



**AGENDA  
BUDGET WORKSESSION AND  
SPECIAL CITY COUNCIL MEETING  
TUESDAY, AUGUST 10, 2021 - 12:00 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](http://WWW.ZOOM.US/JOIN) OR  
(888)788-0099 (TOLL FREE)  
MEETING/WEBINAR ID: 839 1880 7526  
PASSWORD: 708614**

**SPECIAL CITY COUNCIL MEETING**

**PLEDGE OF ALLEGIANCE**

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

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

**EXECUTIVE SESSION**

1. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
  - a. § 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Manager

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

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

**DISCUSSION/ACTION ITEMS**

3. Consider and take appropriate action on Ordinance O-35-21, an ordinance of the City Council of the City of Kaufman, approving the 2021 Certified Property Tax Values for the City of Kaufman, Texas.
4. Consider and take appropriate action on a proposed, not to exceed, Property Tax Rate of \$0.8216760, calling for public hearing for Monday, September 13, 2021 to be held at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, September 13, 2021 to be held at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.
5. Consider and take appropriate action on setting the date, time, and place for public hearing regarding the City's Fiscal Year 2021-2022 Budget, on Monday, August 23, 2021 at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote for Monday, September 13, 2021 to be held at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

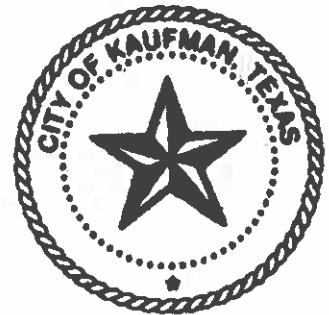
**ADJOURNMENT**

**CITY COUNCIL BUDGET WORK SESSION** NOTE: A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction into whether or not such matters should be placed on a future regular or special meeting of the Council for citizens input, City Council deliberation and formal City action. At a work session, the City Council generally receives informal and preliminary reports and information from City staff, officials, members of City committees, and the individual or organization proposing Council action, if invited by City Council or City Manager to participate in the session. Participation by individuals and members of organizations invited to speak ceases when the Mayor announces the session is being closed to public input. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session unless invited to do so by the Mayor. Any citizen may supply to the City Council, prior to the beginning of the session, a written report regarding the citizen's opinion on the matter being explored. Should the Council direct the matter be placed on a regular meeting agenda, the staff will generally prepare a final report defining the proposed action, which will be made available to all citizens prior to the regular meeting at which citizen input is sought. The purpose of this procedure is to allow citizens

attending the regular meeting the opportunity to hear the views of their fellow citizens without having to attend two meetings.

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

6. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2021-2022 City of Kaufman Budget.
  - a. AMI Water Meters
  - b. Northeast Utilities



**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, AUGUST 6, 2021, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

Jessie Hanks by Myra Manriquez (Interim City Secretary)  
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](http://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: 8/10/2021

Date: 7/14/2021

Item #: 3.

Dept.: Finance

**Ordinance**

**SUBJECT:**

Consider and take appropriate action on Ordinance O-35-21, an ordinance of the City Council of the City of Kaufman, approving the 2021 Certified Property Tax Values for the City of Kaufman, Texas.

**BACKGROUND:**

Upon approval of the City Council, the Certified Tax Values for 2021 would be formally adopted. Section 26.09(e) of the Texas Property Tax Code requires approval of the Certified Tax Values. For 2021, the Kaufman County Appraisal District reports certified values of approximately \$483,922,660.00

Author:  
Mary Wennerstrom, Finance Director

Reviewed:  
Mike Slye, City Manager

**Cost:**

**Funds Available:**

**Source:**

**Recommendation: Staff recommends approval of Ordinance O-35-21 as presented.**

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

**ORDINANCE NO. O-35-21**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS APPROVING THE 2021 CERTIFIED PROPERTY TAX VALUES FOR THE CITY OF KAUFMAN, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1  
INCORPORATION OF PREMISES**

All of the above premises are true and correct and are hereby incorporated in the body of this Ordinance as if fully set forth herein.

