projected collections at current +/- % rate

Amount budgeted for FY 13

Projected budget surplus(shortfall) for FY13

City-Garbage Receipts

Nov	Oct	\$ 307	\$ 307	-99.60%	-99.60%	\$ 273	\$ 273	-10.99%	-10.99%	\$ 275	\$ 275	0.71%
Dec	Nov	308	615	-99.53%	-99.57%	273	546	-11.27%	-11.13%	274	549	0.05%
Jan	Dec	307	922	-99.73%	-99.64%	273	819	-11.03%	-11.10%	273	821	-0.14%
Feb	Jan	308	1,230	-99.60%	-99.63%	272	1,091	-11.82%	-11.28%	254	1,075	-6.70%
Mar	Feb	276	1,506	-99.62%	-99.63%	272	1,363	-1.62%	-9.51%	254	1,328	-6.65%
Apr	Mar	276	1,782	-99.76%	-99.66%	271	1,634	-1.62%	-8.28%	288	1,616	6.01%
May	Apr	276	2,058	-99.66%	-99.66%	272	1,907	-1.39%	-7.36%	290	1,906	6.49%
Jun	May	279	2,337	-99.69%	-99.66%	273	2,180	-2.25%	-6.75%	238	2,144	-12.95%
Jul	Jun	278	2,615	-99.75%	-99.67%	272	2,451	-2.25%	-6.27%	268	2,412	-1.31%
Aug	Jul	277	2,892	-99.74%	-99.68%	272	2,723	-2.04%	-5.87%	268	2,680	-1.38%
Sep	Aug	273	3,166	-99.69%	-99.68%	272	2,995	-0.43%	-5.40%	268	2,948	-1.53%
Oct	Sep	274	\$ 3,440	-99.75%	-99.69%	272	\$ 3,267	-0.51%	-5.01%	268	\$ 3,216	-1.63%
		<u>\$ 3,440</u>				<u>\$ 3,267</u>				<u>\$ 3,216</u>		
Grand Totals:		<u>\$ 1,108,438</u>				<u>\$ 1,196,714</u>				<u>\$ 1,329,530</u>		



YTD % Increase or (Decrease) over Prior Year
--

18.01%
11.63%
19.36%
9.04%
11.46%
12.20%
12.70%
12.26%
11.86%
11.59%
11.37%
11.13%

\$ 132,867.97

\$ 132,867.97

\$ 1,326,314.55

1,330,000.00

(\$3,685.45)

0.71%
0.38%
0.21%
-1.51%
-2.54%
-1.12%
-0.03%
-1.65%
-1.61%
-1.59%
-1.58%
-1.59%

Sales Tax Analysis

FY13Budget Projections

		FY 2011	FY 2011	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2012	FY 2012	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2013	FY 2013	Current Month vs Same Month Last Year
Mo Rec'd	For	FY 2011	Year To Date			Year To Date	Year To Date			Year To Date	Year To Date	
KEDC												
Dec	Oct	\$ 26,766	\$ 26,765.71	-64.79%	-64.79%	\$ 27,920	\$ 27,919.81	4.31%	4.31%	\$ 32,952	\$ 32,951.62	18.02%
Jan	Nov	27,026	\$ 53,791.81	-58.89%	-62.05%	29,673	\$ 57,592.74	9.79%	7.07%	\$ 31,347	\$ 64,298.49	5.64%
Feb	Dec	37,085	\$ 90,876.41	-66.92%	-64.20%	36,733	\$ 94,325.43	-0.95%	3.80%	\$ 48,295	\$ 112,593.40	31.48%
Mar	Jan	25,470	\$ 116,346.40	-67.32%	-64.93%	36,412	\$ 130,737.79	42.96%	12.37%	\$ 29,975	\$ 142,568.40	-17.68%
Apr	Feb	25,677	\$ 142,023.04	-64.24%	-64.81%	28,817	\$ 159,554.54	12.23%	12.34%	\$ 35,289	\$ 177,857.03	22.46%
May	Mar	39,934	\$ 181,956.72	-65.74%	-65.02%	38,787	\$ 198,341.13	-2.87%	9.00%	\$ 44,704	\$ 222,560.90	15.26%
Jun	Apr	29,221	\$ 211,177.67	-63.83%	-64.86%	30,976	\$ 229,316.80	6.00%	8.59%	\$ 35,905	\$ 258,466.23	15.91%
Jul	May	29,976	\$ 241,154.15	-66.35%	-65.05%	30,659	\$ 259,976.04	2.28%	7.80%	-	\$ 258,466.23	-100.00%
Aug	Jun	36,197	\$ 277,351.20	-67.86%	-65.45%	36,784	\$ 296,760.02	1.62%	7.00%	-	\$ 258,466.23	-100.00%
Sep	Jul	31,342	\$ 308,693.03	-70.58%	-66.05%	30,552	\$ 327,311.95	-2.52%	6.03%	-	\$ 258,466.23	-100.00%
Oct	Aug	23,859	\$ 332,551.67	-72.81%	-66.64%	31,406	\$ 358,718.38	31.64%	7.87%	-	\$ 258,466.23	-100.00%
Nov	Sep	35,744	\$ 368,295.93	-66.90%	-66.67%	39,064	\$ 397,781.94	9.29%	8.01%	-	\$ 258,466.23	-100.00%
		<u>\$ 368,296</u>				<u>\$ 397,782</u>				<u>\$ 258,466</u>		
KEDC-Garbage Receipts												
Nov	Oct	\$ 102	\$ 102.27	-99.87%	-99.87%	\$ 91	\$ 91.03	-10.99%	-10.99%	\$ 92	\$ 91.68	0.71%
Dec	Nov	103	\$ 204.97	-99.84%	-99.86%	91	\$ 182.16	-11.27%	-11.13%	91	\$ 182.86	0.05%
Jan	Dec	102	\$ 307.25	-99.91%	-99.88%	91	\$ 273.16	-11.03%	-11.10%	91	\$ 273.73	-0.14%
Feb	Jan	103	\$ 409.98	-99.87%	-99.88%	91	\$ 363.75	-11.82%	-11.28%	85	\$ 358.25	-6.70%
Mar	Feb	92	\$ 502.02	-99.87%	-99.88%	91	\$ 454.30	-1.62%	-9.51%	85	\$ 442.78	-6.65%
Apr	Mar	92	\$ 594.00	-99.92%	-99.89%	90	\$ 544.79	-1.62%	-8.28%	96	\$ 538.71	6.01%
May	Apr	92	\$ 686.04	-99.89%	-99.89%	91	\$ 635.55	-1.39%	-7.36%	97	\$ 635.36	6.49%
Jun	May	93	\$ 779.09	-99.90%	-99.89%	91	\$ 726.51	-2.25%	-6.75%	79	\$ 714.54	-12.95%
Jul	Jun	93	\$ 871.69	-99.92%	-99.89%	91	\$ 817.03	-2.25%	-6.27%	-	\$ 714.54	-100.00%
Aug	Jul	92	\$ 964.16	-99.91%	-99.89%	91	\$ 907.61	-2.04%	-5.87%	-	\$ 714.54	-100.00%
Sep	Aug	91	\$ 1,055.27	-99.90%	-99.89%	91	\$ 998.33	-0.43%	-5.40%	-	\$ 714.54	-100.00%
Oct	Sep	91	\$ 1,146.55	-99.92%	-99.90%	91	\$ 1,089.14	-0.51%	-5.01%	-	\$ 714.54	-100.00%
		<u>\$ 1,147</u>				<u>\$ 1,089</u>				<u>\$ 715</u>		
Grand Totals:		<u>\$ 369,442</u>				<u>\$ 398,871</u>				<u>\$ 259,181</u>		

YTD % Increase or (Decrease) over Prior Year
--

18.02%
11.64%
19.37%
9.05%
11.47%
12.21%
12.71%
-0.58%
-12.90%
-21.03%
-27.95%
-35.02%

0.71%
0.38%
0.21%
-1.51%
-2.54%
-1.12%
-0.03%
-1.65%
-12.54%
-21.27%
-28.43%
-34.39%

Month Rec'd	For	Budget Amount \$1,079,360					Budget Amount \$1,077,042					Budget Amount \$1,205,872					KEDC	
		FY 2010	FY 2010 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2011	FY 2011 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	FY 2012	FY 2012 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year					
Dec	Oct	\$ 76,008.81	\$ 76,008.81	-12.04%	-12.04%	\$ 80,305.16	\$ 80,305.16	5.65%	5.65%	\$ 83,767.82	\$ 83,767.82	4.31%	4.31%	\$ 111,690.43	\$ 27,922.61	-	27,922.61	
Jan	Nov	\$ 65,738.27	\$ 141,747.08	-14.46%	-13.18%	\$ 81,086.40	\$ 161,391.56	23.35%	13.86%	\$ 89,027.67	\$ 172,795.49	9.79%	7.07%	\$ 118,703.56	\$ 29,675.89		29,675.89	
Feb	Dec	\$ 112,114.34	\$ 253,861.42	-4.56%	-9.57%	\$ 111,264.93	\$ 272,656.49	-0.76%	7.40%	\$ 110,209.09	\$ 283,004.58	-0.95%	3.80%	\$ 146,945.45	\$ 36,736.36		36,736.37	
Mar	Jan	\$ 77,927.54	\$ 331,788.96	-7.61%	-9.12%	\$ 76,417.63	\$ 349,074.12	-1.94%	5.21%	\$ 109,248.01	\$ 392,252.59	42.96%	12.37%	\$ 145,664.01	\$ 36,416.00		36,416.00	
Apr	Feb	\$ 71,797.80	\$ 403,586.76	-6.09%	-8.59%	\$ 77,037.62	\$ 426,111.74	7.30%	5.58%	\$ 86,458.91	\$ 478,711.50	12.23%	12.34%	\$ 115,278.55	\$ 28,819.64		28,819.63	
May	Mar	\$ 116,555.13	\$ 520,141.89	6.49%	-5.60%	\$ 119,813.00	\$ 545,924.74	2.80%	4.96%	\$ 116,371.41	\$ 595,082.91	-2.87%	9.00%	\$ 155,161.88	\$ 38,790.47		38,790.48	
Jun	Apr	\$ 80,795.76	\$ 600,937.65	-5.28%	-5.55%	\$ 87,671.62	\$ 633,596.36	8.51%	5.43%	\$ 92,936.28	\$ 688,019.19	6.00%	8.59%	\$ 123,915.04	\$ 30,978.76		61,550.49	
Jul	May	\$ 89,087.60	\$ 690,025.25	7.60%	-4.04%	\$ 89,938.44	\$ 723,534.80	0.96%	4.86%	\$ 91,986.92	\$ 780,006.11	2.28%	7.80%	\$ 122,649.23	\$ 30,662.31		36,878.25	
Aug	Jun	\$ 112,632.89	\$ 802,658.14	5.10%	-2.85%	\$ 108,602.01	\$ 832,136.81	-3.58%	3.67%	\$ 110,363.00	\$ 890,369.11	1.62%	7.00%	\$ 147,150.67	\$ 36,787.67		62,049.08	
Sep	Jul	\$ 106,542.35	\$ 909,200.49	28.23%	-0.01%	\$ 94,034.91	\$ 926,171.72	-11.74%	1.87%	\$ 91,655.78	\$ 982,024.89	-2.53%	6.03%	\$ 122,207.71	\$ 30,551.93		39,158.27	
Oct	Aug	\$ 87,734.85	\$ 996,935.34	9.70%	0.77%	\$ 71,583.06	\$ 997,754.78	-18.41%	0.08%	\$ 94,219.30	\$ 1,076,244.19	31.62%	7.87%	\$ 125,625.73	\$ 31,406.43			
Nov	Sep	\$ 107,974.57	\$ 1,104,909.91	7.55%	1.40%	\$ 107,243.52	\$ 1,104,998.30	-0.68%	0.01%	\$ 117,202.40	\$ 1,193,446.58	9.29%	8.00%	\$ 156,269.86	\$ 39,067.47			90.72
		\$ 1,104,909.91				\$ 1,104,998.30				\$ 1,193,446.58				\$ 397,815.53	\$ -	\$ 397,997.07		90.52

Current Year vs Prior Year for same time period \$ 88,448.28

Prior Year Total at current % of gain or (loss) \$ 88,448.28

Projected collections at current +/- % rate \$ 1,193,446.58
Amount budgeted for FY 12 1,205,872.00
Projected budget surplus/(shortfall) for FY12 (\$12,425.42)

\$ 181.54

City of Kaufman
Multi Year Sales Tax Analysis
Fiscal Year 2011

Month Received	Budget Amount \$1,050,000		Budget Amount \$1,162,545		Budget Amount \$1,181,755		Budget Amount \$1,079,360				Budget Amount \$1,077,042			
	Fiscal Year 2007	FY 2007 Year To Date	Fiscal Year 2008	FY 2008 Year To Date	Fiscal Year 2009	FY 2009 Year To Date	Fiscal Year 2010	FY 2010 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2011	FY 2011 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 86,957.27	\$ 86,957.27	\$ 82,846.01	\$ 82,846.01	\$ 86,408.45	\$ 86,408.45	\$ 76,008.81	\$ 76,008.81	-12.04%	-12.04%	\$ 80,305.16	\$ 80,305.16	5.65%	5.65%
Jan	\$ 81,942.64	\$ 168,899.91	\$ 102,336.68	\$ 185,182.69	\$ 76,850.57	\$ 163,259.02	\$ 65,738.27	\$ 141,747.08	-14.46%	-13.18%	\$ 81,086.40	\$ 161,391.56	23.35%	13.86%
Feb	\$ 122,271.06	\$ 291,170.97	\$ 113,623.35	\$ 298,806.04	\$ 117,465.75	\$ 280,724.77	\$ 112,114.34	\$ 253,861.42	-4.56%	-9.57%	\$ 111,264.93	\$ 272,656.49	-0.76%	7.40%
March	\$ 74,904.59	\$ 366,075.56	\$ 78,046.29	\$ 376,852.33	\$ 84,345.97	\$ 365,070.74	\$ 77,927.54	\$ 331,788.96	-7.61%	-9.12%	\$ 76,417.63	\$ 349,074.12	-1.94%	5.21%
April	\$ 78,541.15	\$ 444,616.71	\$ 72,142.49	\$ 448,994.82	\$ 76,457.22	\$ 441,527.96	\$ 71,797.80	\$ 403,586.76	-6.09%	-8.59%	\$ 77,037.62	\$ 426,111.74	7.30%	5.58%
May	\$ 108,823.00	\$ 553,439.71	\$ 111,561.24	\$ 560,556.06	\$ 109,450.93	\$ 550,978.89	\$ 116,555.13	\$ 520,141.89	6.49%	-5.60%	\$ 119,813.00	\$ 545,924.74	2.80%	4.96%
June	\$ 83,235.83	\$ 636,675.54	\$ 90,148.93	\$ 650,704.99	\$ 85,302.53	\$ 636,281.42	\$ 80,795.76	\$ 600,937.65	-5.28%	-5.55%	\$ 87,671.62	\$ 633,596.36	8.51%	5.43%
July	\$ 77,917.11	\$ 714,592.65	\$ 87,867.52	\$ 738,572.51	\$ 82,791.39	\$ 719,072.81	\$ 89,087.60	\$ 690,025.25	7.60%	-4.04%	\$ 89,938.44	\$ 723,534.80	0.96%	4.86%
August	\$ 99,570.03	\$ 814,162.68	\$ 110,315.39	\$ 848,887.90	\$ 107,163.03	\$ 826,235.84	\$ 112,632.89	\$ 802,658.14	5.10%	-2.85%	\$ 108,602.01	\$ 832,136.81	-3.58%	3.67%
Sept	\$ 83,553.45	\$ 897,716.13	\$ 99,734.48	\$ 948,622.38	\$ 83,084.34	\$ 909,320.18	\$ 106,542.35	\$ 909,200.49	28.23%	-0.01%	\$ 94,034.91	\$ 926,171.72	-11.74%	1.87%
Oct	\$ 81,333.32	\$ 979,049.45	\$ 85,568.37	\$ 1,034,190.75	\$ 79,980.43	\$ 989,300.61	\$ 87,734.85	\$ 996,935.34	9.70%	0.77%	\$ 71,583.06	\$ 997,754.78	-18.41%	0.08%
Nov	\$ 99,572.34	\$ 1,078,621.79	\$ 108,723.87	\$ 1,142,914.62	\$ 100,395.17	\$ 1,089,695.78	\$ 107,974.57	\$ 1,104,909.91	7.55%	1.40%	\$ 107,243.52	\$ 1,104,998.30	-0.68%	0.01%
	\$ 1,078,621.79		\$ 1,142,914.62		\$ 1,089,695.78		\$ 1,104,909.91				\$ 1,104,998.30			

Current Year vs Prior Year for same time period \$ 88.39

Prior Year Total at current % of gain or (loss) \$ 110.49

Projected collections at current +/- % rate	\$ 1,104,998.30
Amount budgeted for FY 11	1,077,042.00
Projected budget surplus/(shortfall) for FY11	\$ 27,956.30