**SECTION 2  
APPROVAL OF 2021 CERTIFIED PROPERTY TAX VALUES**

That the City Council hereby approves the 2021 Certified Property Tax Values for the City of Kaufman, Texas in the amount of \$531,072,081.00, as submitted by the Kaufman County Appraisal District to the City, attached hereto as Exhibit A and incorporated as if set forth fully herein.

**SECTION 3  
SEVERABILITY CLAUSE**

It is hereby declared to be the intent of the City Council of the City of Kaufman that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 4  
EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of passage and publication in accordance with law.

**PASSED AND APPROVED this 10<sup>th</sup> day of August, 2021.**

\_\_\_\_\_  
**JEFF JORDAN  
MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JESSIE HANKS  
CITY SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**PATRICIA A. ADAMS  
CITY ATTORNEY**

**Exhibit A**  
**2021 Certified Property Tax Values**

CERTIFICATION OF APPRAISAL ROLL

I, Sarah Curtis, Chief Appraiser of the Kaufman Central Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of, at an appraised value determined as required by law with the exception of those properties still under protest which will be certified at a later date on a supplemental roll.

I, Sarah Curtis, do hereby certify that the sum of appraised values of all properties on which protests have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties, and that the values are true and correct to the best of my knowledge.

Enclosed:

- Certification form
- 2021 Values with exemptions
- Effective tax rate assumptions
- Top ten taxpayers list
- 2020 Lawsuit Gain/Loss Report
- 2020 current values

Please remember that the certified value is subject to change resulting from Appraisal Review Board action, correction of clerical errors, and the granting of late homestead exemptions.

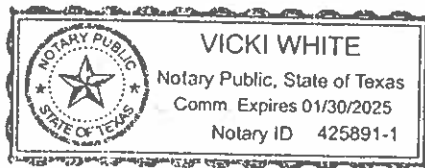
Approval of the appraisal records by the Kaufman Central Appraisal District Appraisal Review Board occurred on the 15<sup>th</sup> day of July, 2021.

  
\_\_\_\_\_  
Sarah Curtis, RPA, RTA, CCA, CTA, AAS

Sworn and subscribed before me this 20th day of July 2021.

  
\_\_\_\_\_  
Notary Public of the State of Texas

January 30, 2025  
Commission Expires



# 2021 CERTIFIED TOTALS

Property Count: 3,463

CK - CITY OF KAUFMAN  
ARB Approved Totals

7/20/2021

5:31:12PM

Land		Value			
Homesite:		51,966,532			
Non Homesite:		126,481,959			
Ag Market:		20,327,664			
Timber Market:		0	Total Land	(+)	198,776,155
Improvement		Value			
Homesite		200,720,250			
Non Homesite:		306,705,566	Total Improvements	(+)	507,425,816
Non Real		Count	Value		
Personal Property:	500		75,953,272		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	75,953,272
			Market Value	=	782,155,243
Ag	Non Exempt	Exempt			
Total Productivity Market:	20,327,664	0			
Ag Use:	197,901	0	Productivity Loss	(-)	20,129,763
Timber Use:	0	0	Appraised Value	=	762,025,480
Productivity Loss:	20,129,763	0			
			Homestead Cap	(-)	48,092,399
			Assessed Value	=	713,933,081
			Total Exemptions Amount (Breakdown on Next Page)	(-)	182,861,000
			Net Taxable	=	531,072,081

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	5,680,434	5,680,434	38,627.37	38,627.37	59			
OV65	48,349,078	41,468,987	276,694.72	277,368.12	365			
Total	54,029,512	47,149,421	315,322.09	315,995.49	424	Freeze Taxable	(-) 47,149,421	
Tax Rate	0.821676							
						Freeze Adjusted Taxable	= 483,922,660	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 4,291,598.45 = 483,922,660 \* (0.821676 / 100) + 315,322.09

Certified Estimate of Market Value 782,155,243  
 Certified Estimate of Taxable Value 531,072,081