City of Kaufman
Multi Year Sales Tax Analysis
Fiscal Year 2010

	Budget Amount \$950,000		Budget Amount \$1,050,000		Budget Amount \$1,162,545		Budget Amount \$1,181,755				Budget Amount \$1,079,360			
Month Received	Fiscal Year 2006	FY 2006 Year To Date	Fiscal Year 2007	FY 2007 Year To Date	Fiscal Year 2008	FY 2008 Year To Date	Fiscal Year 2009	FY 2009 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2010	FY 2010 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 79,544.09	\$ 79,544.09	\$ 86,957.27	\$ 86,957.27	\$ 82,846.01	\$ 82,846.01	\$ 86,408.45	\$ 86,408.45	4.30%	4.30%	\$ 76,008.81	\$ 76,008.81	-12.04%	-12.04%
Jan	\$ 69,485.13	\$ 149,029.22	\$ 81,942.64	\$ 168,899.91	\$ 102,336.68	\$ 185,182.69	\$ 76,850.57	\$ 163,259.02	-24.90%	-11.84%	\$ 65,738.27	\$ 141,747.08	-14.46%	-13.18%
Feb	\$ 110,333.67	\$ 259,362.89	\$ 122,271.06	\$ 291,170.97	\$ 113,623.35	\$ 298,806.04	\$ 117,465.75	\$ 280,724.77	3.38%	-6.05%	\$ 112,114.34	\$ 253,861.42	-4.56%	-9.57%
March	\$ 68,753.78	\$ 328,116.67	\$ 74,904.59	\$ 366,075.56	\$ 78,046.29	\$ 376,852.33	\$ 84,345.97	\$ 365,070.74	8.07%	-3.13%	\$ 77,927.54	\$ 331,788.96	-7.61%	-9.12%
April	\$ 63,956.40	\$ 392,073.07	\$ 78,541.15	\$ 444,616.71	\$ 72,142.49	\$ 448,994.82	\$ 76,457.22	\$ 441,527.96	5.98%	-1.66%	\$ 71,797.80	\$ 403,586.76	-6.09%	-8.59%
May	\$ 97,300.75	\$ 489,373.82	\$ 108,823.00	\$ 553,439.71	\$ 111,561.24	\$ 560,556.06	\$ 109,450.93	\$ 550,978.89	-1.89%	-1.71%	\$ 116,555.13	\$ 520,141.89	6.49%	-5.60%
June	\$ 71,440.99	\$ 560,814.81	\$ 83,235.83	\$ 636,675.54	\$ 90,148.93	\$ 650,704.99	\$ 85,302.53	\$ 636,281.42	-5.38%	-2.22%	\$ 80,795.76	\$ 600,937.65	-5.28%	-5.55%
July	\$ 59,627.30	\$ 620,442.11	\$ 77,917.11	\$ 714,592.65	\$ 87,867.52	\$ 738,572.51	\$ 82,791.39	\$ 719,072.81	-5.78%	-2.64%	\$ 89,087.60	\$ 690,025.25	7.60%	-4.04%
August	\$ 100,707.35	\$ 721,149.46	\$ 99,570.03	\$ 814,162.68	\$ 110,315.39	\$ 848,887.90	\$ 107,163.03	\$ 826,235.84	-2.86%	-2.67%	\$ 112,632.89	\$ 802,658.14	5.10%	-2.85%
Sept	\$ 79,023.58	\$ 800,173.04	\$ 83,553.45	\$ 897,716.13	\$ 99,734.48	\$ 948,622.38	\$ 83,084.34	\$ 909,320.18	-16.69%	-4.14%	\$ 106,542.35	\$ 909,200.49	28.23%	-0.01%
Oct	\$ 77,396.87	\$ 877,569.91	\$ 81,333.32	\$ 979,049.45	\$ 85,568.37	\$ 1,034,190.75	\$ 79,980.43	\$ 989,300.61	-6.53%	-4.34%	\$ 87,734.85	\$ 996,935.34	9.70%	0.77%
Nov	\$ 107,070.78	\$ 984,640.69	\$ 99,572.34	\$ 1,078,621.79	\$ 108,723.87	\$ 1,142,914.62	\$ 100,395.17	\$ 1,089,695.78	-7.66%	-4.66%	\$ 108,051.91	\$ 1,104,987.25	7.63%	1.40%
	\$ 984,640.69		\$ 1,078,621.79		\$ 1,142,914.62		\$ 1,089,695.78				\$ 1,104,987.25			

Current Year vs Prior Year for same time period \$ 15,291.47

Prior Year Total at current % of gain or (loss) \$ 15,291.47

Projected collections at current +/- % rate \$ 1,104,987.25
Amount budgeted for FY 10 1,079,360.00
Projected budget surplus/(shortfall) for FY10 \$ 25,627.25

City of Kaufman
Multi Year Sales Tax Analysis
Fiscal Year 2009

Month Received	Budget Amount \$900,000		Budget Amount \$950,000		Budget Amount \$1,050,000		Budget Amount \$1,162,545				Budget Amount \$1,181,755			
	Fiscal Year 2005	FY 2005 Year To Date	Fiscal Year 2006	FY 2006 Year To Date	Fiscal Year 2007	FY 2007 Year To Date	Fiscal Year 2008	FY 2008 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2009	FY 2009 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 66,234.45	\$ 66,234.45	\$ 79,544.09	\$ 79,544.09	\$ 86,957.27	\$ 86,957.27	\$ 82,846.01	\$ 82,846.01	-4.73%	-4.73%	\$ 86,408.45	\$ 86,408.45	4.30%	4.30%
Jan	\$ 60,541.86	\$ 126,776.31	\$ 69,485.13	\$ 149,029.22	\$ 81,942.64	\$ 168,899.91	\$ 102,336.68	\$ 185,182.69	24.89%	9.64%	\$ 76,850.57	\$ 163,259.02	-24.90%	-11.84%
Feb	\$ 114,273.50	\$ 241,049.81	\$ 110,333.67	\$ 259,362.89	\$ 122,271.06	\$ 291,170.97	\$ 113,623.35	\$ 298,806.04	-7.07%	2.62%	\$ 117,465.75	\$ 280,724.77	3.38%	-6.05%
March	\$ 67,154.43	\$ 308,204.24	\$ 68,753.78	\$ 328,116.67	\$ 74,904.59	\$ 366,075.56	\$ 78,046.29	\$ 376,852.33	4.19%	2.94%	\$ 84,345.97	\$ 365,070.74	8.07%	-3.13%
April	\$ 59,675.21	\$ 367,879.45	\$ 63,956.40	\$ 392,073.07	\$ 78,541.15	\$ 444,616.71	\$ 72,142.49	\$ 448,994.82	-8.15%	0.98%	\$ 76,457.22	\$ 441,527.96	5.98%	-1.66%
May	\$ 101,614.91	\$ 469,494.36	\$ 97,300.75	\$ 489,373.82	\$ 108,823.00	\$ 553,439.71	\$ 111,561.24	\$ 560,556.06	2.52%	1.29%	\$ 109,450.93	\$ 550,978.89	-1.89%	-1.71%
June	\$ 66,233.18	\$ 535,727.54	\$ 71,440.99	\$ 560,814.81	\$ 83,235.83	\$ 636,675.54	\$ 90,148.93	\$ 650,704.99	8.31%	2.20%	\$ 85,302.53	\$ 636,281.42	-5.38%	-2.22%
July	\$ 69,463.30	\$ 605,190.84	\$ 59,627.30	\$ 620,442.11	\$ 77,917.11	\$ 714,592.65	\$ 87,867.52	\$ 738,572.51	12.77%	3.36%	\$ 82,791.39	\$ 719,072.81	-5.78%	-2.64%
August	\$ 97,981.10	\$ 703,171.94	\$ 100,707.35	\$ 721,149.46	\$ 99,570.03	\$ 814,162.68	\$ 110,315.39	\$ 848,887.90	10.79%	4.27%	\$ 107,163.03	\$ 826,235.84	-2.86%	-2.67%
Sept	\$ 73,596.58	\$ 776,768.52	\$ 79,023.58	\$ 800,173.04	\$ 83,553.45	\$ 897,716.13	\$ 99,734.48	\$ 948,622.38	19.37%	5.67%	\$ 83,084.34	\$ 909,320.18	-16.69%	-4.14%
Oct	\$ 72,970.84	\$ 849,739.36	\$ 77,396.87	\$ 877,569.91	\$ 81,333.32	\$ 979,049.45	\$ 85,568.37	\$ 1,034,190.75	5.21%	5.63%	\$ 79,980.43	\$ 989,300.61	-6.53%	-4.34%
Nov	\$ 125,816.82	\$ 975,556.18	\$ 107,070.78	\$ 984,640.69	\$ 99,572.34	\$ 1,078,621.79	\$ 108,723.87	\$ 1,142,914.62	9.19%	5.96%	\$ 100,395.17	\$ 1,089,695.78	-7.66%	-4.66%
	\$ 975,556.18		\$ 984,640.69		\$ 1,078,621.79		\$ 1,142,914.62				\$ 1,089,695.78			

Current Year vs Prior Year for same time period \$ (53,218.84)

Prior Year Total at current % of gain or (loss)

Projected collections at current +/- % rate	\$ 1,089,695.78
Amount budgeted for FY 09	1,181,755.00
Projected budget surplus/(shortfall) for FY 09	<u>\$ (92,059.22)</u>

NOTE: We need to maintain a **3.4%** increase over the prior year to meet budget requirements for Fiscal Year 2009.