Tif Zone Code	Tax Increment Loss
TRZ3	38,383,774
TRZ3A	13,200,682
TRZ3B	0
Tax Increment Finance Value	51,584,456
Tax Increment Finance Levy	423,857.09

# 2021 CERTIFIED TOTALS

Property Count: 3,463

CK - CITY OF KAUFMAN  
ARB Approved Totals

7/20/2021

5:31:37PM

## Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
CHODO	2	2,129,890	0	2,129,890
DP	62	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	30	0	180,000	180,000
DV4S	6	0	48,000	48,000
DVHS	17	0	2,531,204	2,531,204
DVHSS	2	0	275,638	275,638
EX-XG	1	0	350,647	350,647
EX-XL	18	0	2,519,269	2,519,269
EX-XU	2	0	597,874	597,874
EX-XV	186	0	168,223,207	168,223,207
EX366	32	0	6,901	6,901
OV65	409	5,874,666	0	5,874,666
OV65S	2	30,000	0	30,000
PC	1	493	0	493
SO	1	23,711	0	23,711
<b>Totals</b>		<b>8,058,760</b>	<b>174,802,240</b>	<b>182,861,000</b>

# 2021 CERTIFIED TOTALS

Property Count: 93

CK - CITY OF KAUFMAN  
Under ARB Review Totals

7/20/2021

5:31:12PM

Land	Value			
Homesite	1,397,792			
Non Homesite	2,048,127			
Ag Market:	548,094			
Timber Market:	0	<b>Total Land</b>	(+)	3,994,013

Improvement	Value			
Homesite	5,752,922			
Non Homesite	5,456,179	<b>Total Improvements</b>	(+)	11,209,101

Non Real	Count	Value		
Personal Property:	14	2,823,836		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=
				2,823,836
				18,026,950

Ag	Non Exempt	Exempt		
Total Productivity Market:	548,094	0		
Ag Use:	6,698	0	<b>Productivity Loss</b>	(-)
Timber Use:	0	0	<b>Appraised Value</b>	=
Productivity Loss:	541,396	0		17,485,554
			<b>Homestead Cap</b>	(-)
			<b>Assessed Value</b>	=
				912,257
			<b>Total Exemptions Amount</b>	(-)
			<b>(Breakdown on Next Page)</b>	=
				16,573,297
			<b>Net Taxable</b>	=
				16,475,797

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	1,023,540	933,540	6,204.22	6,204.22	6		
<b>Total</b>	<b>1,023,540</b>	<b>933,540</b>	<b>6,204.22</b>	<b>6,204.22</b>	<b>6</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.821676</b>						<b>933,540</b>

**Freeze Adjusted Taxable** = 15,542,257

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 133,911.22 = 15,542,257 \* (0.821676 / 100) + 6,204.22

Certified Estimate of Market Value: 14,552,885  
 Certified Estimate of Taxable Value: 13,743,287

Tif Zone Code	Tax Increment Loss
TRZ3	547,043
TRZ3A	105,862
<b>Tax Increment Finance Value</b>	<b>652,905</b>
<b>Tax Increment Finance Levy</b>	<b>5.36476</b>

**2021 CERTIFIED TOTALS**

CK - CITY OF KAUFMAN  
Under ARB Review Totals

**Exemption Breakdown**

Exemption	Count	Local	State	Total
OV65	7	97,500	0	97,500
	<b>Totals</b>	<b>97,500</b>	<b>0</b>	<b>97,500</b>