City of Kaufman
Multi Years Sales Tax Analysis
Fiscal Year 2008

Month Received	Budget Amount \$857,000		Budget Amount \$900,000		Budget Amount \$950,000		Budget Amount \$1,050,000				Budget Amount \$1,162,545			
	Fiscal Year 2004	FY 2004 Year To Date	Fiscal Year 2005	FY 2005 Year To Date	Fiscal Year 2006	FY 2006 Year To Date	Fiscal Year 2007	FY 2007 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2008	FY 2008 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 71,602.32	\$ 71,602.32	\$ 66,234.45	\$ 66,234.45	\$ 79,544.09	\$ 79,544.09	\$ 86,957.27	\$ 86,957.27	9.32%	9.32%	\$ 82,846.01	\$ 82,846.01	-4.73%	-4.73%
Jan	\$ 65,058.44	\$ 136,660.76	\$ 60,541.86	\$ 126,776.31	\$ 69,485.13	\$ 149,029.22	\$ 81,942.64	\$ 168,899.91	17.93%	13.33%	\$ 102,336.68	\$ 185,182.69	24.89%	9.64%
Feb	\$ 108,275.22	\$ 244,935.98	\$ 114,273.50	\$ 241,049.81	\$ 110,333.67	\$ 259,362.89	\$ 122,271.06	\$ 291,170.97	10.82%	12.26%	\$ 113,623.35	\$ 298,806.04	-7.07%	2.62%
March	\$ 67,247.84	\$ 312,183.82	\$ 67,154.43	\$ 308,204.24	\$ 68,753.78	\$ 328,116.67	\$ 74,904.59	\$ 366,075.56	8.95%	11.57%	\$ 78,046.29	\$ 376,852.33	4.19%	2.94%
April	\$ 60,944.45	\$ 373,128.27	\$ 59,675.21	\$ 367,879.45	\$ 63,956.40	\$ 392,073.07	\$ 78,541.15	\$ 444,616.71	22.80%	13.40%	\$ 72,142.49	\$ 448,994.82	-8.15%	0.98%
May	\$ 64,426.89	\$ 437,555.16	\$ 101,614.91	\$ 469,494.36	\$ 97,300.75	\$ 489,373.82	\$ 108,823.00	\$ 553,439.71	11.84%	13.09%	\$ 111,561.24	\$ 560,556.06	2.52%	1.29%
June	\$ 67,288.86	\$ 504,844.02	\$ 66,233.18	\$ 535,727.54	\$ 71,440.99	\$ 560,814.81	\$ 83,235.83	\$ 636,675.54	16.51%	13.53%	\$ 90,148.93	\$ 650,704.99	8.31%	2.20%
July	\$ 68,348.39	\$ 573,192.41	\$ 69,463.30	\$ 605,190.84	\$ 59,627.30	\$ 620,442.11	\$ 77,917.11	\$ 714,592.65	30.67%	15.17%	\$ 87,867.52	\$ 738,572.51	12.77%	3.36%
August	\$ 93,376.16	\$ 666,568.57	\$ 97,981.10	\$ 703,171.94	\$ 100,707.35	\$ 721,149.46	\$ 99,570.03	\$ 814,162.68	-1.13%	12.90%	\$ 110,315.39	\$ 848,887.90	10.79%	4.27%
Sept	\$ 66,209.64	\$ 732,778.21	\$ 73,596.58	\$ 776,768.52	\$ 79,023.58	\$ 800,173.04	\$ 83,553.45	\$ 897,716.13	5.73%	12.19%	\$ 99,734.48	\$ 948,622.38	19.37%	5.67%
Oct	\$ 69,139.27	\$ 801,917.48	\$ 72,970.84	\$ 849,739.36	\$ 77,396.87	\$ 877,569.91	\$ 81,333.32	\$ 979,049.45	5.09%	11.56%	\$ 85,568.37	\$ 1,034,190.75	5.21%	5.63%
Nov	\$ 103,254.66	\$ 905,172.14	\$ 125,816.82	\$ 975,556.18	\$ 107,070.78	\$ 984,640.69	\$ 99,572.34	\$ 1,078,621.79	-7.00%	9.54%	\$ 108,723.87	\$ 1,142,914.62	9.19%	5.96%
	\$ 905,172.14		\$ 975,556.18		\$ 984,640.69		\$ 1,078,621.79				\$ 1,142,914.62			

Current Year vs Prior Year for same time period \$ 64,292.83

Prior Year Total at current % of gain or (loss) \$ 64,292.83

Projected collections at current +/- % rate	\$ 1,142,914.62
Amount budgeted for FY 08	1,162,545.00
Projected budget surplus/(shortfall) for FY 08	\$ (19,630.38)

City of Kaufman
Multi Years Sales Tax Analysis
For Fiscal Year 2007

Month Received	Budget Amount \$1,049,000		Budget Amount \$857,000		Budget Amount \$900,000		Budget Amount \$950,000				Budget Amount \$1,050,000			
	Fiscal Year 2003	FY 2003 Year To Date	Fiscal Year 2004	FY 2004 Year To Date	Fiscal Year 2005	FY 2005 Year To Date	Fiscal Year 2006	FY 2006 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2007	FY 2007 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 66,541.86	\$ 66,541.86	\$ 71,602.32	\$ 71,602.32	\$ 66,234.45	\$ 66,234.45	\$ 79,544.09	\$ 79,544.09	20.09%	20.09%	\$ 86,957.27	\$ 86,957.27	9.32%	9.32%
Jan	\$ 56,328.80	\$ 122,870.66	\$ 65,058.44	\$ 136,660.76	\$ 60,541.86	\$ 126,776.31	\$ 69,485.13	\$ 149,029.22	14.77%	17.55%	\$ 81,942.64	\$ 168,899.91	17.93%	13.33%
Feb	\$ 85,422.00	\$ 208,292.66	\$ 108,275.22	\$ 244,935.98	\$ 114,273.50	\$ 241,049.81	\$ 110,333.67	\$ 259,362.89	-3.45%	7.60%	\$ 122,271.06	\$ 291,170.97	10.82%	12.26%
March	\$ 54,683.88	\$ 262,976.54	\$ 67,247.84	\$ 312,183.82	\$ 67,154.43	\$ 308,204.24	\$ 68,753.78	\$ 328,116.67	2.38%	6.46%	\$ 74,904.59	\$ 366,075.56	8.95%	11.57%
April	\$ 55,561.10	\$ 318,537.64	\$ 60,944.45	\$ 373,128.27	\$ 59,675.21	\$ 367,879.45	\$ 63,956.40	\$ 392,073.07	7.17%	6.58%	\$ 78,541.15	\$ 444,616.71	22.80%	13.40%
May	\$ 84,281.37	\$ 402,819.01	\$ 64,426.89	\$ 437,555.16	\$ 101,614.91	\$ 469,494.36	\$ 97,300.75	\$ 489,373.82	-4.25%	4.23%	\$ 108,823.00	\$ 553,439.71	11.84%	13.09%
June	\$ 75,795.36	\$ 478,614.37	\$ 67,288.86	\$ 504,844.02	\$ 66,233.18	\$ 535,727.54	\$ 71,440.99	\$ 560,814.81	7.86%	4.68%	\$ 83,235.83	\$ 636,675.54	16.51%	13.53%
July	\$ 64,609.27	\$ 543,223.64	\$ 68,348.39	\$ 573,192.41	\$ 69,463.30	\$ 605,190.84	\$ 59,627.30	\$ 620,442.11	-14.16%	2.52%	\$ 77,917.11	\$ 714,592.65	30.67%	15.17%
August	\$ 69,973.52	\$ 613,197.16	\$ 93,376.16	\$ 666,568.57	\$ 97,981.10	\$ 703,171.94	\$ 100,707.35	\$ 721,149.46	2.78%	2.56%	\$ 99,570.03	\$ 814,162.68	-1.13%	12.90%
Sept	\$ 67,400.41	\$ 680,597.57	\$ 66,209.64	\$ 732,778.21	\$ 73,596.58	\$ 776,768.52	\$ 79,023.58	\$ 800,173.04	7.37%	3.01%	\$ 83,553.45	\$ 897,716.13	5.73%	12.19%
Oct	\$ 70,432.81	\$ 751,030.38	\$ 69,139.27	\$ 801,917.48	\$ 72,970.84	\$ 849,739.36	\$ 77,396.87	\$ 877,569.91	6.07%	3.28%	\$ 81,333.32	\$ 979,049.45	5.09%	11.56%
Nov	\$ 96,628.35	\$ 847,658.73	\$ 103,254.66	\$ 905,172.14	\$ 125,816.82	\$ 975,556.18	\$ 107,070.78	\$ 984,640.69	-14.90%	0.93%	\$ 99,572.34	\$ 1,078,621.79	-7.00%	9.54%
	\$ 847,658.73		\$ 905,172.14		\$ 975,556.18		\$ 984,640.69				\$ 1,078,621.79			