# 2021 CERTIFIED TOTALS

CK - CITY OF KAUFMAN

Property Count 3,556

Grand Totals

7/20/2021

5:31:12PM

Land		Value			
Homesite		53,364,324			
Non Homesite		128,530,086			
Ag Market		20,875,758			
Timber Market		0	<b>Total Land</b>	(+) 202,770,168	
Improvement		Value			
Homesite		206,473,172			
Non Homesite		312,161,745	<b>Total Improvements</b>	(+) 518,634,917	
Non Real		Count	Value		
Personal Property	514		78,777,108		
Mineral Property	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 78,777,108
			<b>Market Value</b>	=	800,182,193
Ag		Non Exempt	Exempt		
Total Productivity Market:	20,875,758		0		
Ag Use	204,599		0	<b>Productivity Loss</b>	(-) 20,671,159
Timber Use:	0		0	<b>Appraised Value</b>	= 779,511,034
Productivity Loss:	20,671,159		0	<b>Homestead Cap</b>	(-) 49,004,656
				<b>Assessed Value</b>	= 730,506,378
				<b>Total Exemptions Amount</b>	(-) 182,958,500
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 547,547,878

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	5,680,434	5,680,434	38,627.37	38,627.37	59			
OV65	49,372,618	42,402,527	282,898.94	283,572.34	371			
<b>Total</b>	<b>55,053,052</b>	<b>48,082,961</b>	<b>321,526.31</b>	<b>322,199.71</b>	<b>430</b>	<b>Freeze Taxable</b>	(-) 48,082,961	
<b>Tax Rate</b>	<b>0.821676</b>							
						<b>Freeze Adjusted Taxable</b>	= 499,464,917	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 4,425,509.66 = 499,464,917 \* (0.821676 / 100) + 321,526.31

Certified Estimate of Market Value 796,708,128  
 Certified Estimate of Taxable Value 544,815,368

Tif Zone Code	Tax Increment Loss
TRZ3	38,930,817
TRZ3A	13,306,544
TRZ3B	0
Tax Increment Finance Value	52,237,361
Tax Increment Finance Levy	429,221.86

**Exemption Breakdown**

Exemption	Count	Local	State	Total
AB	1	0	0	0
CHODO	2	2,129,890	0	2,129,890
DP	62	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	30	0	180,000	180,000
DV4S	6	0	48,000	48,000
DVHS	17	0	2,531,204	2,531,204
DVHSS	2	0	275,638	275,638
EX-XG	1	0	350,647	350,647
EX-XL	18	0	2,519,269	2,519,269
EX-XU	2	0	597,874	597,874
EX-XV	186	0	168,223,207	168,223,207
EX366	32	0	6,901	6,901
OV65	416	5,972,166	0	5,972,166
OV65S	2	30,000	0	30,000
PC	1	493	0	493
SO	1	23,711	0	23,711
<b>Totals</b>		<b>8,156,260</b>	<b>174,802,240</b>	<b>182,958,500</b>

## 2021 CERTIFIED TOTALS

Property Count: 3,463

CK - CITY OF KAUFMAN  
ARB Approved Totals

7/20/2021 5:31:37PM

## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,932	554.4109	\$4,455,320	\$311,957,124	\$255,338,545
B	MULTIFAMILY RESIDENCE	59	29.6019	\$2,864,691	\$26,204,289	\$26,200,801
C1	VACANT LOTS AND LAND TRACTS	282	277.8693	\$0	\$23,362,012	\$23,349,793
D1	QUALIFIED OPEN-SPACE LAND	87	2,161.6725	\$0	\$20,327,664	\$197,901
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$0	\$123,804	\$123,804
E	RURAL LAND, NON QUALIFIED OPE	65	402.8357	\$0	\$10,760,293	\$10,327,564
F1	COMMERCIAL REAL PROPERTY	288	240.8340	\$2,963,897	\$123,918,414	\$123,916,136
F2	INDUSTRIAL AND MANUFACTURIN	9	85.1710	\$0	\$14,236,279	\$14,236,279
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$3,351,108	\$3,351,108
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$3,738,976	\$3,738,976
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$307,191	\$307,191
J6	PIPELAND COMPANY	1		\$0	\$23,030	\$23,030
L1	COMMERCIAL PERSONAL PROPE	427		\$0	\$45,804,501	\$45,780,790
L2	INDUSTRIAL AND MANUFACTURIN	18		\$0	\$18,988,684	\$18,988,191
M1	TANGIBLE OTHER PERSONAL, MOB	47		\$0	\$434,495	\$402,380
O	RESIDENTIAL INVENTORY	29	4.6804	\$401,756	\$1,391,149	\$1,391,149
S	SPECIAL INVENTORY TAX	7		\$0	\$3,398,442	\$3,398,442
X	TOTALLY EXEMPT PROPERTY	241	1,025.5747	\$753,740	\$173,827,788	\$0
	Totals		4,782.6504	\$11,439,404	\$782,155,243	\$531,072,080

**2021 CERTIFIED TOTALS**

Property Count: 93

CK - CITY OF KAUFMAN  
Under ARB Review Totals

7/20/2021 5:31 37PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	66	17.7594	\$5,000	\$11,600,079	\$10,590,322
B	MULTIFAMILY RESIDENCE	2	0.1867	\$0	\$301,255	\$301,255
C1	VACANT LOTS AND LAND TRACTS	4	3.1410	\$0	\$307,867	\$307,867
D1	QUALIFIED OPEN-SPACE LAND	3	42.8900	\$0	\$548,094	\$6,698
E	RURAL LAND, NON QUALIFIED OPE	1	12.4500	\$0	\$71,224	\$71,224
F1	COMMERCIAL REAL PROPERTY	4	1.3537	\$0	\$2,374,595	\$2,374,595
L1	COMMERCIAL PERSONAL PROPE	14		\$0	\$2,823,836	\$2,823,836
	<b>Totals</b>		<b>77.7808</b>	<b>\$5,000</b>	<b>\$18,026,950</b>	<b>\$16,475,797</b>

## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,998	572.1703	\$4,460,320	\$323,557,203	\$265,928,867
B	MULTIFAMILY RESIDENCE	61	29.7886	\$2,864,691	\$26,505,544	\$26,502,056
C1	VACANT LOTS AND LAND TRACTS	286	281.0103	\$0	\$23,669,879	\$23,657,660
D1	QUALIFIED OPEN-SPACE LAND	90	2,204.5625	\$0	\$20,875,758	\$204,599
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$0	\$123,804	\$123,804
E	RURAL LAND, NON QUALIFIED OPE	66	415.2857	\$0	\$10,831,517	\$10,398,788
F1	COMMERCIAL REAL PROPERTY	292	242.1877	\$2,963,897	\$126,293,009	\$126,290,731
F2	INDUSTRIAL AND MANUFACTURIN	9	85.1710	\$0	\$14,236,279	\$14,236,279
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$3,351,108	\$3,351,108
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$3,738,976	\$3,738,976
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$307,191	\$307,191
J6	PIPELAND COMPANY	1		\$0	\$23,030	\$23,030
L1	COMMERCIAL PERSONAL PROPE	441		\$0	\$48,628,337	\$48,604,626
L2	INDUSTRIAL AND MANUFACTURIN	18		\$0	\$18,988,684	\$18,988,191
M1	TANGIBLE OTHER PERSONAL, MOE	47		\$0	\$434,495	\$402,380
O	RESIDENTIAL INVENTORY	29	4.6804	\$401,756	\$1,391,149	\$1,391,149
S	SPECIAL INVENTORY TAX	7		\$0	\$3,398,442	\$3,398,442
X	TOTALLY EXEMPT PROPERTY	241	1,025.5747	\$753,740	\$173,827,788	\$0
	<b>Totals</b>		<b>4,860.4312</b>	<b>\$11,444,404</b>	<b>\$800,182,193</b>	<b>\$547,547,877</b>

# 2021 CERTIFIED TOTALS

Property Count: 3,556

CK - CITY OF KAUFMAN  
Effective Rate Assumption

7/20/2021

5 31:37PM

## New Value

TOTAL NEW VALUE MARKET: \$11,444,404  
 TOTAL NEW VALUE TAXABLE: \$10,669,668

## New Exemptions

Exemption	Description	Count	2020 Market Value	2020 Market Value
EX-XV	Other Exemptions (including public property, r	7		\$3,416,900
EX366	HOUSE BILL 366	12		\$14,270
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,431,170