Current Year vs Prior Year for same time period \$ 93,981.10

Prior Year Total at current % of gain or (loss) \$ 93,981.10

Projected collections at current +/- % rate	\$ 1,078,621.79
Amount budgeted for FY 07	1,050,000.00
Projected budget surplus/(shortfall) for FY 07	<u>\$ 28,621.79</u>

City of Kaufman
Multi Years Sales Tax Analysis
For Fiscal Year 2006

Month Received	Budget Amount \$1,049,000		Budget Amount \$857,000			Budget Amount \$900,000		Budget Amount \$950,000				Budget Amount \$950,000			
	Fiscal Year 2003	FY 2003 Year To Date	Fiscal Year 2004	FY 2004 Year To Date	Current Month vs Same Month Last Year	Fiscal Year 2005	FY 2005 Year To Date	Fiscal Year 2006	FY 2006 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2007	FY 2006 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 66,541.86	\$ 66,541.86	\$ 71,602.32	\$ 71,602.32	7.60%	\$ 66,234.45	\$ 66,234.45	\$ 79,544.09	\$ 79,544.09	20.09%	20.09%	\$ 86,957.27	\$ 86,957.27	9.32%	9.32%
Jan	\$ 56,328.80	\$ 122,870.66	\$ 65,058.44	\$ 136,660.76	15.50%	\$ 60,541.86	\$ 126,776.31	\$ 69,485.13	\$ 149,029.22	14.77%	17.55%	\$ 81,942.64	\$ 168,899.91	17.93%	13.33%
Feb	\$ 85,422.00	\$ 208,292.66	\$ 108,275.22	\$ 244,935.98	26.75%	\$ 114,273.50	\$ 241,049.81	\$ 110,333.67	\$ 259,362.89	-3.45%	7.60%				
March	\$ 54,683.88	\$ 262,976.54	\$ 67,247.84	\$ 312,183.82	22.98%	\$ 67,154.43	\$ 308,204.24	\$ 68,753.78	\$ 328,116.67	2.38%	6.46%				
April	\$ 55,561.10	\$ 318,537.64	\$ 60,944.45	\$ 373,128.27	9.69%	\$ 59,675.21	\$ 367,879.45	\$ 63,956.40	\$ 392,073.07	7.17%	6.58%				
May	\$ 84,281.37	\$ 402,819.01	\$ 64,426.89	\$ 437,555.16	-23.56%	\$ 101,614.91	\$ 469,494.36	\$ 97,300.75	\$ 489,373.82	-4.25%	4.23%				
June	\$ 75,795.36	\$ 478,614.37	\$ 67,288.86	\$ 504,844.02	-11.22%	\$ 66,233.18	\$ 535,727.54	\$ 71,440.99	\$ 560,814.81	7.86%	4.68%				
July	\$ 64,609.27	\$ 543,223.64	\$ 68,348.39	\$ 573,192.41	5.79%	\$ 69,463.30	\$ 605,190.84	\$ 59,627.30	\$ 620,442.11	-14.16%	2.52%				
August	\$ 69,973.52	\$ 613,197.16	\$ 93,376.16	\$ 666,568.57	33.44%	\$ 97,981.10	\$ 703,171.94	\$ 100,707.35	\$ 721,149.46	2.78%	2.56%				
Sept	\$ 67,400.41	\$ 680,597.57	\$ 66,209.64	\$ 732,778.21	-1.77%	\$ 73,596.58	\$ 776,768.52	\$ 79,023.58	\$ 800,173.04	7.37%	3.01%				
Oct	\$ 70,432.81	\$ 751,030.38	\$ 69,139.27	\$ 801,917.48	-1.84%	\$ 72,970.84	\$ 849,739.36	\$ 77,396.87	\$ 877,569.91	6.07%	3.28%				
Nov	\$ 96,628.35	\$ 847,658.73	\$ 103,254.66	\$ 905,172.14	6.86%	\$ 125,816.82	\$ 975,556.18	\$ 107,070.78	\$ 984,640.69	-14.90%	0.93%				
	\$ 847,658.73		\$ 905,172.14			\$ 975,556.18		\$ 984,640.69				\$ 168,899.91			

Current Year vs Prior Year for same time period

Total Collected Fiscal Year 2006	\$ 984,640.69
Less Amount Budgeted Fiscal Year 2006	\$ (950,000.00)
Difference	\$ 34,640.69

City of Kaufman
Multi Years Sales Tax Analysis
For Fiscal Year 2005

Month Received	Budget Amount \$902,887		Budget Amount \$1,049,000		Budget Amount \$857,000		Budget Amount \$900,000				Budget Amount \$900,000			
	Fiscal Year 2002	FY 2002 Year To Date	Fiscal Year 2003	FY 2003 Year To Date	Fiscal Year 2004	FY 2004 Year To Date	Fiscal Year 2005	FY 2005 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2005	FY 2005 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 75,302.51	\$ 75,302.51	\$ 66,541.86	\$ 66,541.86	\$ 71,602.32	\$ 71,602.32	\$ 66,234.45	\$ 66,234.45	-7.50%	-7.50%	\$ 79,544.09	\$ 79,544.09	20.09%	20.09%
Jan	\$ 65,687.02	\$ 140,989.53	\$ 56,328.80	\$ 122,870.66	\$ 65,058.44	\$ 136,660.76	\$ 60,541.86	\$ 126,776.31	-6.94%	-7.23%		\$ 79,544.09	-100.00%	-37.26%
Feb	\$ 110,646.56	\$ 251,636.09	\$ 85,422.00	\$ 208,292.66	\$ 108,275.22	\$ 244,935.98	\$ 114,273.50	\$ 241,049.81	5.54%	-1.59%		\$ 79,544.09	-100.00%	-67.00%
March	\$ 66,200.83	\$ 317,836.92	\$ 54,683.88	\$ 262,976.54	\$ 67,247.84	\$ 312,183.82	\$ 67,154.43	\$ 308,204.24	-0.14%	-1.27%		\$ 79,544.09	-100.00%	-74.19%
April	\$ 61,614.98	\$ 379,451.90	\$ 55,561.10	\$ 318,537.64	\$ 60,944.45	\$ 373,128.27	\$ 59,675.21	\$ 367,879.45	-2.08%	-1.41%		\$ 79,544.09	-100.00%	-78.38%
May	\$ 90,273.40	\$ 469,725.30	\$ 84,281.37	\$ 402,819.01	\$ 64,426.89	\$ 437,555.16	\$ 101,614.91	\$ 469,494.36	57.72%	7.30%		\$ 79,544.09	-100.00%	-83.06%
June	\$ 70,068.17	\$ 539,793.47	\$ 75,795.36	\$ 478,614.37	\$ 67,288.86	\$ 504,844.02	\$ 66,233.18	\$ 535,727.54	-1.57%	6.12%		\$ 79,544.09	-100.00%	-85.15%
July	\$ 67,815.76	\$ 607,609.23	\$ 64,609.27	\$ 543,223.64	\$ 68,348.39	\$ 573,192.41	\$ 69,463.30	\$ 605,190.84	1.63%	5.58%		\$ 79,544.09	-100.00%	-86.86%
August	\$ 87,097.53	\$ 694,706.76	\$ 69,973.52	\$ 613,197.16	\$ 93,376.16	\$ 666,568.57	\$ 97,981.10	\$ 703,171.94	4.93%	5.49%		\$ 79,544.09	-100.00%	-88.69%
Sept	\$ 68,527.78	\$ 763,234.54	\$ 67,400.41	\$ 680,597.57	\$ 66,209.64	\$ 732,778.21	\$ 73,596.58	\$ 776,768.52	11.16%	6.00%		\$ 79,544.09	-100.00%	-89.76%
Oct	\$ 65,436.03	\$ 828,670.57	\$ 70,432.81	\$ 751,030.38	\$ 69,139.27	\$ 801,917.48	\$ 72,970.84	\$ 849,739.36	5.54%	5.96%		\$ 79,544.09	-100.00%	-90.64%
Nov	\$ 90,297.43	\$ 918,968.00	\$ 96,628.35	\$ 847,658.73	\$ 103,254.66	\$ 905,172.14	\$ 125,816.82	\$ 975,556.18	21.85%	7.78%		\$ 79,544.09	-100.00%	-91.85%
	\$ 918,968.00		\$ 847,658.73		\$ 905,172.14		\$ 975,556.18				\$ 79,544.09			