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV4	Disabled Veterans 70% - 100%	5	\$24,000
DVHS	Disabled Veteran Homestead	2	\$276,221
OV65	OVER 65	25	\$339,430
PARTIAL EXEMPTIONS VALUE LOSS			\$639,651
NEW EXEMPTIONS VALUE LOSS			\$4,070,821

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$4,070,821

## New Ag / Timber Exemptions

## New Annexations

Count	Market Value	Taxable Value
3	\$809,838	\$0

## New Deannexations

## Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,241	\$180,464	\$39,462	\$141,002
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,229	\$180,236	\$39,540	\$140,696

**2021 CERTIFIED TOTALS**

CK - CITY OF KAUFMAN  
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
93	\$18,026,950.00	\$13,743,287

For Entity : CITY OF KAUFMAN

Year: 2021

State Code: <ALL>

Owner ID Taxpayer Name

Market Value

Taxable Value

206801	ITS EQUIPMENT LEASING & MAINTENANCE LLC	\$17,051,690	\$17,051,690
39391	WAL-MART REAL ESTATE BUSINESS TRUST	\$8,880,520	\$8,880,520
226271	MICA STEELWORKS, INC	\$8,118,887	\$8,118,887
160705	JWS LAND LTD	\$9,296,152	\$7,887,612
193886	BWR APARTMENTS LP	\$6,175,613	\$6,175,613
28344	BROOKSHIRE GROCERY CO	\$5,292,730	\$5,292,730
24594	WAL-MART STORES 01-265	\$5,179,995	\$5,179,995
226277	KOLDER INC	\$4,921,306	\$4,921,306
226294	TABLES MANUFACTURING INC	\$4,508,263	\$4,508,263
232464	HPAM WASHINGTON SQUARE LLC	\$4,150,000	\$4,150,000

# Lawsuit Gain/Loss Report

7/20/2021 6 06 15PM

For Year 2020

Page 1

Entity	Name	Assessed Value	Final Value	Gain/Loss
3F	KC ESD #3 (TERRELL)	805,000	784,400	20,600
4F	KC ESD #4 (KEMP)	13,155,560	12,000,000	1,155,560
CF	CITY OF FORNEY	16,965,600	16,124,706	840,894
CK	CITY OF KAUFMAN	8,635,972	8,635,972	0
CT	CITY OF TERRELL	29,380,000	27,340,000	2,040,000
KC	KAUFMAN COUNTY	68,942,132	64,885,078	4,057,054
RB	ROAD & BRIDGE	68,942,132	64,885,078	4,057,054
SF	FORNEY ISD	16,965,600	16,124,706	840,894
SK	KAUFMAN ISD	8,635,972	8,635,972	0
SP	KEMP ISD	13,155,560	12,000,000	1,155,560
ST	TERRELL ISD	30,185,000	28,124,400	2,060,600
TV	TRINITY VALLEY CC	51,976,532	48,760,372	3,216,160
<b>2020 Totals:</b>		<b>327,745,060</b>	<b>308,300,684</b>	<b>19,444,376</b>
<b>Report Totals:</b>		<b>327,745,060</b>	<b>308,300,684</b>	<b>19,444,376</b>

# 2020 CERTIFIED TOTALS

Property Count: 3,540

CK - CITY OF KAUFMAN

Grand Totals

7/20/2021

6:02:34PM

Land		Value		
Homesite:		49,189,530		
Non Homesite:		115,758,006		
Ag Market:		13,102,190		
Timber Market:		0	<b>Total Land</b>	(+) 178,049,726
Improvement		Value		
Homesite:		181,625,363		
Non Homesite:		271,112,481	<b>Total Improvements</b>	(+) 452,737,844
Non Real		Count	Value	
Personal Property:	504		78,813,410	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 78,813,410
			<b>Market Value</b>	= 709,600,980
Ag		Non Exempt	Exempt	
Total Productivity Market:	13,102,190		0	
Ag Use:	216,300		0	<b>Productivity Loss</b> (-) 12,885,890
Timber Use:	0		0	<b>Appraised Value</b> = 696,715,090
Productivity Loss:	12,885,890		0	
			<b>Homestead Cap</b>	(-) 44,741,100
			<b>Assessed Value</b>	= 651,973,990
			<b>Total Exemptions Amount</b>	(-) 162,376,026
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= 489,597,964