Current Year vs Prior Year for same time period \$ 70,384.04

Prior Year Total at current % of gain or (loss) \$ 69,966.32

Projected collections at current +/- % rate \$ 975,138.46

Amount budgeted for FY 04 900,000.00

Actual budget surplus for FY 05 \$ 75,138.46

City of Kaufman
Multi Year Sales Tax Analysis
For Fiscal Year 2004

	Budget Amount \$820,000		Budget Amount \$820,000		Budget Amount \$902,887		Budget Amount \$1,049,000				Budget Amount \$857,000			
Month Received	Fiscal Year 2000	FY 2000 Year To Date	Fiscal Year 2001	FY 2001 Year To Date	Fiscal Year 2002	FY 2002 Year To Date	Fiscal Year 2003	FY 2003 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year	Fiscal Year 2004	FY 2004 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 74,559.08	\$ 74,559.08	\$ 61,562.09	\$ 61,562.09	\$ 75,302.51	\$ 75,302.51	\$ 66,541.86	\$ 66,541.86	-11.63%	-11.63%	\$ 71,602.32	\$ 71,602.32	7.60%	7.60%
Jan	\$ 58,945.32	\$ 133,504.40	\$ 61,321.30	\$ 122,883.39	\$ 65,687.02	\$ 140,989.53	\$ 56,328.80	\$ 122,870.66	-14.25%	-12.85%	\$ 65,058.44	\$ 136,660.76	15.50%	11.22%
Feb	\$ 83,443.94	\$ 216,948.34	\$ 88,227.31	\$ 211,110.70	\$ 110,646.56	\$ 251,636.09	\$ 85,422.00	\$ 208,292.66	-22.80%	-17.22%	\$ 108,275.22	\$ 244,935.98	26.75%	17.59%
March	\$ 64,922.93	\$ 281,871.27	\$ 58,731.80	\$ 269,842.50	\$ 66,200.83	\$ 317,836.92	\$ 54,683.88	\$ 262,976.54	-17.40%	-17.26%	\$ 67,247.84	\$ 312,183.82	22.98%	18.71%
April	\$ 55,683.77	\$ 337,555.04	\$ 54,313.58	\$ 324,156.08	\$ 61,614.98	\$ 379,451.90	\$ 55,561.10	\$ 318,537.64	-9.83%	-16.05%	\$ 60,944.45	\$ 373,128.27	9.69%	17.14%
May	\$ 86,409.87	\$ 423,964.91	\$ 91,551.28	\$ 415,707.36	\$ 90,273.40	\$ 469,725.30	\$ 84,281.37	\$ 402,819.01	-6.64%	-14.24%	\$ 64,426.89	\$ 437,555.16	-23.56%	8.62%
June	\$ 64,698.62	\$ 488,663.53	\$ 66,926.82	\$ 482,634.18	\$ 70,068.17	\$ 539,793.47	\$ 75,795.36	\$ 478,614.37	8.17%	-11.33%	\$ 67,288.86	\$ 504,844.02	-11.22%	5.48%
July	\$ 61,225.97	\$ 549,889.50	\$ 77,426.91	\$ 560,061.09	\$ 67,815.76	\$ 607,609.23	\$ 64,609.27	\$ 543,223.64	-4.73%	-10.60%	\$ 68,348.39	\$ 573,192.41	5.79%	5.52%
August	\$ 78,894.29	\$ 628,783.79	\$ 100,148.19	\$ 660,209.28	\$ 87,097.53	\$ 694,706.76	\$ 69,973.52	\$ 613,197.16	-19.66%	-11.73%	\$ 93,376.16	\$ 666,568.57	33.44%	8.70%
Sept	\$ 68,387.88	\$ 697,171.67	\$ 72,667.06	\$ 732,876.34	\$ 68,527.78	\$ 763,234.54	\$ 67,400.41	\$ 680,597.57	-1.65%	-10.83%	\$ 66,209.64	\$ 732,778.21	-1.77%	7.67%
Oct	\$ 68,044.62	\$ 765,216.29	\$ 66,349.15	\$ 799,225.49	\$ 65,436.03	\$ 828,670.57	\$ 70,432.81	\$ 751,030.38	7.64%	-9.37%	\$ 69,139.27	\$ 801,917.48	-1.84%	6.78%
Nov	\$ 82,636.71	\$ 847,853.00	\$ 99,723.55	\$ 898,949.04	\$ 90,297.43	\$ 918,968.00	\$ 96,628.35	\$ 847,658.73	7.01%	-7.76%	\$ 103,254.66	\$ 905,172.14	6.86%	6.78%
	\$ 847,853.00		\$ 898,949.04		\$ 918,968.00		\$ 847,658.73				\$ 905,172.14			
	(matches '00 Audit)		(matches '01 Audit)		(matches '02 Audit)									

Current Year vs Prior Year for same time period \$ 57,513.41

Prior Year Total at current % of gain or (loss)

Projected collections at current +/- % rate	\$ 905,172.14
Amount budgeted for FY 04	857,000.00
Projected budget surplus/(shortfall) for FY 04	<u>\$ 48,172.14</u>

City of Kaufman
Multi Year Sales Tax Analysis
Final for Fiscal Year 2003

Month Received	Budget Amount \$820,000		Budget Amount \$820,000			Budget Amount \$902,887			Budget Amount \$1,049,000			
	Fiscal Year 2000	FY 2000 Year To Date	Fiscal Year 2001	FY 2001 Year To Date	% Increase (Decrease) /Prior Year	Fiscal Year 2002	FY 2002 Year To Date	% Increase (Decrease) /Prior Year	Fiscal Year 2003	FY 2003 Year To Date	Current Month vs Same Month Last Year	YTD % Increase or (Decrease) over Prior Year
Dec	\$ 74,559.08	\$ 74,559.08	\$ 61,562.09	\$ 61,562.09	-17.43%	\$ 75,302.51	\$ 75,302.51	22.32%	\$ 66,541.86	\$ 66,541.86	-11.63%	-11.63%
Jan	\$ 58,945.32	\$ 133,504.40	\$ 61,321.30	\$ 122,883.39	-7.96%	\$ 65,687.02	\$ 140,989.53	14.73%	\$ 56,328.80	\$ 122,870.66	-14.25%	-12.85%
Feb	\$ 83,443.94	\$ 216,948.34	\$ 88,227.31	\$ 211,110.70	-2.69%	\$ 110,646.56	\$ 251,636.09	19.20%	\$ 85,422.00	\$ 208,292.66	-22.80%	-17.22%
March	\$ 64,922.93	\$ 281,871.27	\$ 58,731.80	\$ 269,842.50	-4.27%	\$ 66,200.83	\$ 317,836.92	17.79%	\$ 54,683.88	\$ 262,976.54	-17.40%	-17.26%
April	\$ 55,683.77	\$ 337,555.04	\$ 54,313.58	\$ 324,156.08	-3.97%	\$ 61,614.98	\$ 379,451.90	17.06%	\$ 55,561.10	\$ 318,537.64	-9.83%	-16.05%
May	\$ 86,409.87	\$ 423,964.91	\$ 91,551.28	\$ 415,707.36	-1.95%	\$ 90,273.40	\$ 469,725.30	12.99%	\$ 84,281.37	\$ 402,819.01	-6.64%	-14.24%
June	\$ 64,698.62	\$ 488,663.53	\$ 66,926.82	\$ 482,634.18	-1.23%	\$ 70,068.17	\$ 539,793.47	11.84%	\$ 75,795.36	\$ 478,614.37	8.17%	-11.33%
July	\$ 61,225.97	\$ 549,889.50	\$ 77,426.91	\$ 560,061.09	1.85%	\$ 67,815.76	\$ 607,609.23	8.49%	\$ 64,609.27	\$ 543,223.64	-4.73%	-10.60%
August	\$ 78,894.29	\$ 628,783.79	\$ 100,148.19	\$ 660,209.28	5.00%	\$ 87,097.53	\$ 694,706.76	5.23%	\$ 69,973.52	\$ 613,197.16	-19.66%	-11.73%
Sept	\$ 68,387.88	\$ 697,171.67	\$ 72,667.06	\$ 732,876.34	5.12%	\$ 68,527.78	\$ 763,234.54	4.14%	\$ 67,400.41	\$ 680,597.57	-1.65%	-10.83%
Oct	\$ 68,044.62	\$ 765,216.29	\$ 66,349.15	\$ 799,225.49	4.44%	\$ 65,436.03	\$ 828,670.57	3.68%	\$ 70,432.81	\$ 751,030.38	7.64%	-9.37%
Nov	\$ 82,636.71	\$ 847,853.00	\$ 99,723.55	\$ 898,949.04	6.03%	\$ 90,297.43	\$ 918,968.00	2.23%	\$ 96,628.35	\$ 847,658.73	7.01%	-7.76%
	\$ 847,853.00		\$ 898,949.04			\$ 918,968.00			\$ 847,658.73			
	(matches '00 Audit)		(matches '01 Audit)			(matches '02 Audit)						

Current Year vs Prior Year for same time period \$ (71,309.27)

Total Collections Fiscal Year 2003	\$ 847,658.73
Amount budgeted for FY 03	1,049,000.00
Budget (shortfall) for FY 03	\$ (201,341.27)

DISCUSSION ITEMS REPORT (DIR)

[illegible]

DISCUSSION ITEMS REPORT (DIR)

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	Aproved 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
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP

October 5, 2020

To: City of Kaufman

From: Ashley Berryhill, Grant Director

Re: September Demand and Response Ridership Report

TRIP INFORMATION:

	S	O	N	D	J	F	M	A	M	J	J	A	TOTAL
Trips	289												289
No. Service Days	21												21

NO. OF TRIPS	PURPOSE
0	Education
0	Government
80	Medicaid
113	Medical
0	Nutrition (Senior Center)
14	Other (adult-day care, beauty salon, friend's homes, etc.)
33	Shopping
49	Work
0	Contract Services

ELDERLY AND DISABLED RIDERSHIP	
22	Disabled Trips
145	Elderly (&/or Dis) Trips

167 E & D Total Rides

E & D Percent of Total Trips – 58%

SEPTEMBER UNDUPLICATED PASSENGERS
43
YEAR TO DATE UNDUPLICATED PASSENGERS
43

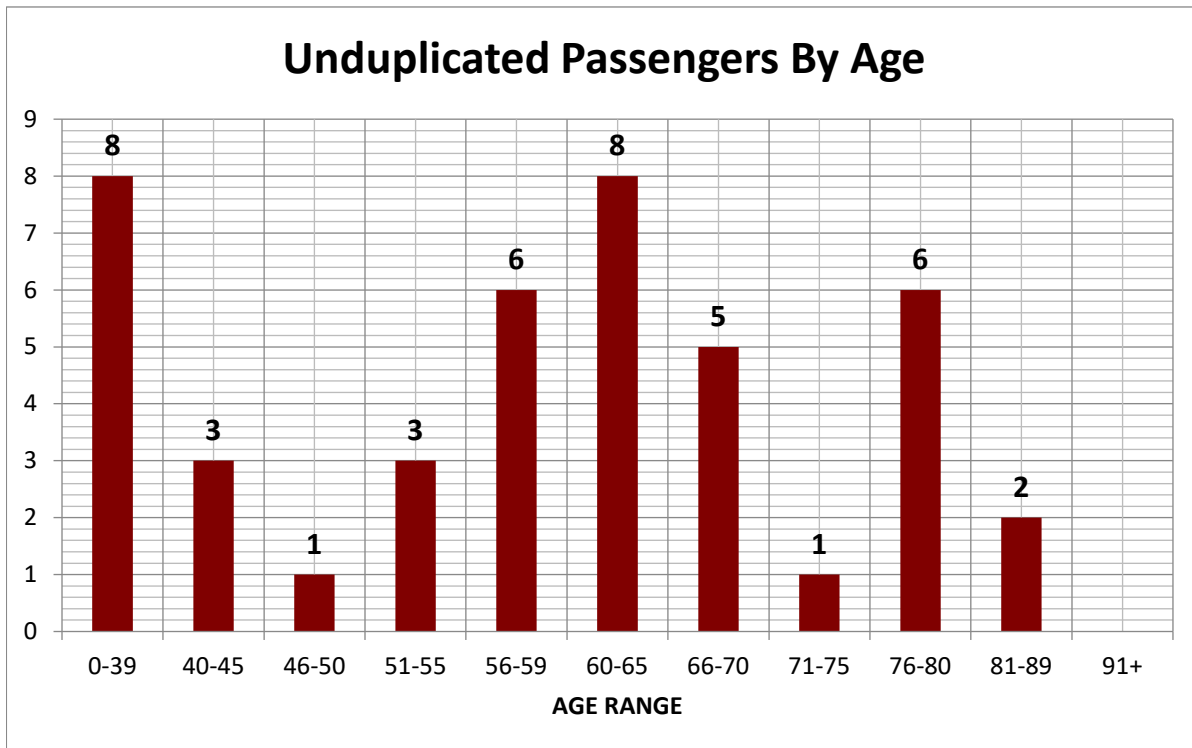


Trip Total	
KAUFMAN TO KAUFMAN	213
KAUFMAN TO OUTSIDE	47
OUTSIDE TO KAUFMAN	29

289

NOSHOW/CANCEL	425
DENIALS	24
Month to Month Unduplicated	43
YTD Unduplicated	43

September 2020 Total D & R Trips	289
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October 5, 2020

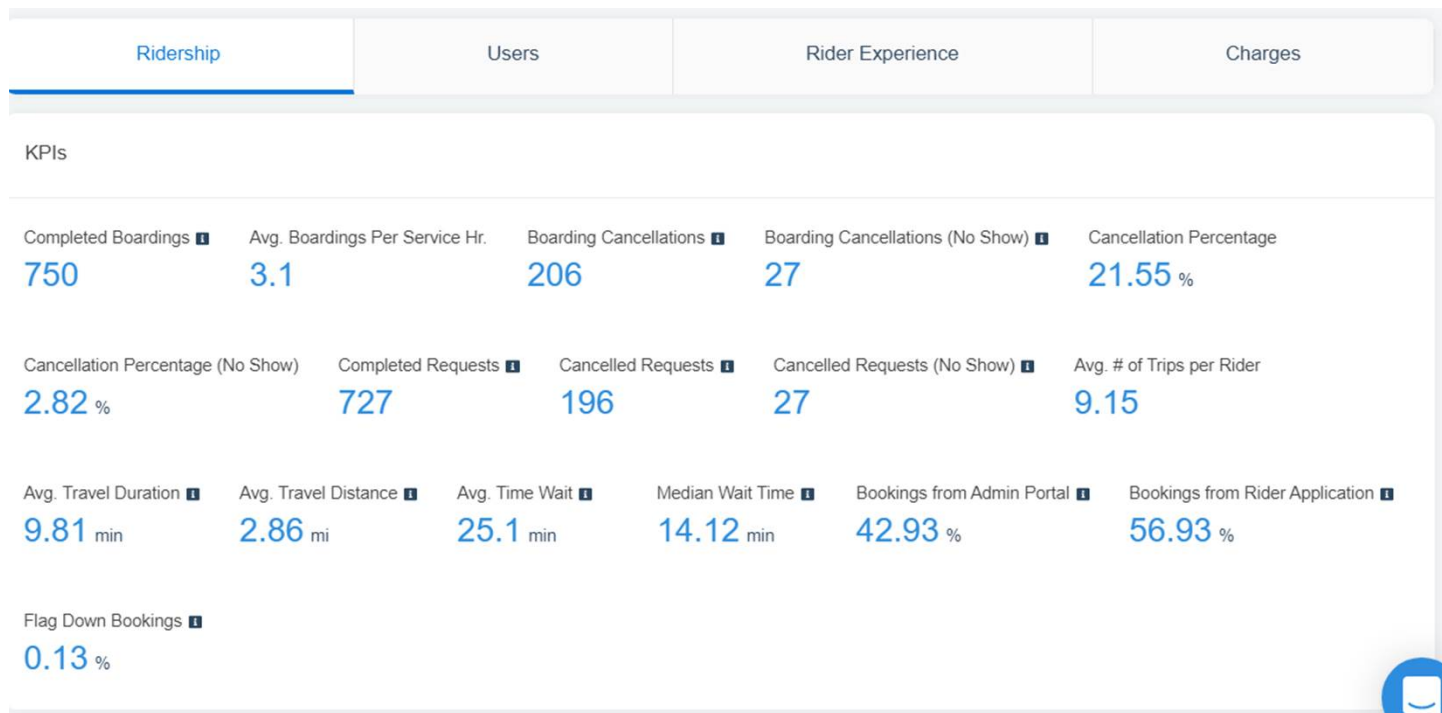
To: Kaufman County

From: Ashley Berryhill, Grant Director

Re: **September 2020 STARNow** – Kaufman County Ridership Report

FY2021 TRIP INFORMATION:

	S	O	N	D	J	F	M	A	M	J	J	A	TOTAL
Trips	750												750
Service Days	21												21



Response Summary:

	Responses	Transports	Exceptions	Compliance %	Transport %
Priority 1 <8:59	28	16	0	100%	57%
Priority 2 <11:59	78	24	0	100%	31%
Priority 3 <14:59	23	14	1	96%	61%
Emergency Transfers<0:29:59	97	94	33	66%	97%
Non-Emergency Transfers<0:15	57	56	11	81%	98%
Helicopter	14	14			
Totals	297	218		99.00%	49.59%

Transport Summary:

	Number	Percentage
Baylor Scott and White Dallas	6	3%
Baylor Scott and White Sunnyvale	4	2%
Baylor Scott and White Lakepointe Rowlett	0	0%
Baylor Scott and White Lakepointe Forney	0	0%
Childrens Medical Center	9	4%
Dallas Regional Medical Center	0	0%
Medical City Dallas	3	1%
Parkland	2	1%
Texas Health-Dallas	73	36%
Texas Health- Kaufman	41	20%
Texas Health -Plano	3	1%
Texas Health-Rockwall	0	0%
UT Health- Athens	1	0%
UT Health- Tyler	0	0%
UT Health- Cedar Creek	0	0%
VA Medical Center Dallas	0	0%
Other Hospitals	17	8%
Nursing home, residence, other	45	22%
	204	100%