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,207,161	5,207,161	38,876.96	38,876.96	61		
OV65	46,935,221	39,744,958	292,112.74	293,815.38	384		
<b>Total</b>	<b>52,142,382</b>	<b>44,952,119</b>	<b>330,989.70</b>	<b>332,692.34</b>	<b>445</b>	<b>Freeze Taxable</b>	(-) 44,952,119
Tax Rate	0.821676						
						<b>Freeze Adjusted Taxable</b>	= 444,645,845

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 3,984,537.89 = 444,645,845 \* (0.821676 / 100) + 330,989.70

Certified Estimate of Market Value: 709,600,980  
 Certified Estimate of Taxable Value: 489,597,964

Tif Zone Code	Tax Increment Loss
TRZ3	29,842,656
TRZ3A	7,963,375
Tax Increment Finance Value	37,806,031
Tax Increment Finance Levy	310,643.08



Meeting

Date: 8/10/2021

Date: 7/14/2021

Item #: 4.

Dept.: Administration

**Action Item**

**SUBJECT:**

Consider and take appropriate action on a proposed, not to exceed, Property Tax Rate of \$0.8216760, calling for public hearing for Monday, September 13, 2021 to be held at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, September 13, 2021 to be held at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

**BACKGROUND:**

As required by law, the City Council has to vote to place a proposal to adopt a property tax rate if it exceeds the rollback rate or the effective tax rate, whichever is lower. The Council sets the Public Hearing to consider a tax rate increase.

The dates set for the Public Hearing are: Monday, September 13, 2021, Regular City Council Meeting

The date set for the Record Vote is: Monday, September 13, 2021, Regular City Council Meeting

Author:  
Jessie Hanks, City Secretary

Reviewed:  
Mike Slye, City Manager

**Cost:**

**Funds Available:**

**Source:**

**Recommendation: Staff recommends setting the Public Hearing for Monday, September 13, 2021 at 6:00 p.m. at City Hall, 209 S. Washington St. and setting the date for record vote for Monday, September 13, 2021, at 6:00 p.m. at City Hall, 209 S. Washington St.**

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



Meeting

Date: 8/10/2021

Date: 7/14/2021

Item #: 5.

Dept.: Administration

**Action Item**

**SUBJECT:**

Consider and take appropriate action on setting the date, time, and place for public hearing regarding the City’s Fiscal Year 2021-2022 Budget, on Monday, August 23, 2021 at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote for Monday, September 13, 2021 to be held at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

**BACKGROUND:**

As required by law, the City Council has to hold a public hearing on the proposed budget for fiscal year 2022, prior to approving and adopting the budget. In addition, Council is required to set the date, time and place for the record vote on the FY 22 Budget.

The date set for the Public Hearing is: Monday, August 23, 2021, Regular City Council Meeting

The date set for the Record Vote is: Monday, September 13, 2021, Special City Council Meeting

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Slye, City Manager

**Cost:**

**Funds Available:**

**Source:**

**Recommendation: Staff recommends setting the public hearing for Monday, August 23, 2021, at 6:00 p.m. at City Hall, 209 S. Washington St. and setting the date for record vote for Monday, September 13, 2021, at 6:00 p.m. at City Hall, 209 S. Washington St.**

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

**CITY OF KAUFMAN  
NOTICE  
PUBLIC HEARING**

The City Council of the City of Kaufman will hold a Public Hearing to consider the proposed Fiscal Year 2021-2022 Budget at Kaufman City Hall, 209 S. Washington St., Kaufman, Texas on Monday, August 23, 2021 at 6:00 p.m. in accordance with V.T.C.A. Local Government Code Section 1102.006. Interested citizens are encouraged to attend and express their opinions.