	Number	% of Total
Patient Refusal/Treat No Transport	39	49%
Pt is DOS	0	0%
Cancellation- No Patient	40	51%
	79	100%

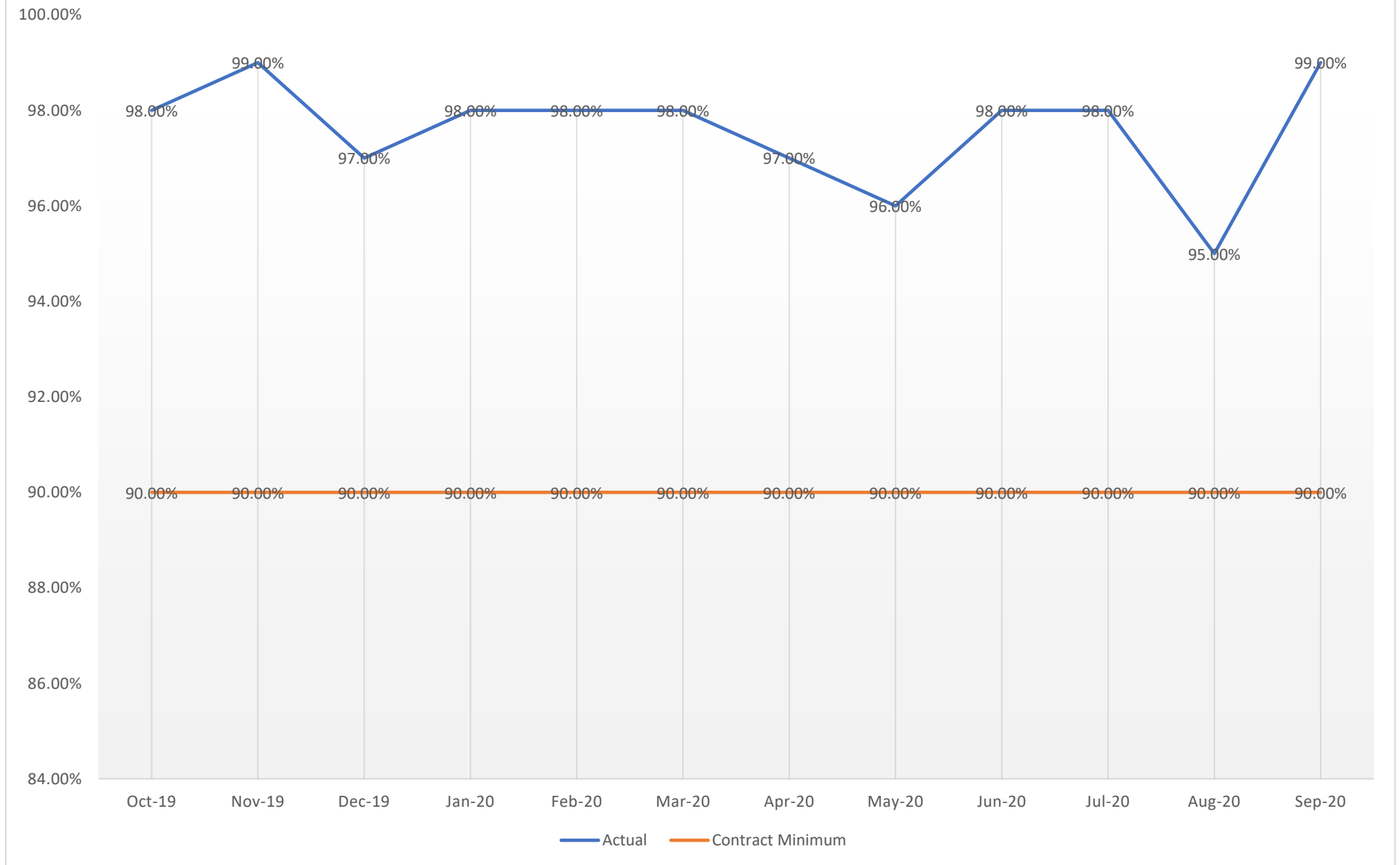
Average Response Time

City Wide--Emergency Calls

0:05:34

	Responses	Exceptions	
Last 100 Calls			
Priority 1	100	5	95%
Priority 2	100	1	99%
Priority 3	100	3	97%

CareFlite Response Compliance - City of Kaufman FY2020



Total Runs: 1429

Average Compliance: 98%



COUNCIL MONTHLY UPDATE

SEPTEMBER 2020

- In September the Kaufman Fire Department responded to 199 calls for service.
- In Sept. 2019 we responded to 185 calls for service
- Covid 19 testing was conducted twice at the Fire station by State
- Held moment of silence for lost lives during attack on 9-11
- Meeting with Engineers on new justice center and performed inspections on new Plumb tree apartment fire lines.
- 3 volunteer fire fighters completed their State Fire Commission training and became certified
- Training:
 - (Fire Ce's) (EMS Ce's)
 - Extrication Bandage & splinting



DEPARTMENT

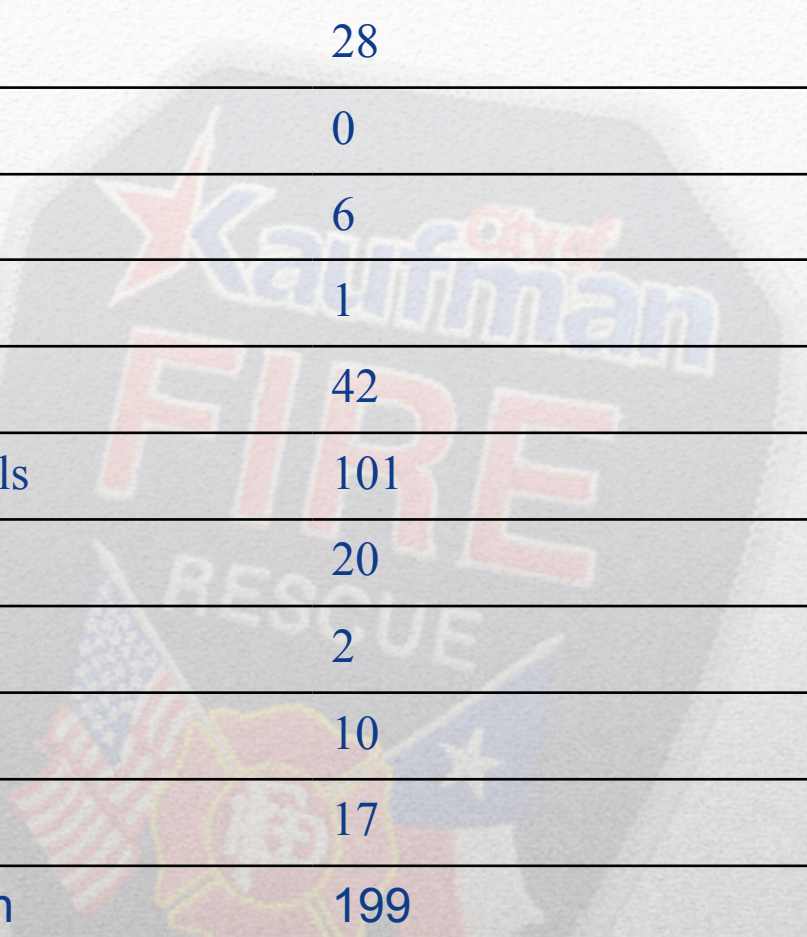
SNAPSHOT September

- **Incident Response Time
Monthly Average**

- **September 2020
Monthly Average
Response Time 5
Minutes 01 Seconds
(5.01)**
- **September 2019
Monthly Average
Response Time 5
Minutes 08 Seconds
(5.08)**

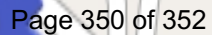


DEPARTMENT SNAPSHOT



Inspections	28
Structure Fires	0
Grass/Trash	6
Automobiles	1
Accidents	42
Emergency Medical Calls	101
Haz / Smoke Calls	20
False Alarms	2
Mutual Aid	10
Public Assist Unlocks	17
Total Response Month	199

Sept. 2020 Responses



NOVEMBER 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Planning & Zoning Meeting	4	5	6	7
8	9	10	11	12 Parks & Rec Meeting	13	14
15	16	17	18	19	20	21
22	23 Regular City Council Meeting	24	25	26 City Hall closed- Thanksgiving	27 City Hall closed- Thanksgiving	28
29	30					

DECEMBER 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Planning & Zoning Meeting	2	3	4	5
6	7	8	9	10 Parks & Rec Meeting	11	12
13	14	15	16	17	18	19
20	21	22	23	24 City Hall Closed- Christmas	25 City Hall Closed- Christmas	26
27	28 Regular City Council Meeting	29	30	31		